



FINAL AGENDA

Community Zoning Appeals Board 15
Naranja Park, 14150 SW 264 Street, Miami, FL
Thursday, November 13, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

A.	Z2023000351	Mayte Gonzalez and Jimmy Hernandez	23-351	56-39-13	N
B.	Z2024000044	Wendium of Florida, Inc.	24-44	56-39-34	N
C.	Z2024000249	Carlos Enrique Lopez Gordon	24-249	56-40-19	N
D.	Z2025000024	Jonathan Martinez and Adriana Baldwin	25-24	56-40-30	N

APPEALS

CURRENT

1.	Z2023000358	John A. Spitzer and F. Adelbert Spitzer Partnership	23-358	57-39-08	N
----	-------------	---	--------	----------	---



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF NOVEMBER 13, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. MAYTE GONZALEZ AND JIMMY HERNANDEZ Z2023000351

Area 15/District 09

The application seeks to modify a condition of a prior resolution in order to submit a revised site plan for an existing single-family residence with less setbacks than required by code. In addition, the application seeks to permit the existing single-family residence with less height and fenestration than required by code, as well as a driveway wider than what is permitted.

(1) MODIFICATION of Condition #2 of Resolution No. CZAB15-7-16, passed and adopted by the Community Zoning Appeals Board #15, reading as follows:

FROM: "2. Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Family Residences" as prepared by Cazo Jarro Architect, site plan and landscape plan dated stamped received 4/11/16 and floor plan dated stamped received 2/22/16 for a total of 3 sheets. Except any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Project Single Family Homes Mayte Gonzalez" as prepared by Cazo Jarro Architect, consisting of sheet SP-1 dated stamped received 03/13/2025, sheets A-1, A-2 and 18-59D, dated stamped received 09/7/2023 and sheet LP-1 dated stamped received 07/09/2025, for a total of 5 sheets. Except any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

The purpose of the request #1 is to allow the applicant to modify the condition of a prior resolution in order to submit a revised site plan showing the existing setback conditions of the single-family residence.

(2) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home to setback 4' (10' or 15' maximum permitted).

(3) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home with 1 story (2 stories required)

(4) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home street wall fenestration 11% (30% fenestration required).

(5) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit driveways between the front property line and build-to line with 21' (maximum 10' permitted).

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

LOCATION: 11841 SW 220 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±0.16 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions for requests #1 through #4, and denial without prejudice of request #5.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from October 30, 2025

DEFERRED: _____

B. WENDIUM OF FLORIDA, INC. Z2024000044

Area 15/District 09

The application seeks variances of the Naranja Community Urban Center District (NCUCD) regulations to permit a proposed drive-thru restaurant to have less building frontage along the street, have a lesser number of stories for the proposed structure, and to provide no on-street parking spaces as is otherwise required by Code.

(1) NON-USE VARIANCE of the Standard Urban Center District Regulations requiring 70% minimum building frontage along the build-to line; to waive same to permit the proposed structure with a building frontage of 46.83%.

(2) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit a proposed building with a height of 2 stories (minimum 3 stories required).

(3) NON-USE VARIANCE of the Standard Urban Center District Regulations to provide no on-street parking along Harriet Tubman Highway (7' wide dedicated on-street parking required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Wendy's" as prepared by CKE Group Incorporated, consisting of a total of 14 sheets, all dated stamped received 7/1/2025. Plans may be modified at public hearing.

LOCATION: Lying South of SW 264 Street, between Harriet Tubman Highway and South Dixie Highway (US-1), Miami-Dade County, Florida.

SIZE OF PROPERTY: ±0.445 acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from October 30, 2025

DEFERRED: _____

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from October 30, 2025

1. JOHN A. SPITZER AND F ADELBERT SPITZER PARTNERSHIP Z2023000358

Area 15/District 08

The application seeks to permit the rezoning of the subject parcels from RU-2 (Two-family Residential District) and BU-1A (Business Districts) to BU-1A (Business Districts) to allow the expansion of the existing car dealership. In addition, the application seeks approval to expand an existing car dealership onto the adjacent property to the southeast and modify a previously approved condition to allow this expansion.

- (1) DISTRICT BOUNDARY CHANGE from RU-2, Two-family Residential District and BU-1A, Business Districts to BU-1A, Business Districts.
- (2) SPECIAL EXCEPTION to permit the expansion of an existing car dealership onto additional property to the southeast.
- (3) MODIFICATION of Condition #2 of Resolution #Z-413-76, as passed and adopted by the Board of County Commissioners, and last modified by Resolution #Z-248-77, also passed and adopted by the Board of County Commissioners, to read as follows:

FROM: "2. That said plan be substantially in compliance with the plan submitted for the hearing entitled "Addition to Spitzer Dodge," prepared by James E. Thurman, and dated February 4, 1977."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Spitzer Homestead New Addition & Remodel," prepared by Raul Ocampo, Jr., consisting of Sheet A101, stamped received 7/9/2025, and Sheets A102 and A103, stamped received 9/19/2023; and sheet A101 stamped received 10/08/2025, together with the landscape plan entitled "Spitzer Homestead New Addition & Remodel," prepared by George Botner, PLA, stamped received 10/8/2025, for a total of four (4) sheets."

The purpose of Request #3 is to allow the applicant to submit plans showing the previously approved car dealership expanding onto adjacent property to the southeast.

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

LOCATION: 30101 South Dixie Highway, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±4.2 Acres

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z23-351

November 13, 2025

Item No. A

Recommendation Summary	
Commission District	9
Applicant	Mayte Gonzalez and Jimmy Hernandez
Summary of Requests	The applicant is seeking to modify a condition of a prior resolution in order to submit a revised site plan for an existing single-family residence with less setbacks than required by code. In addition, the application seeks to permit the existing single-family residence with less height and fenestration than required by code, as well as a driveway wider than what is permitted.
Location	11841 SW 220 Street, Miami-Dade County, Florida.
Property Size	±0.16 Acres
Existing Zoning	Goulds Community Urban Center District (GCUCD)
Existing Land Use	Single-family Residence
2030-2040 CDMP Land Use Designation	Community Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(7) Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions for requests #1 through #4, and denial without prejudice of request #5.

This application was deferred from the October 30, 2025, meeting of Community Zoning Appeals Board (CZAB) #15 due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution No. CZAB15-7-16, passed and adopted by the Community Zoning Appeals Board #15, reading as follows:

FROM: "2. Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Family Residences" as prepared by Cazo Jarro Architect, site plan and landscape plan dated stamped received 4/11/16 and floor plan dated stamped received 2/22/16 for a total of 3 sheets. Except any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Project Single Family Homes Mayte Gonzalez" as prepared by Cazo Jarro Architect, consisting of sheet SP-1 dated stamped received 03/13/2025, sheets A-1, A-2 and 18-59D, dated stamped received 09/7/2023 and sheet LP-1 dated stamped received 07/09/2025, for a

total of 5 sheets. Except any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

The purpose of the request #1 is to allow the applicant to modify the condition of a prior resolution in order to submit a revised site plan showing the existing setback conditions of the single-family residence.

- (2) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home to setback 4' (10' or 15' maximum permitted).
- (3) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home with 1 story (2 stories required).
- (4) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home street wall fenestration 11% (30% fenestration required).
- (5) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit driveways between the front property line and build-to line with 21' (maximum 10' permitted).

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

PROJECT DESCRIPTION AND PROJECT HISTORY:

In November 2005, the subject property was part of a larger tract of land that, pursuant to Resolution No. Z-25-05, was approved for a district boundary change from multiple zoning districts to the Goulds Community Urban Center District (GCUCD).

More recently, in 2016, pursuant to Resolution No. CZAB15-7-16, the subject property was approved to permit a single residential unit where two units are the minimum allowed and to waive the requirement for a service road at the rear of the site, as required by GCUCD regulations.

As part of the current application, the applicant seeks to modify a condition of the prior resolution to submit a revised site plan for the existing single-family residence with reduced setbacks (request #1). In addition, the application also seeks approval of ancillary non-use variances for the existing residence (requests #2, #3, #4, and #5) in order to have reduced height and fenestration, as well as for a driveway width that is wider than otherwise permitted by Code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GCUCD RM; single-family residence	Community Urban Center
North	GCUCD RM; vacant	Community Urban Center
South	RU-1; single-family residence	Low Density Residential
East	GCUCD RM; vacant	Community Urban Center
West	GCUCD RM; single-family residence	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is developed with a single-family residence and is located at 11841 SW 220 Street. The surrounding area is characterized by residential uses and vacant parcels of land.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to modify the site plans to accurately reflect the existing conditions of the property, including setbacks, height, fenestration, and covered area. Based on the analysis below, staff recommends approval of the requested modification and variances to allow the existing single-family residence to remain as currently constructed, with the exception of request #5, which staff recommends denying.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In November 2005, pursuant to Resolution No. Z-25-05, the subject parcel was a part of a larger tract of land that was rezoned from multiple zoning districts to the **Goulds Community Urban Center District (GCUCD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within an **Urban Center**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved Goulds Community Urban Area District are regulated by plans and descriptive standards described in Ordinance #05-144, which is consistent with the Urban Center interpretative text.

The applicant seeks to permit the continuation of the existing single-family home by modifying the prior approved plans. Staff notes that the residential use is a permitted use within the RM, Residential Modified district of the GCUCD. Since the applicant is not proposing to change the existing residential use within the GCUCD, approval of the application would be **consistent** with the CDMP LUP map Urban Center designation, and the CDMP Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

The applicant is requesting approval to modify condition #2 of a prior Resolution No. CZAB15-7-16 which currently restricts the subject parcel to a previously approved site plan (Request #1). Approval would allow the submission of revised plans reflecting the existing condition of the single-family home. Under Section 33-311(A)(7), Generalized Modification Standards, staff finds that this request is **compatible** with the surrounding area, considering the necessity and reasonableness of the modification in relation to present and future development. Staff notes that this request is necessary to address an oversight at the time of the original building permit, which allowed the single-family home to be constructed with less front setbacks than approved and/or allowed by the GCUCD. Additionally, at the time of the hearing in 2016, necessary variances for height and fenestration under the GCUCD were not included. **Based on the**

forementioned, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards.

Additionally, when the requests to permit the existing single-family home to setback 4' (10' or 15' maximum permitted) (request #2), with 1 story (2 stories required) (request #3) and with street wall fenestration 11% (30% fenestration required) (request #4), are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff also recommends approval with conditions. Staff note that the home has already been constructed. At the time of the 2016 approval the owner should have requested non-use variances for a single-family home with one story and wall fenestration of 11 %, additionally the home as constructed included a reduced front setback of 4 feet due to driveway dedication issues. Requests #3 and #4 are necessary to address variances that should have been requested in the original 2016 approval,

As part of this application, the applicant also seeks to permit the driveway between the front property line and build-to line with a width of 21 feet (maximum 10 feet permitted). When this request is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff recommends denial without prejudice. Staff opines that the fully paved front area is inconsistent with Urban Center standards, and a 21-foot-wide driveway constitutes an over-intensification of the frontage area of the site. In 2016, the applicant was explicitly approved to waive a rear service road requirement but concurrently agreed to maintain a 10-foot-wide driveway between the front property line and the build-to line, establishing the intended scale and character for the property. A thorough review of the surrounding area shows no precedent for granting variances of this magnitude under the GCUCD regulations. Approval of this request would set a precedent for excessive hardscape and overbuilding in the Urban Center, undermining the character and intent of the district and potentially conflicting with the future development pattern. **As such, staff recommends approval with conditions for requests #2 through #4, and denial without prejudice of request #5 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: See attached plans.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A.

RECOMMENDATION:

Approval with conditions for requests #1 through #4, and denial without prejudice of request #5.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution No. CZAB15-7-16 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Project Single Family Homes Mayte Gonzalez" as prepared by Cazo Jarro Architect, consisting of sheet SP-1 dated stamped received 03/13/2025, sheets A-1, A-2 and 18-59D, dated stamped received 09/7/2023 and sheet LP-1 dated stamped received 07/09/2025, for a total of 5 sheets. Except any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the applicant submits a revised site plan prior to proceeding with the Building Permit showing the driveway located between the front property line and the build-to line with a 10-foot in width, as required by the GCUCD.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Mayte Gonzalez and Jimmy Hernandez
PH: Z23-351

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Building and Neighborhood Compliance (BNC)	No objection
Water and Sewer Department (WASD)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
*Subject to conditions in their memorandum.	

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

<p>Urban Centers (Pg. I-45-48)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.</i></p>
---	--

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.*

Streets and Public Spaces. *Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

Buildings. *Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.*

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JIMMY HERNANDEZ, MAYTE GONZALEZ 11841 SW 220 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000351

DATE

HEARING NUMBER

FOLIO: 30-6913-002-0130

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 1, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case 20230218953B opened on December 7, 2023. Notice of Violation was issued on 12/07/2022 for "*Failure to obtain required building permit(s) prior to commencing work on: Dura fence, Detached structure in rear, and attached structure on east side of property*". Since compliance was not met, the following Civil Violation Notices were issued on 10/02/2024: P055140 "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on attached structure/aluminum terrace at east side and electrical light fixtures at front of property*", P055141 "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on detached structure/shed at east side of property.*", P055142 "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on metal fence and gates around property.*" Citations are on appeal. There are no outstanding fees.

VIOLATOR:

JIMMY HERNANDEZ, MAYTE GONZALEZ

OUTSTANDING LIENS AND FINES:


There are no outstanding liens or fines.

Memorandum



Date: October 5, 2023

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

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

Subject: Z2023000351-1st Review
Mayte Gonzalez and Jimmy Hernandez
11841 SW 220th Street
NUV of setbacks and modification of plans approved under Z2016000018
(GCUC) (0.16 Acres)
13-56-39

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

Potable Water Supply and Wastewater Disposal

According to DERM records and the results of a dye test performed on the property by Miami-Dade Water and Sewer Department, According to DERM records, the subject property is currently connected to public water and sanitary sewers.

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

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

Conditions of Approval: None

Stormwater Management

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 generated by a 5-year / 1-day storm event.

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

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property does not indicate the presence of tree resources. 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. 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

Enforcement History

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

Concurrency Review Summary

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: April 2, 2025

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

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

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

Subject: Zoning Application Comments - Mayte Gonzalez and Jimmy Hernandez
Application No. Z2023000351 (Revision No. 1) - (Previous Zoning App. No. Z16-018)

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

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

Application Name: Mayte Gonzalez and Jimmy Hernandez

Location: The proposed project is located on approximately 0.16 acres at 11841 SW 220th Street, with Folio No. 30-6913-002-0130, within the Gould's Community Urban Center (GCUC) District, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a modification of previous approved Site Plan with zoning application No. Z2016000018 for the existing Single-Family Residence (SFR) of 1,216 sq. ft, per submitted Floor Plan. In addition, the Applicant is requesting a Non-Use Variance to permit zero (0) feet of setbacks from the front of the SFR to the property line.

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

Water: The proposed development is located within the WASD's water service area. The subject property is connected to water.

Sewer: The proposed development is located within the WASD's sewer service area.

Please note that on October 3, 2023, WASD performed a dye test to confirm if the subject property was connected to the sanitary sewer infrastructure. Said dye test confirmed that the existing single-family residence is connected to sewer. Therefore, the account for the subject property is in the process of being updated to reflect that said property has a water and sewer account.

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: May 15, 2025

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

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

Subject: Z2023000351
Name: Mayte Gonzalez and Jimmy Hernandez
Location: 11841 SW 200 Street
Section 13 Township 56 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 22, Block 1, Plat Book 6, Page 52.

This application does not generate any additional 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: March 18, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

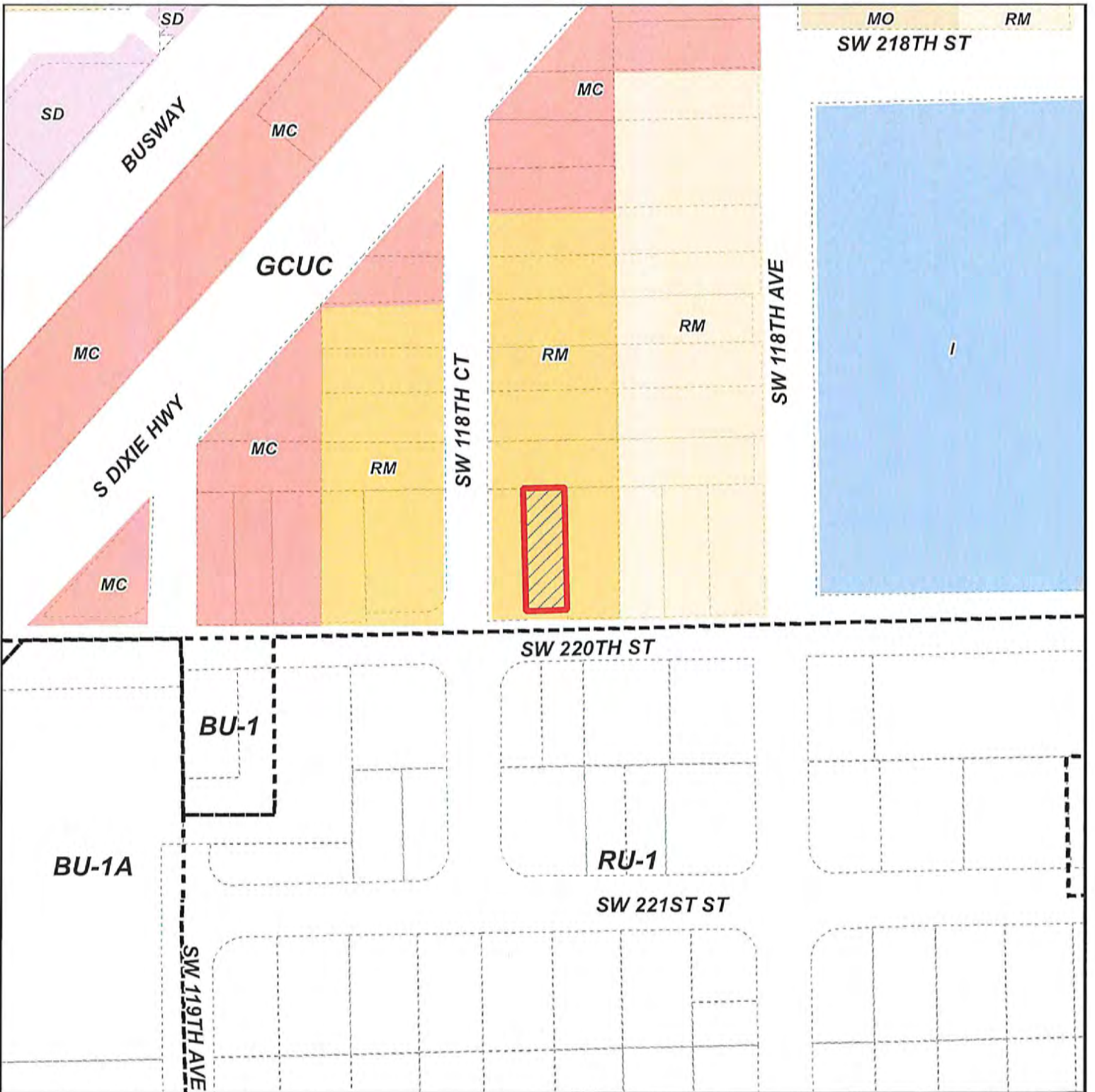
Subject: Z2023000351

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 3/13/2025.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000351



Section: 13 Township: 56 Range: 39
 Applicant: Mayte Gonzalez and Jimmy Hernandez
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, September 8, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000351

Legend
 Subject Property

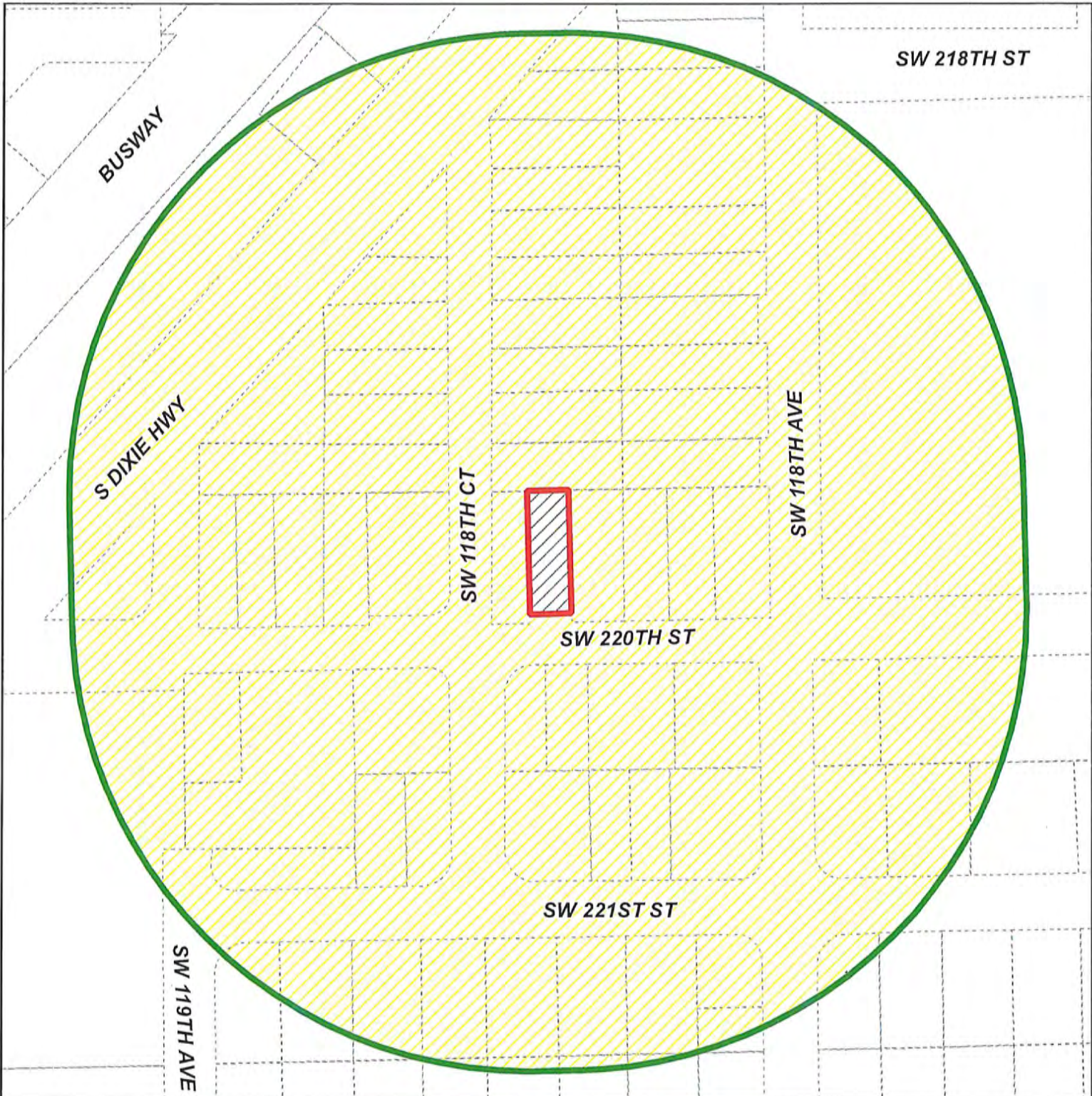


Section: 13 Township: 56 Range: 39
 Applicant: Mayte Gonzalez and Jimmy Hernandez
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, September 8, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2023000351
 RADIUS: 500

Section: 13 Township: 56 Range: 39
 Applicant: Mayte Gonzalez and Jimmy Hernandez
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

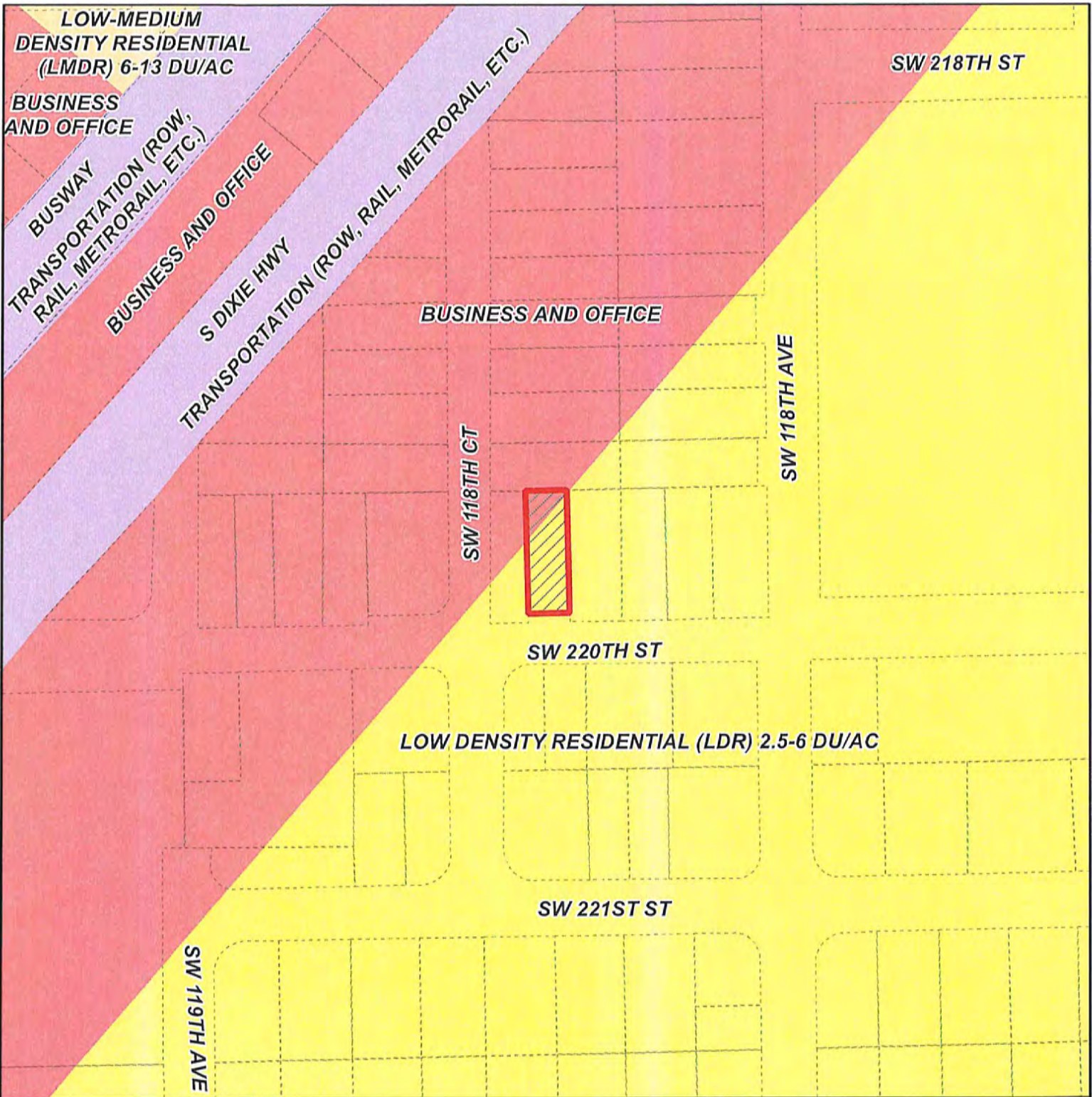
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, September 8, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000351

Section: 13 Township: 56 Range: 39
 Applicant: Mayte Gonzalez and Jimmy Hernandez
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 8, 2023

REVISION	DATE	BY



SITE-LOCATION MAP
NTS

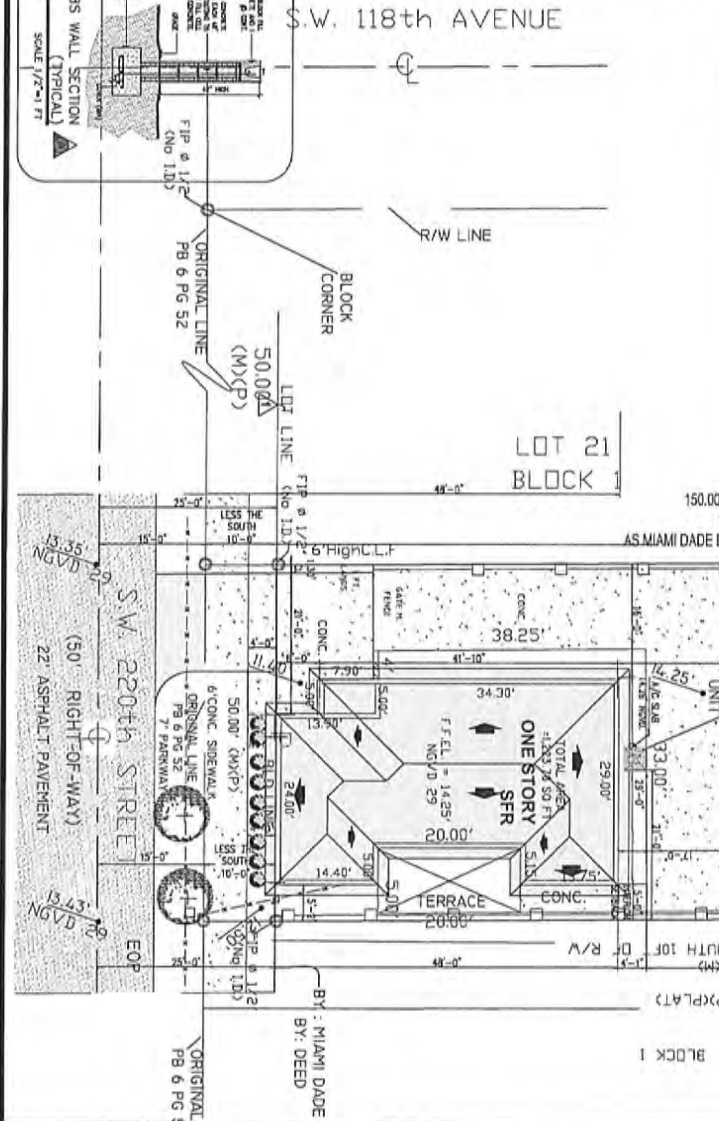
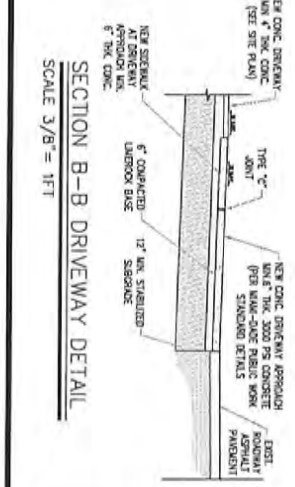
LOCAL ORDINANCE:
LOT 21, BLOCK 1, LOTS 5, 107, 108, 619 & 620 OF "LANDSCAPE ARCHITECTURE" according to the Plat located on record in Plat Book 6, Page 52 of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION

ADDRESS: 11841 SW 220 STREET	MIAMI, FLORIDA 33185
UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL	UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL
LOT AREA: 17,000 SF / 0.38 ACRES	REGULATED: UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL
LOT COVERAGE: 33% = 5,610 SF	PROPOSED: UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL
HEIGHT: 10 FT	PROPOSED: UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL
REAR SETBACK: 5 FT MIN	PROPOSED: UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL
FRONT SETBACK: 5 FT TO 10 FT	PROPOSED: UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL
STREET SIDE: 0'-0"	PROPOSED: UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL
GREEN SPACE: 500'-0" X 500'-0"	PROPOSED: UNINCORPORATED UNINCORPORATED MIAMI-DADE COUNTY ZONING DISTRICT: UNINCORPORATED URBAN CENTER-COMMERCIAL

SOIL STUDIOS:
THE OWNER CERTAINS THAT THE LOCAL INSPECTION SERVICE OF SWD AND ROCK WITH AN ALLOWABLE CAPACITY OF 2000 PSF WHICH COMPLETES WITH THE 2001 IBC/1 / SMOKE/ALUM AND THE 2001 IBC/2. THE OWNER WILL PROVIDE A LETTER CONCERNING THE BEARING CAPACITY AS STATED OR OTHERWISE AFTER THE DETERMINATION TAKES PLACE AT THE SITE.

UNUSUAL REQUESTS:
BASED ON THE COLLUSION COUNTY URBAN CENTER DISTRICT, AND WHERE SPECIFICALLY COVERED BY DISTRICT, THAT REQUESTS A SERVICE WALK IN ORDER TO ACCESS THE PROPERTY IS NOT PERMITTED TO BE CONSIDERED FROM THE FRONT PROPERTY, BEHIND THESE LOTS PART OF THE PUBLIC WALKING TRAIL PROGRAM AND ALSO NOT PART OF THE PROPERTY THERE IS NO OTHER WAY BUT TO ACCESS THE PARKING FROM THE FRONT. OTHERWISE, THESE PROPERTIES ARE LOCATED AND WOULD NOT BE ABLE TO BE CREATED. PARALLEL/PERPENDICULAR FROM THE FRONT OF THE PROPERTY, 0 BE ABLE TO ACCESS THE PERPENDICULAR FROM THE FRONT OF THE PROPERTY.



CAZO
ARCHITECT P.A.
LIC # 7338

JARRO

PROJECT
SINGLE FAMILY HOMES

ADDRESS:
11841 SW 220 TERRACE

OWNER:
MAYTE GONZALES

3461 SW 8 STREET
MIAMI, FLORIDA 33185
PH: 305.448.1390
FX: 305.448.1199
WWW.CAZOARCH.COM

REVISIONS:

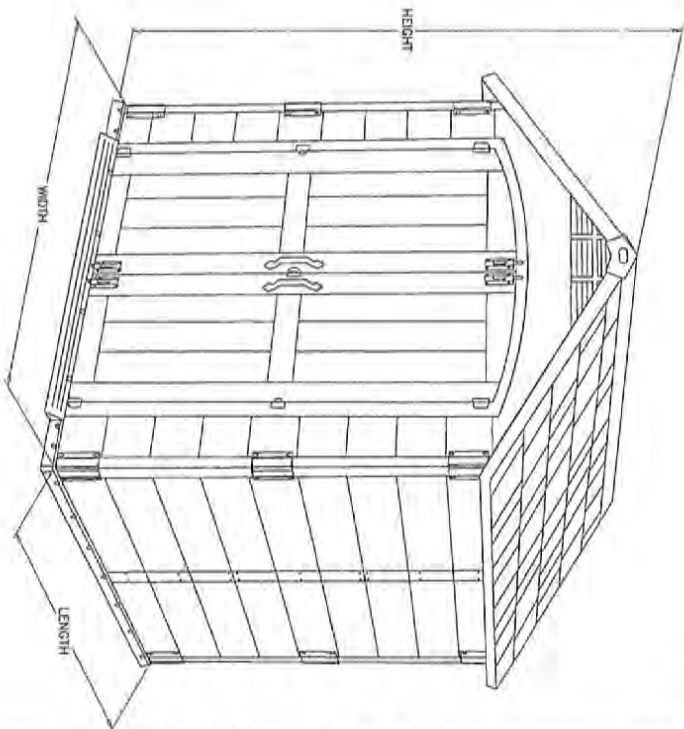
DATE:	DATE:
X.A.	X.A.
JUL 17 2023	JUL 17 2023

ARCHITECT: ARMANDO CAZO
R.A. #7338
armandocazo@cazo.com

DRAWING: X.A.
DATE: JUL 17 2023

REVISIONS:

SHEETS: SP-1



MAXIMUM DESIGN LOAD RATING = +15.0 PSF
 SHED MAX. LENGTH = 65'
 SHED MAX. WIDTH = 79'-1/8"
 SHED MAX. HEIGHT = 59'-3/8"

'MONTFORT' EXTREME WEATHER KIT STORAGE SHED
 STORAGE SHED CAN BE TIED TO AN ENGINEERED GEMENT PAD WITH ANCHOR BOLTS. SEE SHEET 18 FOR INSULATION FASTENERS.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2017 (6TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

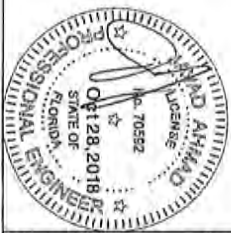
THIS APPROVAL IS FOR THE STORAGE SHED AS SHOWN ON THESE APPROVED DRAWINGS. UPLIFT, OVERTURNING, FLOOR SLAB AND OTHER ELEMENTS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND REVIEWED BY THE STRUCTURAL PLANS EXAMINER OF THE CORRESPONDING BUILDING DEPARTMENT.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREENS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS. DESIGN IS BASED ON TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE STATIC AIR PRESSURE TEST, TAS 202.

THIS PRODUCT APPROVAL DOCUMENT IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT.

STORAGE SHED TO BE ASSEMBLED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

Approved as complying with the Florida Building Code
 Date: 03/28/2019
 Mount Date: 11/20/2018
 by: *Heidi Hiller*



drawing no. 18-59D	date: 08-17-18	revisions:	"MONTFORT" EXTREME WEATHER KIT STORAGE SHED	AL-FAROOQ CORPORATION ENGINEERS & PRODUCT DEVELOPMENT 9360 SUNSET DRIVE, SUITE 220 MIAMI, FLORIDA 33173 (C.A.N. 3538) TEL (305) 264-6100 FAX (305) 262-6978
	scale: -	no. date by description		
sheet 1 of 29	dr. by: TARIQ			a f c SHEDS 18-59D-KET
	chk. by:			

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z24-044

November 13, 2025

Item No. B

Recommendation Summary	
Commission District	9
Applicant	Wendium of Florida, Inc.
Summary of Requests	The applicant seeks variances of the Naranja Community Urban Center District (NCUCD) regulations to permit a proposed drive-thru restaurant to have less building frontage along the street, have a lesser number of stories for the proposed structure, and to provide no on-street parking spaces as is otherwise required by Code.
Location	Lying South of SW 264 Street, between Harriet Tubman Highway and South Dixie Highway (US-1), Miami-Dade County, Florida.
Property Size	±0.445 acres
Existing Zoning	Naranja Community Urban Center District (NCUCD)
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Community Urban Center <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 From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This application was deferred from the October 30, 2025, meeting of Community Zoning Appeals Board (CZAB) #15 due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

- (1) NON-USE VARIANCE of the Standard Urban Center District Regulations requiring 70% minimum building frontage along the build-to line; to waive same to permit the proposed structure with a building frontage of 46.83%.
- (2) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit a proposed building with a height of 2 stories (minimum 3 stories required).
- (3) NON-USE VARIANCE of the Standard Urban Center District Regulations to provide no on-street parking along Harriet Tubman Highway (7' wide dedicated on-street parking required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Wendy's" as prepared by CKE Group Incorporated, consisting of a total of 14 sheets, all dated stamped received 7/1/2025. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

Pursuant to Resolution #Z-13-05, the subject property was part of a larger tract of land that was approved in 2005 for a district boundary change from multiple zoning districts to the Naranja Community Urban Center District (NCUCD). All of the parcels within the boundaries of the approved Naranja Community Urban Center District are regulated by plans and descriptive standards described in Ordinance No. 05-145, as amended, which is consistent with the Urban Center interpretative text of the Comprehensive Development Master Plan. The NCUCD regulations provide the regulatory framework for all development within the NCUCD.

The subject property is a vacant parcel of approximately 19,400 square feet (+/-0.445 acres), located on a rectangular stretch of land bounded by Harriet Tubman Highway (formerly South Dixie Highway), the County Busway, and US-1. The site has a land use designation of Market District (MD) and lies within the Core Sub-District of the NCUCD. The applicant proposes to develop the property with a Wendy's fast-food restaurant, featuring a drive-thru and an outdoor seating area fronting US-1. The project will also provide 12 on-site parking spaces. As part of this application, the applicant seeks to permit a proposed drive-thru restaurant to have less building frontage along the street, have a lesser number of stories for the proposed structure, and to provide no on-street parking spaces along Harriet Tubman Highway as is otherwise required by Code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	NCUAD; vacant parcel	Community Urban Center
North	NCUAD; commercial	Community Urban Center
South	NCUAD; hotel/motel	Community Urban Center
East	NCUAD; school and vacant	Community Urban Center
West	NCUAD; busway	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property, consisting of one parcel totaling approximately 0.445 acres, is located between US-1, Harriet Tubman Highway and the County Busway. The surrounding area is predominantly commercial to the north and south, with the County Busway immediately to the west, and an existing school and a vacant parcel to the east. All adjacent properties are located within the Community Urban Center (CUC) radius.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to establish fast-food drive-thru restaurant and would provide additional services to the community in the area. Based on memoranda from the departments reviewing this application, staff opines that approval of the application will not create significant traffic or environmental impacts on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicate in their memorandum that the application meets traffic concurrency and constitutes an Initial Development Order while generating 35 PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located in an area designated as a **Community Urban Center** on the Land Use Plan Map of the County’s Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically.* Furthermore, the CDMP text states *where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.*

Objective **LU-7** of the CDMP addresses new development and redevelopment in existing and planned transit corridors and urban centers. Said Objective states that *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services.* Policy **LU-7A** states: *...Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential land and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies.* Further, said text requires *that buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interests for the passing pedestrian.*

Said text also states that the *range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Metropolitan Urban Centers shall not be less than are shown in the table below.*

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

Objective **LU-7** of the CDMP requires all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that’s promote the use of transit services. Additionally, the CDMP LUE interpretative text for urban centers states that *in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy **LU-7F**.* As previously mentioned, the subject

property is situated along the Harriet Tubman Highway corridor, a significant north-south route characterized by diverse land uses and high traffic volumes.

The NCUCD implements the urban center and mixed-use corridor policies and interpretative text of the CDMP. The applicant intends to develop the site with a fast-food drive-thru restaurant, a permissible use within the Community Urban Center, although such uses are required to be conducted within an enclosed building. The proposed development is **compatible** with the surrounding area, aligns with the underlying land use designations, and supports the Goals, Objectives, and Policies of the CDMP, particularly the County's vision of creating "town centers" that foster live, work, and play environments. Staff opines that the approval of the requested uses will not alter the existing use on the property. Therefore, staff further opines that approving the application will be **consistent** with the CDMP Land Use Element for **Community Urban Center** properties and will be **compatible** with the surrounding area based on the zoning analysis provided.

ZONING ANALYSIS:

The subject property is located between US-1, Harriet Tubman Highway and the County Busway. It is within the Core Sub-District of the Naranja Community Urban Center District (NCUCD) and carries a land use designation of Market District (MD), Core Sub-District. The applicant proposes to develop the site with a two-story fast-food drive-thru restaurant fronting US-1, which will include an outdoor seating area and a drive-thru lane along the south side of the building. Parking will be screened from the street by a 5-foot landscape strip and a 3.5-foot-high wall, providing both visual buffering and an enhanced streetscape. The proposed street design for Harriet Tubman Highway and US-1 complies with the Urban Center Regulations, with the exception of parallel parking along Harriet Tubman Highway. The Department of Transportation and Public Works (DTPW) Traffic Engineering Division has determined that parallel parking at this location cannot be permitted due to safety concerns and existing speed limits along Harriet Tubman Highway. Approval of this application would allow the development and establishment of the proposed fast-food drive-thru restaurant on the site.

When the requests to permit a proposed drive-thru restaurant to provide reduced building frontage along the street (Request #1), construct a two-story building instead of the minimum three stories required (Request #2), and eliminate on-street parking spaces along Harriet Tubman Highway (Request #3) are analyzed under Section 33-311(A)(4)(b) of the County Code, staff finds that these ancillary non-use variances would be consistent with the character of the area and supportive of the proposed development. The submitted plans illustrate the proposed restaurant occupying 46.83% of the Building Frontage, whereas 70% is required for lots with a single frontage. Staff notes that this reduction of approximately 23% is minimal and largely due to the narrow dimensions of the parcel, which necessitate additional space for driveway aisles and the drive-thru lane. The remainder of the frontage remains fully developed and contributes to streetscape continuity. Accordingly, staff opines that the requested variances will not adversely impact the intent of the NCUCD regulations, will not significantly alter the visual rhythm of the street, and will maintain the overall urban design character of the area while allowing for a functional drive-thru configuration.

With regard to Request #2, staff recognizes that designing a three-story fast-food restaurant can be challenging and may be unnecessary given the nature of the proposed restaurant. The original submittal included a one-story building, which, following staff review and recommendations to better comply with Urban Center standards, was revised to a two-story

design. Staff finds that the two-story configuration adequately balances functional requirements with the intent of the NCUCD standards.

Lastly, Request #3, to eliminate on-street parking along Harriet Tubman Highway (seven-foot-wide dedicated on-street parking required), is necessary to address Department of Transportation and Public Works (DTPW) Traffic Engineering Division safety concerns due to the highway's speed limits, proximity to the SW 264 Street intersection, and potential encroachment of parallel parking into the visibility triangle. Staff notes that, given the narrow dimensions of the site, this variance would eliminate only a single on-street parking space. The proposed development complies with all other Urban Center standards, including landscape open space, street and lot trees, screening, and building frontage fenestration.

Based on the memoranda submitted by other departments reviewing the application, approval of the requests would not have an adverse impact on the environment, natural resources, or the economy of Miami-Dade County, and would be compatible with the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum, states that they have no objections to the proposal and confirms that the application will generate 35 PM peak hour vehicle trips. This level of traffic meets the traffic concurrency criteria, as the property lies within an Urban Center, where traffic concurrency requirements do not apply. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicates that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. Additionally, the memorandum from the Department of Transportation and Public Works (DTPW), indicates that there are no objections to the application. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of request #1, #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan indicates a single ingress and egress point for direct vehicular access along US-1, and one (1) egress point along Harriet Tubman Highway. Off-street parking is provided on the northern portion of the site. The plan shows a total of 12 parking spaces, exceeding the nine (9) spaces required by code.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

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 to include, 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 "Wendy's" as prepared by CKE Group Incorporated, consisting of a total of 14 sheets, all dated stamped received 7/1/2025. Plans may be modified at public hearing.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer (WASD) Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in the attached memorandum.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

Wendium of Florida, Inc.
PH: Z24-044

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Miami-Dade Fire Rescue (MDFR)</i>	<i>No objection</i>
<i>Traffic Engineering Division of the Department of Transportation and Public Works (DTPW)</i>	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Water and Sewer Department (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

<p>Urban Centers (Page I-45)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high- or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their</i></p>
--	---

surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately

Policies for Development of Urban Centers

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius. The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but

elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
Average Floor Area Ratios (FAR)

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.

Policy LU-1A (Page I-2) *High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.*

Objective LU-7 (Page I-13) *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.*

Policy LU-7A (Page I-13) *Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*

Policy LU-7F (Page I-14) *Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i></p>
<p>Sec. 33-284.84.1. - Density, Building Height, and Intensity</p>	<p><i>Community Urban Centers along South Dade Transitway 125 units per acre/ 3—15 stories</i></p>
<p>Sec. 33-284.85. - Building Placement Standards</p>	<p><i>Building Frontage Required: Seventy (70) percent minimum at build-to line in all Sub-districts. Minimum frontage requirement applies along the front property line only.</i></p>
<p>Sec. 33-284.86. - General Requirements</p>	<p><i>Type 4 Minor Street (Parking one side) Core/Center/Edge Parking Lane 7' on one side</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

WENDIUM OF FLORIDA
LLC/DOMINGUEZ, RAUL

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000044

DATE

HEARING NUMBER

FOLIO: 30-6934-004-0380

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 25, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

WENDIUM OF FLORIDA, LLC/DOMINGUEZ, RAUL

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: October 20, 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: Z2024000044-4th Review
Wendium of Florida, Inc.
South of SW 264th Street, between US1 and Old Dixie Highway
NUV for building height, lot frontage, and landscaping requirements
for new fast-food restaurant
(NCUC) (0.445 Acres)
34-56-39

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.

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Naranja Park Wellfield. The site is situated within the 210-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by section 24-43(5) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of this application, the proposed development is within feasible distance to connect to public water and public sanitary sewer. Therefore, 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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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 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. Said covenant is recorded under Miami-Dade County Official Records: Book 34304, Page 2754.

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, 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.

The proposed development is located within the 210-day travel time contour of the Naranja Park Wellfield Protection Area. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

Conditions of Approval: None

Pollution Remediation Review

All construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, entitled "Wendys" prepared by Eduardo L. Carcache, P.E., and dated as received by Miami-Dade County on July 18, 2024, 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 15, 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: María A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) *María Valdes*

Subject: Zoning Application Comments - Wendy's Restaurant Naranja
Application No. Z2024000044 (Revision No. 3) - (Pre-App. No. Z23P-255)

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 applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Wendy's Restaurant Naranja

Location: The proposed project is located on approximately 0.45 acres at 264XX South Dixie Highway, with Folio No. 30-6934-004-0380, within the Naranja Community Urban Center (NCUC), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking to develop the property with a 2,000 square feet fast food Wendy's restaurant, along with 325 square feet outside sitting patio area. Therefore, the total square footage is 2,325 square feet.

The estimated total water demand for the proposed project will be 1,511 gallons per day (gpd).

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

There is an existing 12-inch water main (E716-1), abutting the property along Old Dixie Highway to where the developer may connect to provide service to the proposed project. Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *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 (ES 7843-23) abutting the property along Old Dixie Highway and another 8-inch gravity sewer (ES 7843-24) along South Dixie Highway, to where the developer may connect to provide sewer service for the proposed project. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

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

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1116 and PS No. 692B. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 1116

Existing NAPOT: 4.91 hrs.

Proposed Development: 1,511 gpd

Proposed Projected NAPOT: 4.97 hrs.

P.S. 692B

Existing NAPOT: 5.18 hrs.

Proposed Development: 1,511 gpd

Proposed Projected NAPOT: 5.18 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: August 25, 2025

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

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

Subject: Z2024000044
Name: Wendium of Florida, Inc.
Location: South of SW 264 Street, Between US 1 and Old Dixie Highway
Section 34 Township 56 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 Lots 4 & 5, Block 8, Plat Book 1, Page 106. A Unity of Title approved by the Platting and Traffic Review Section will be required.

This application meets the traffic concurrency criteria because it lies within an Urban Center where traffic concurrency does not apply. It will generate approximately **35 PM** daily peak hour vehicle trips.

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: July 07, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000044

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 07/01/2025.

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

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

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

Memorandum



Date: Wednesday, July 16, 2025
Subject: Review Type: Z2024000044
Applicant Name: Wendium of Florida, LLC

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

PROJECT LOCATION:

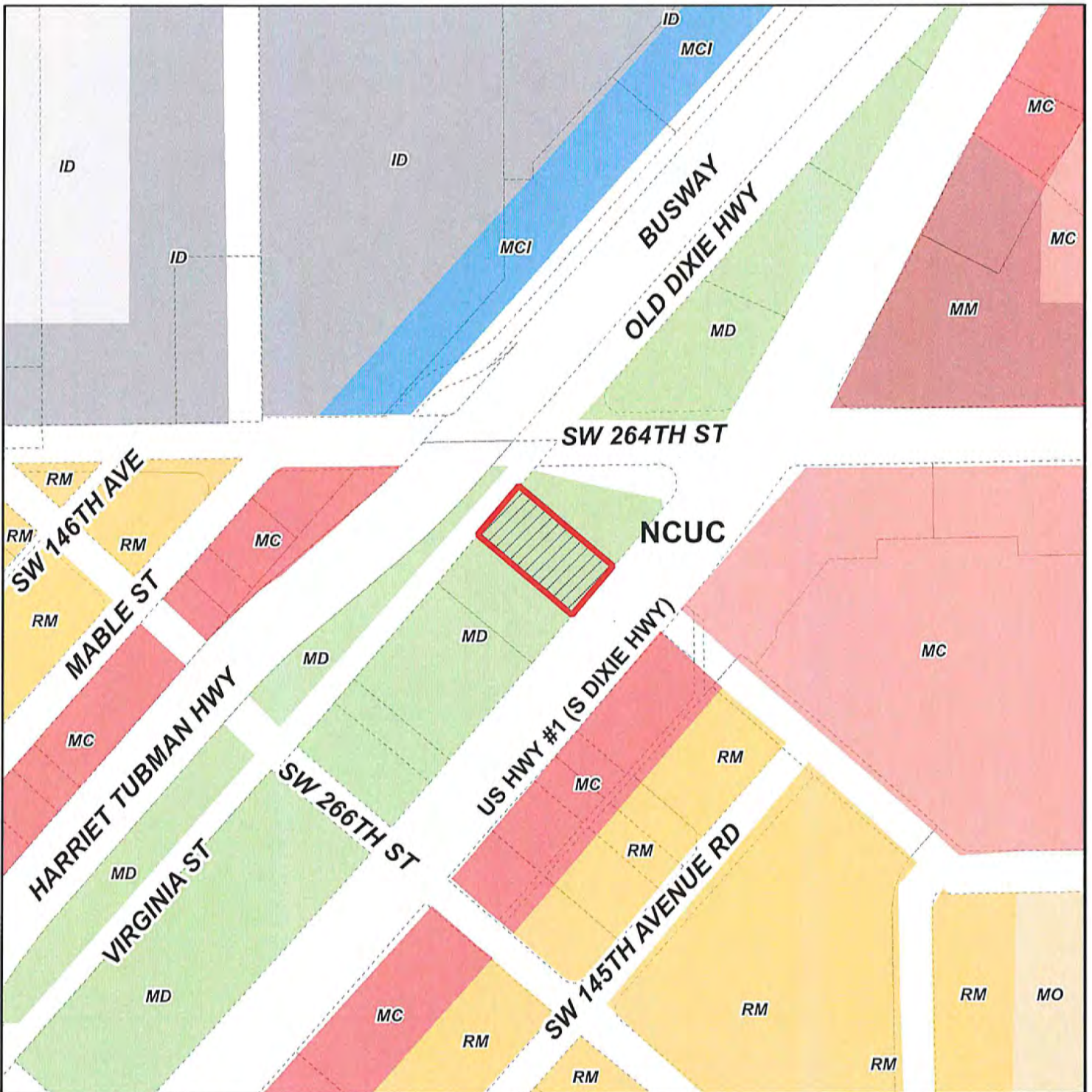
The property is located at 26480 South Dixie Highway in Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

- This development is approved for a proposed 1,930 square-foot fast food restaurant with a drive-thru lane. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
- Any improvements within the right of way of US 1 requires review and approval by the Florida Department of Transportation. Please note that driveway connections along US 1 must meet FDOT access management requirements.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.




MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000044

Section: 34 Township: 56 Range: 39
 Applicant: Wendium of Florida LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

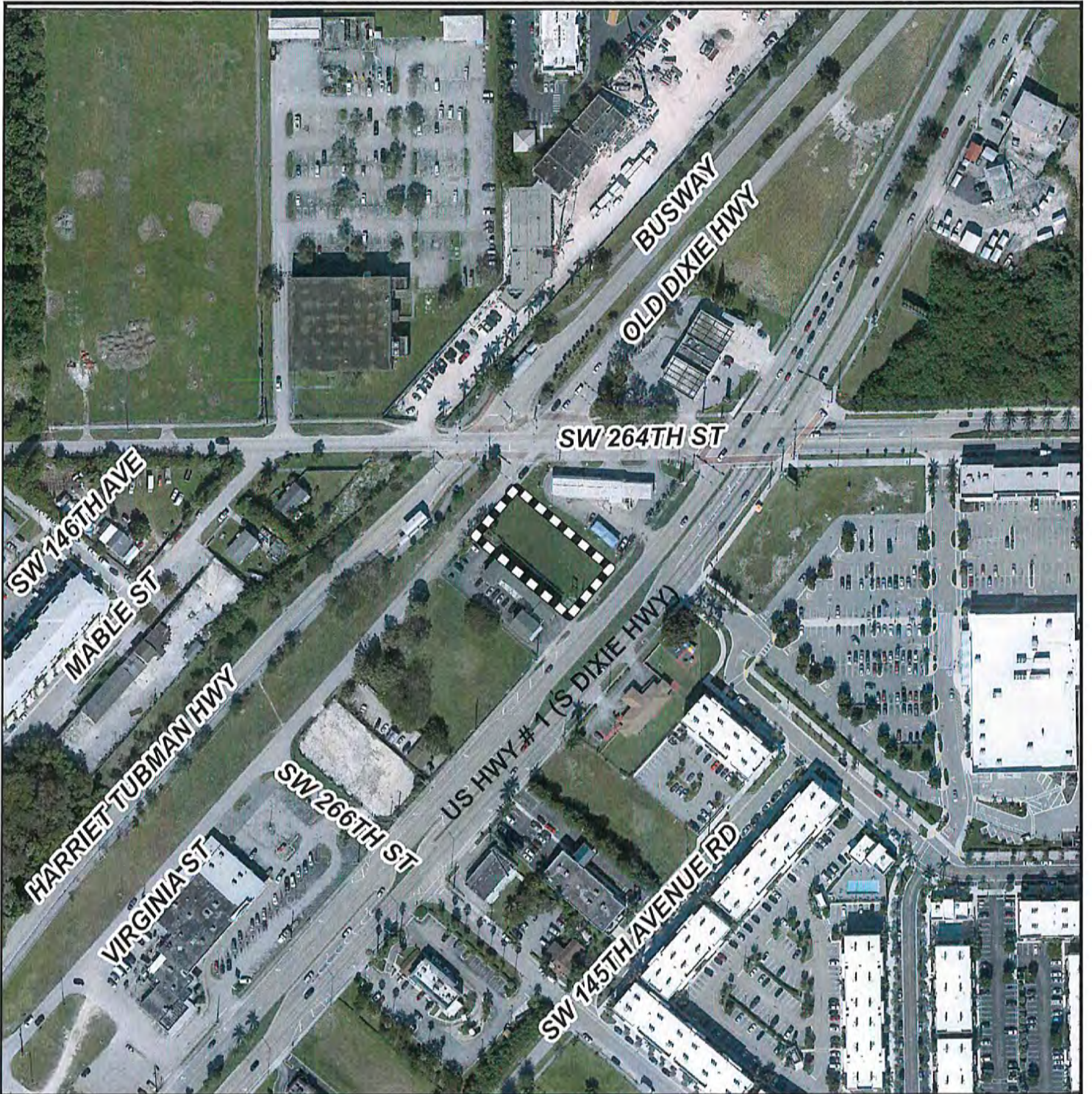
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, March 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000044

Legend
 Subject Property



Section: 34 Township: 56 Range: 39
 Applicant: Wendium of Florida LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, March 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 34 Township: 56 Range: 39
 Applicant: Wendium of Florida LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000044
 RADIUS: 2640

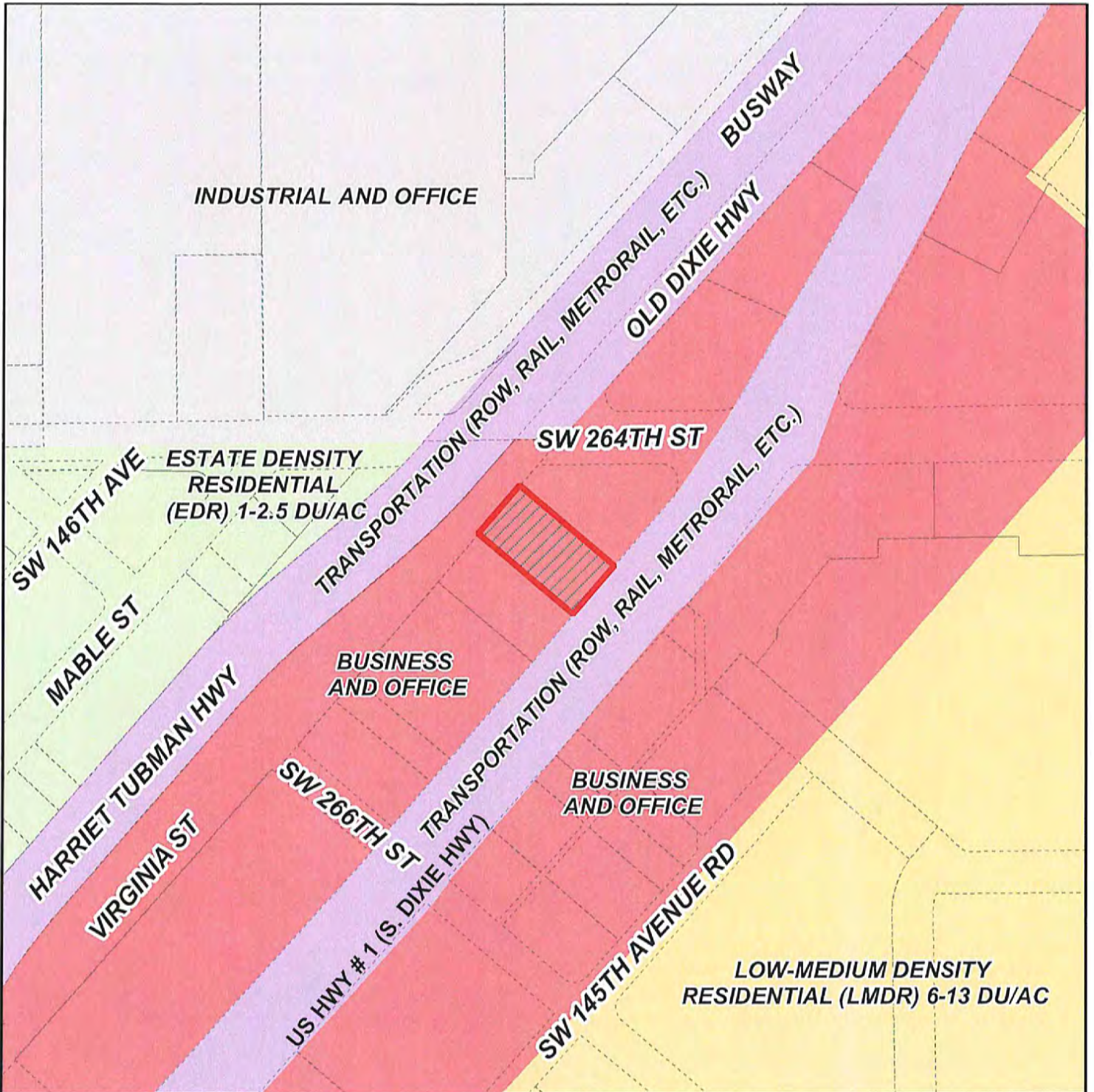
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000044

Section: 34 Township: 56 Range: 39
Applicant: Wendium of Florida LLC
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 19, 2024

REVISION	DATE	BY

04/2025 9:47 AM W:\P_1 - NEW OR LEASED (Landscape & Demographic) - 26440 Dixie Hwy (2025) - 1\A\Site Plan Regulating Plan.dwg, sheet 1



LEGEND

SUBJECT PROJECT LOCATION

SP-1.1

URBAN AREA REGULATING PLAN

Wendy's
 Store # 14308
 26440 Dixie Hwy.
 Naranja, Florida 33032

CKE GROUP
 INCORPORATED
 10000 W. BIRCH AVE.
 SUITE 200
 WESTLAKE, FL 33080
 (305) 420-1000

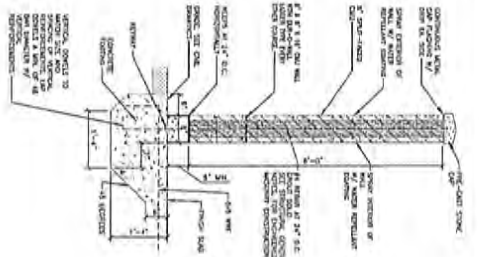
group

PROJECT TYPE: CUSTOM WAREHOUSE

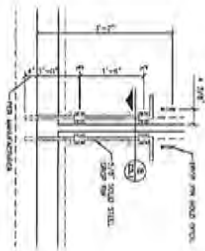
SITE NUMBER: 14308
 SUBJECT LOCATION: NARANJA RD
 PROJECT TYPE: NEW
 CLASSIFICATION: NEW
 STREET: WENDY'S
 SHEET NUMBER: 202
 SHEET TOTAL: 202
 APPROVE CLASSIFICATION: NEW BUILD
 PROJECT TEAM: ZSR
 DEDICATED PACKAGE: YES
 DRAWING RELEASE: YES

DATE: 04/2025
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

LEGEND:
 M-12 M-20 M-22 M-24 M-26 M-28 M-30 M-32 M-34 M-36 M-38 M-40 M-42 M-44 M-46 M-48 M-50 M-52 M-54 M-56 M-58 M-60 M-62 M-64 M-66 M-68 M-70 M-72 M-74 M-76 M-78 M-80 M-82 M-84 M-86 M-88 M-90 M-92 M-94 M-96 M-98 M-100 M-102 M-104 M-106 M-108 M-110 M-112 M-114 M-116 M-118 M-120 M-122 M-124 M-126 M-128 M-130 M-132 M-134 M-136 M-138 M-140 M-142 M-144 M-146 M-148 M-150 M-152 M-154 M-156 M-158 M-160 M-162 M-164 M-166 M-168 M-170 M-172 M-174 M-176 M-178 M-180 M-182 M-184 M-186 M-188 M-190 M-192 M-194 M-196 M-198 M-200



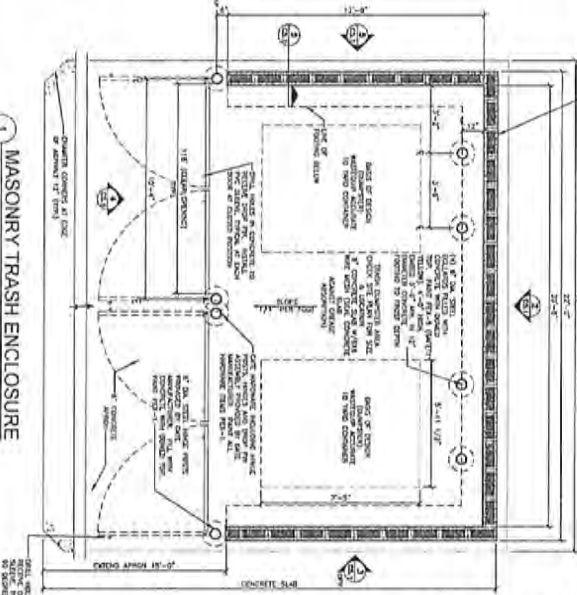
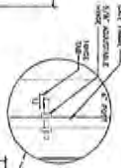
7 DROP PIN DETAIL



8 DROP PIN DETAIL COMPOSITE GATE



6 WALL SECTION (SPLIT FACE CMU)

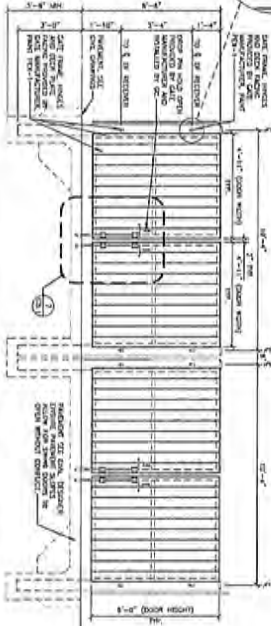


1 MASONRY TRASH ENCLOSURE

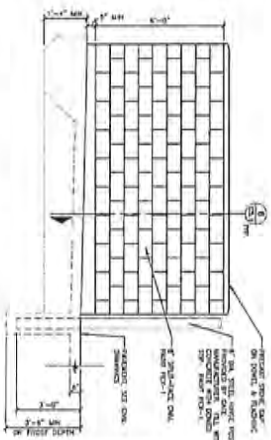
- OPTIONAL CONCRETE SOLID SLAB
- CONCRETE SLAB SUPPORT WALLS: CLASH SLAB, WITH THE MANUFACTURER'S
- GROUND, CRACKS, CRACKS, CRACKS, CRACKS, CRACKS, CRACKS, CRACKS, CRACKS,
- AND/OR THE MANUFACTURER'S RECOMMENDATIONS.

MASONRY TRASH ENCLOSURE DETAILS

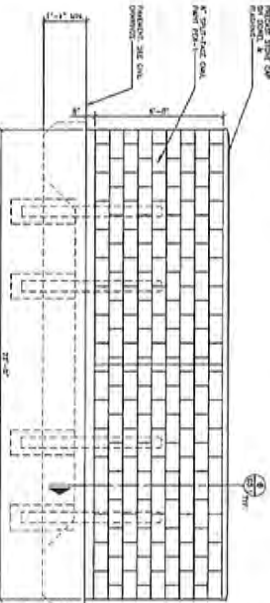
4 TRASH ENCLOSURE FRONT ELEVATION



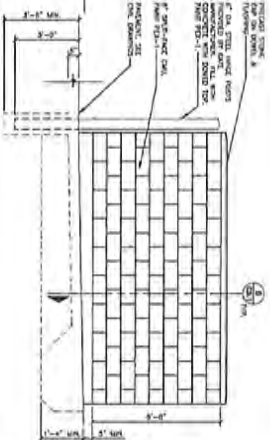
5 TRASH ENCLOSURE SIDE ELEVATION



2 TRASH ENCLOSURE REAR ELEVATION



3 TRASH ENCLOSURE SIDE ELEVATION



SP-3.0

TRASH ENCLOSURE DETAILS

DATE: 07/11/2025

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 07/11/2025

PROJECT: [Project Name]

LOCATION: [Location]

SCALE: [Scale]

NOTES: [Notes]

REVISIONS: [Revisions]

DATE: 07/11/2025

PROJECT: [Project Name]

LOCATION: [Location]

SCALE: [Scale]

NOTES: [Notes]

REVISIONS: [Revisions]

DATE: 07/11/2025

PROJECT: [Project Name]

LOCATION: [Location]

SCALE: [Scale]

NOTES: [Notes]

Wendy's
Store # 14308
26440 Dixie Hwy.
Naranja, Florida 33032

PROJECT TITLE: CUSTOM NARROW GING

MANUFACTURER: CKE GROUP INCORPORATED

MODEL: SP-3.0

DATE: 07/11/2025

PROJECT: [Project Name]

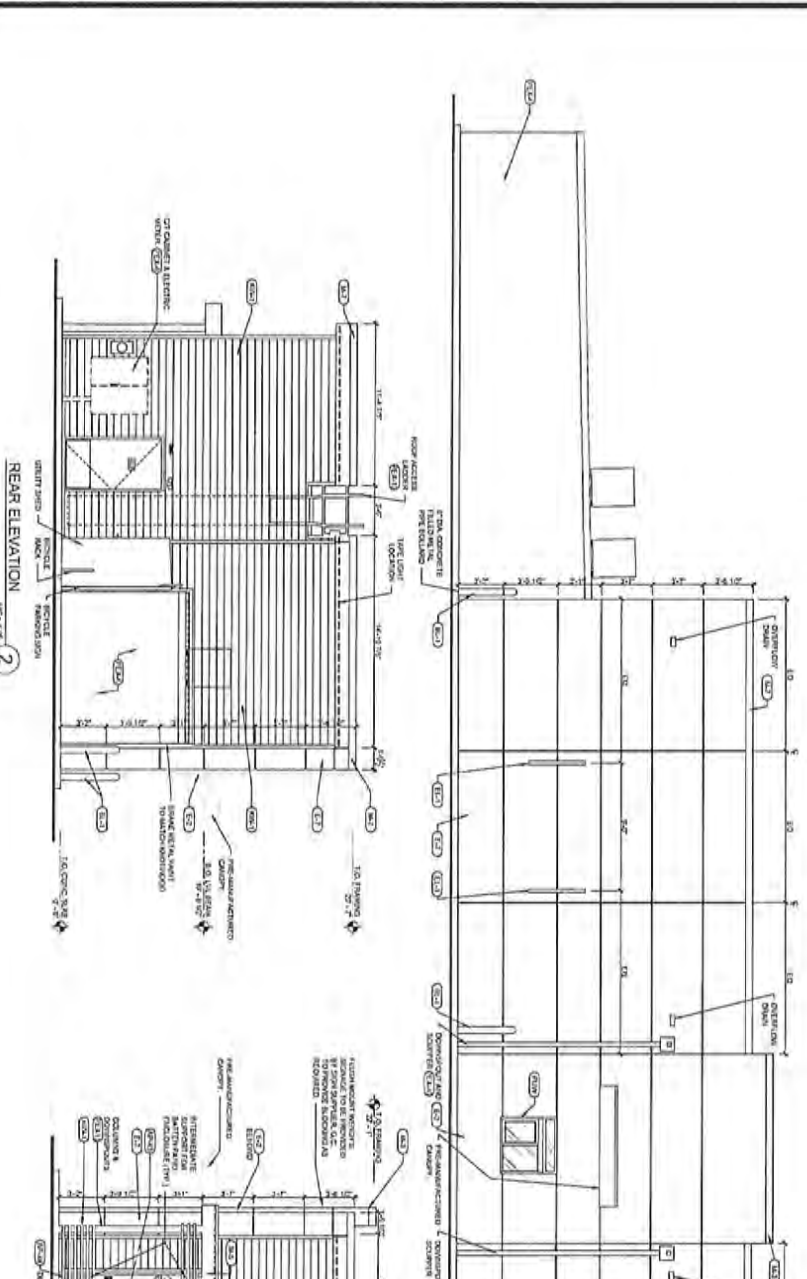
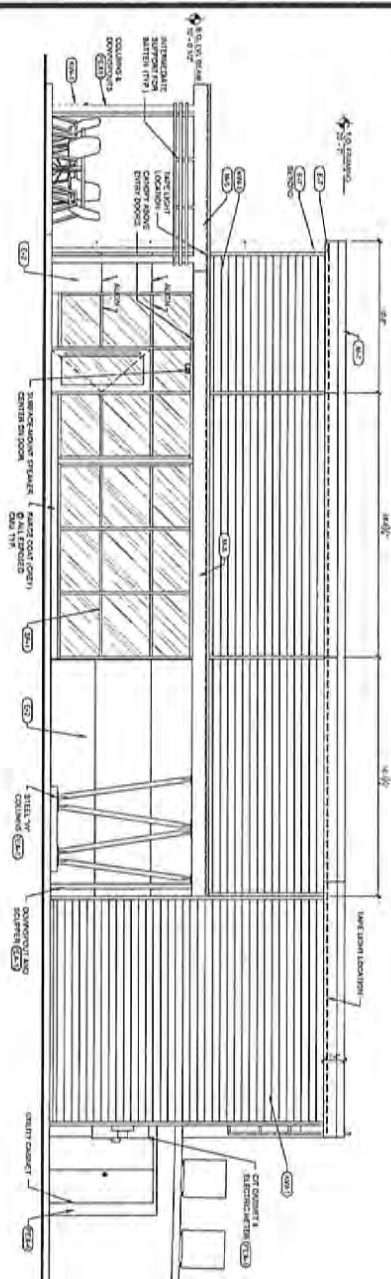
LOCATION: [Location]

SCALE: [Scale]

NOTES: [Notes]

REVISIONS: [Revisions]

DATE: 07/11/2025



EXTERIOR SIGNAGE SCHEDULE

ITEM NO.	DESCRIPTION	FINISH
1	REAR SIDE SIGN	1.0 FINISH
2	FRONT SIDE SIGN	1.0 FINISH
3	FRONT SIDE SIGN	1.0 FINISH
4	FRONT SIDE SIGN	1.0 FINISH

EXTERIOR FINISH SCHEDULE

ITEM NO.	DESCRIPTION	FINISH
1	FRONT SIDE SIGN	1.0 FINISH
2	FRONT SIDE SIGN	1.0 FINISH
3	FRONT SIDE SIGN	1.0 FINISH
4	FRONT SIDE SIGN	1.0 FINISH



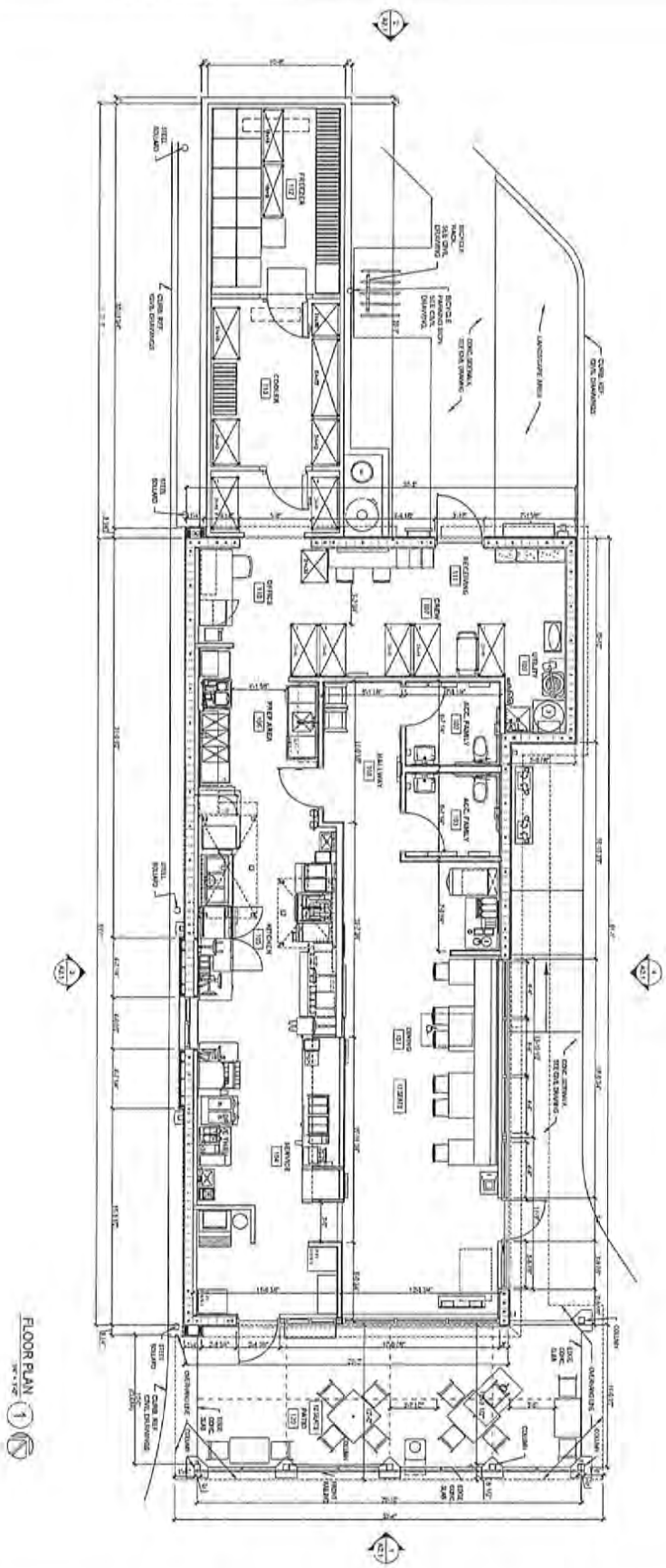
GHP GROUP
INCORPORATED
ARCHITECTS
1000 N. W. 10th St.
Miami, FL 33136
Tel: (305) 575-1111
Fax: (305) 575-1112
www.ghp.com

Wendy's
Store #14308
26480 Dixie Hwy.
NARANJA, Florida 33032



A2.1

PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 12184
EXPIRES 12/31/2025



FLOOR PLAN 1

A1.1

FLOOR PLAN
MARROW/FROZEN BUN

DATE: 07/11/2024
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: 1/8\"/>



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/11/2024
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	

Wendy's
Store #14308
26480 Dixie Hwy.
NARANJA, Florida 33032

PROJECT NO.:
CLIENT: MARROW/FROZEN BUN

CKE GROUP
ARCHITECTS
1111 S. W. 15th St.
Miami, FL 33135
TEL: 305.375.1111
WWW.CKEGROUP.COM

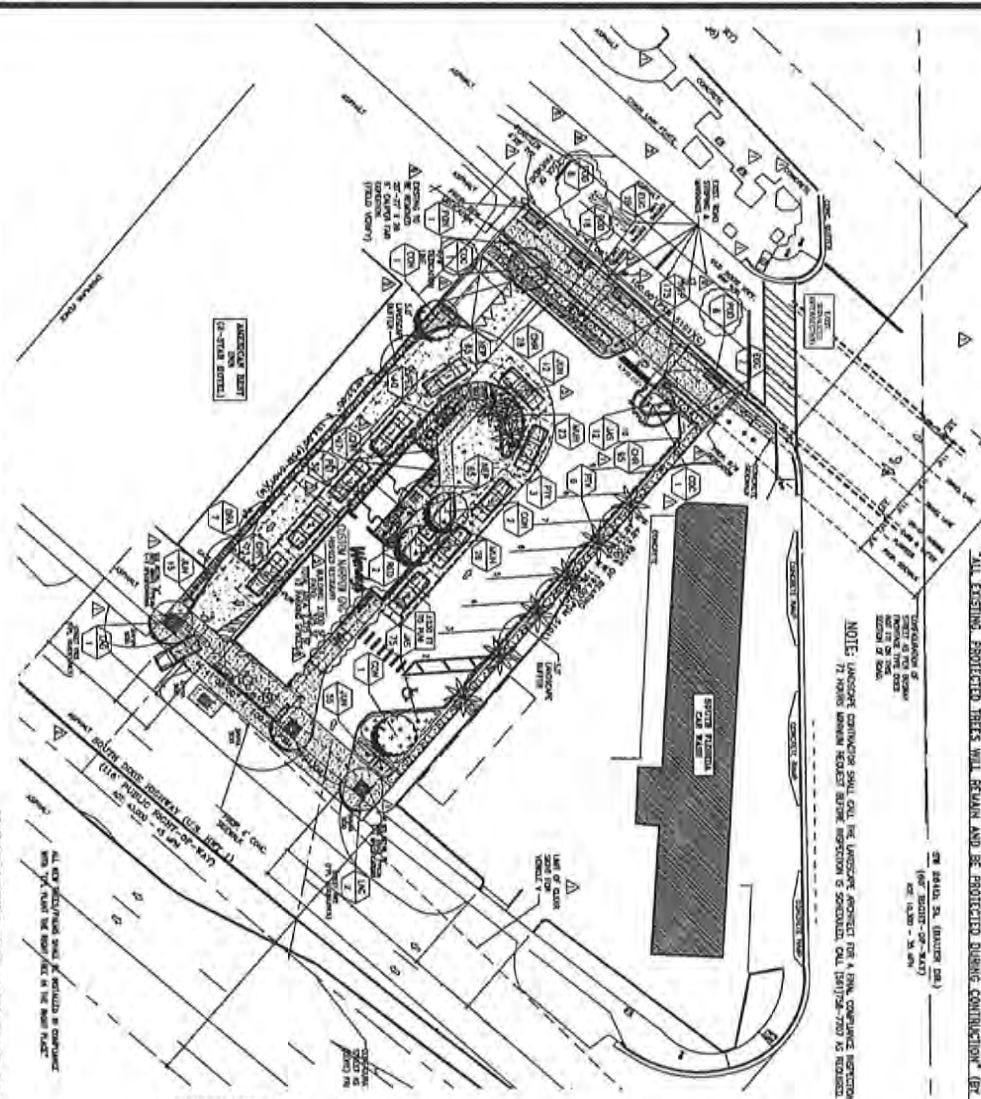


SITE NUMBER:	4308
CLIENT:	MARROW/FROZEN BUN
PROJECT TYPE:	FFWD
CLASSIFICATION:	FFWD
OWNER:	WENDY'S
DATE:	07/11/2024
PROJECT NUMBER:	2024
PROJECT NAME:	MARROW/FROZEN BUN
DESIGN TYPE:	FFWD
DRAWING TITLE:	FLOOR PLAN

"ALL EXISTING PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)

BY: JAMES B. (JAMES B.)
(P.E. 12878 - FLORIDA)
DATE: 12/28/24

NOTE: LANDSCAPE CONTRACTOR SHALL OBTAIN THE LANDSCAPE PROJECT FOR A FINAL CONTRACTING INSPECTION FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
IF ANY PROTECTED TREES ARE FOUND TO BE IN VIOLATION OF THE PROTECTION PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF PROTECTING AND MAINTAINING THEM.



LANDSCAPE PLAN



NOTES

- LANDSCAPE CONTRACTOR SHALL OBTAIN THE LANDSCAPE PROJECT FOR A FINAL CONTRACTING INSPECTION FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- IF ANY PROTECTED TREES ARE FOUND TO BE IN VIOLATION OF THE PROTECTION PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF PROTECTING AND MAINTAINING THEM.
- LANDSCAPE CONTRACTOR SHALL OBTAIN THE LANDSCAPE PROJECT FOR A FINAL CONTRACTING INSPECTION FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- IF ANY PROTECTED TREES ARE FOUND TO BE IN VIOLATION OF THE PROTECTION PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF PROTECTING AND MAINTAINING THEM.
- LANDSCAPE CONTRACTOR SHALL OBTAIN THE LANDSCAPE PROJECT FOR A FINAL CONTRACTING INSPECTION FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- IF ANY PROTECTED TREES ARE FOUND TO BE IN VIOLATION OF THE PROTECTION PLAN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF PROTECTING AND MAINTAINING THEM.

PLANTING	QTY	PLANTING	QTY	PLANTING	QTY
1. PALM TREE (10' - 12' HGT.)	10	2. PALM TREE (8' - 10' HGT.)	20	3. PALM TREE (6' - 8' HGT.)	30
4. PALM TREE (4' - 6' HGT.)	40	5. PALM TREE (2' - 4' HGT.)	60	6. PALM TREE (1' - 2' HGT.)	80
7. PALM TREE (0' - 1' HGT.)	100	8. PALM TREE (0' - 1' HGT.)	100	9. PALM TREE (0' - 1' HGT.)	100
10. PALM TREE (0' - 1' HGT.)	100	11. PALM TREE (0' - 1' HGT.)	100	12. PALM TREE (0' - 1' HGT.)	100

BIODIVERSITY TOLERANCE - 30%
* MANDATORY
WITH MAINTENANCE DISTRICT RECOMMENDATIONS (LATEST EDITION).

DESIGNATION TOLERANCE

THE DESIGNATION TOLERANCE IS THE PERCENTAGE OF PLANTS AND TREES THAT ARE REQUIRED TO BE MAINTAINED OR REPLACED AT THE END OF THE PROJECT. THIS TOLERANCE IS BASED ON THE NUMBER OF PLANTS AND TREES THAT ARE REQUIRED TO BE MAINTAINED OR REPLACED AT THE END OF THE PROJECT.

ZONING LEGEND

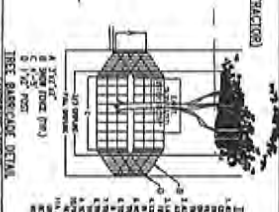
SYMBOL	DESCRIPTION	REMARKS
▲	PROTECTED TREE	EXISTING PROTECTED TREE TO BE MAINTAINED
△	LANDSCAPE PLANTING	PLANTING TO BE INSTALLED AT THE END OF THE PROJECT
○	PROTECTED TREE	EXISTING PROTECTED TREE TO BE MAINTAINED
□	LANDSCAPE PLANTING	PLANTING TO BE INSTALLED AT THE END OF THE PROJECT

LEGAL DESCRIPTION

LOT 1, A SUBDIVISION OF THE LANDS OF THE CITY OF MIAMI, FLORIDA, AS SHOWN ON THE MAP OF THE CITY OF MIAMI, FLORIDA, DATED 1998, AND AS SHOWN ON THE MAP OF THE CITY OF MIAMI, FLORIDA, DATED 2000, AND AS SHOWN ON THE MAP OF THE CITY OF MIAMI, FLORIDA, DATED 2005, AND AS SHOWN ON THE MAP OF THE CITY OF MIAMI, FLORIDA, DATED 2010, AND AS SHOWN ON THE MAP OF THE CITY OF MIAMI, FLORIDA, DATED 2015, AND AS SHOWN ON THE MAP OF THE CITY OF MIAMI, FLORIDA, DATED 2020.

NOTE

ALL LANDSCAPE PLANTING SHALL BE INSTALLED AT THE END OF THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF INSTALLING AND MAINTAINING THE PLANTING.



THE LANDSCAPE CONTRACTOR SHALL OBTAIN THE LANDSCAPE PROJECT FOR A FINAL CONTRACTING INSPECTION FROM THE COUNTY ENGINEER'S OFFICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

PLANTING	QTY	PLANTING	QTY	PLANTING	QTY
1. PALM TREE (10' - 12' HGT.)	10	2. PALM TREE (8' - 10' HGT.)	20	3. PALM TREE (6' - 8' HGT.)	30
4. PALM TREE (4' - 6' HGT.)	40	5. PALM TREE (2' - 4' HGT.)	60	6. PALM TREE (1' - 2' HGT.)	80
7. PALM TREE (0' - 1' HGT.)	100	8. PALM TREE (0' - 1' HGT.)	100	9. PALM TREE (0' - 1' HGT.)	100
10. PALM TREE (0' - 1' HGT.)	100	11. PALM TREE (0' - 1' HGT.)	100	12. PALM TREE (0' - 1' HGT.)	100

LANDSCAPE PLAN

SCALE: 1" = 10'

PLANTING	QTY	PLANTING	QTY	PLANTING	QTY
1. PALM TREE (10' - 12' HGT.)	10	2. PALM TREE (8' - 10' HGT.)	20	3. PALM TREE (6' - 8' HGT.)	30
4. PALM TREE (4' - 6' HGT.)	40	5. PALM TREE (2' - 4' HGT.)	60	6. PALM TREE (1' - 2' HGT.)	80
7. PALM TREE (0' - 1' HGT.)	100	8. PALM TREE (0' - 1' HGT.)	100	9. PALM TREE (0' - 1' HGT.)	100
10. PALM TREE (0' - 1' HGT.)	100	11. PALM TREE (0' - 1' HGT.)	100	12. PALM TREE (0' - 1' HGT.)	100

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY

PROCESS NO : Z24-044

DATE: MAR 14 2024

BY: ISA

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: Wendium of Florida, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Raul Dominguez</u>	<u>50%</u>
<u>Georgina M. Dominguez</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME: N/A

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

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

RECEIVED

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list principal officers 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].

PROCESSED BY: ISA
DATE: MAR 14 2024
COUNTY: DECO
PROCESS NO: 224-044

NAME OF PURCHASER: N/A

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

Date of contract: N/A

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

N/A

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: [Signature]
(Applicant)

Sworn to and subscribed before me this 7 day of March, 2024. Affiant is personally known to me or has produced FLID: D552-720-58-459-0 as identification.

[Signature]
Adrian Almeida
(Notary Public)



ADRIAN ALMEIDA
Notary Public
State of Florida
Comm# HH438336
Expires 8/28/2027

My commission expires 08/28/2027

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

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-044

DATE: MAR 14 2024

BY: ISA



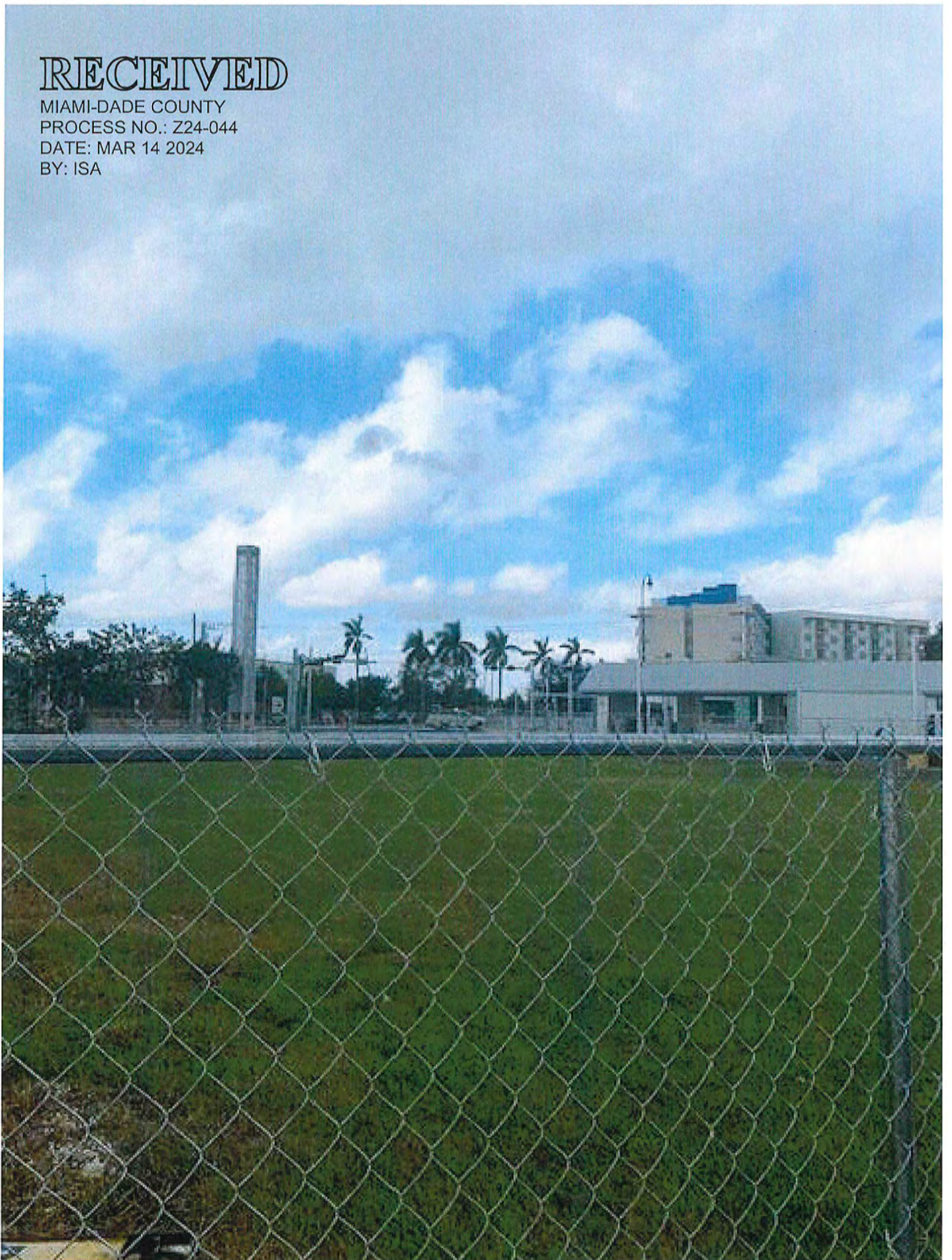
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-044
DATE: MAR 14 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-044
DATE: MAR 14 2024
BY: ISA



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z24-249

November 13, 2025

Item No. C

Recommendation Summary	
Commission District	8
Applicant	Carlos Enrique Lopez Gordon
Summary of Requests	The applicant seeks to permit an existing detached accessory shed structure to setback less from the rear property line, and for it to have a greater height than is otherwise permitted by Code.
Location	10909 SW 237 Terrace, Miami-Dade County, Florida
Property Size	0.13 Acres
Existing Zoning	RU-TH, Townhouse 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.

This application was deferred from the October 30, 2025, meeting of Community Zoning Appeals Board (CZAB) #15 due to a lack of quorum.

The public hearing on this item was not held.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing detached accessory shed structure to setback 4' (5' required) from the rear (north) property line.
- (2) NON-USE VARIANCE to permit an existing detached accessory shed structure with a height of 9' (maximum 6' permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing to legalize shed project", as prepared by Soil Concrete LLC, dated stamped received 7/22/25 consisting of a total of 9 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,310 sq. ft. single-family townhouse unit on a corner lot that fronts along both SW 237 Terrace and SW 109 Avenue roadways, with an existing detached accessory shed structure located towards the rear of the 0.13-acre subject property. The detached accessory shed structure is situated 4' from the rear (north) property line where a

minimum of 5’ is otherwise required, and has a height of 9’ when the maximum height permitted for accessory structures is 6’, and the code also requires that the accessory structure cannot exceed the height of the wall. The submitted plans, photos, and the County’s Geographical Information System (GIS) aerial map indicate an existing 6’ high wood fence located along the rear, interior side, and side street property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac
North	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac
South	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac
East	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac
West	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing townhouse unit on a 5,877-square-foot corner lot that is zoned RU-TH, located at 10909 SW 237 Terrace. The surrounding area is predominantly developed with townhouse units to the north, south, east, and west, all of which are also governed by the RU-TH zoning regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for an existing detached accessory shed structure that is located towards the rear of their principal residence building. Staff opines that since the rear yard area is enclosed with a 6’ high wood fence along the rear, side street and interior side property lines, together with the additional separation provided by the SW 109 Avenue right-of-way, any visual impact that the detached accessory shed structure 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 requests for reduced setback and great height sought in the application for an existing detached accessory shed structure located on the

property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing detached accessory shed structure to setback a minimum of 4' (5' required) from the rear (north) property line (request #1), and the request to permit an existing detached accessory shed structure with a greater height of 9' (6' maximum permitted) from the interior side (west) property line (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of these requests 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 a corner lot, with an existing detached accessory shed structure located towards the rear of the subject property. The detached accessory shed structure encroaches into the rear setback area than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high wood fence located along the rear, side street and interior side 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 north and west of the subject property. Staff further opines that the existing encroachment towards the rear by the detached accessory shed structure is minimal in nature and internal to the site that is enclosed from view from the outside by the wood fence, and any significant visual impacts generated from the encroachments on the single-family residences to the west would be further mitigated by the 6' high wood fence. Staff recommends as a condition for approval that the said wood fence along the 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.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for variances of the setback requirements for detached accessory shed structure. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this

application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the Shed 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 setback and greater height 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. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing to legalize shed project", as prepared by Soil Concrete LLC, dated stamped received 7/22/25 consisting of a total of 9 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 within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the 6' high wood fence along the rear, side street and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a 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.

Carlos Enrique Lopez Gordon

Z24-249

Page | 5

ES:JB:SS:JH

Eric Silva

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

10/31/2025

ZONING RECOMMENDATION ADDENDUM

Carlos Enrique Lopez Gordon
PH: Z24-249

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-Medium</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-Medium Density Residential (Pg. I-31)	<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>
--	--

PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-202.3 setback parameters.	<i>All applications for RU-TH Townhouse District shall comply with the following applicable development parameters as stated in 33-50: RU-TH; Principal Building setback. Front setback: 15' minimum distance from the nearest edge of roadway pavement. Interior Side Setback: A minimum of 15' between the end of a group of townhouses and the right of way line or private street. A spacing of 20' shall be provided between each group of townhouses. Rear setback. 10' rear setback for enclosed additions, 5' for open structures and 0' for screen enclosure without a solid roof. Side street setback. A minimum of 15' between the end of a group of townhouses and the right of way line or private street. A spacing of 20' shall be provided between each group of townhouses. Principal Building setback structures shall comply with the following minimum setback requirements.</i>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CARLOS ENRIQUE, LOPEZ GORDON 10909 SW 237 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000249

DATE

HEARING NUMBER

FOLIO: 30-4033-006-0360

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 14, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case #20240230188-B was opened on 5/13/2024 for Failure to obtain required building permit(s) prior to commencing work on: Multiple detached structures to include electrical, Wooden fence and gates. A Notice of Violation (NOV) was issued and 5/15/2024 and recorded on 5/20/2024 under Book 34231 Page 4707. Citation #P063982, was issued and posted on 3/6/2025. The Citation was appealed on 3/22/2025. The case remains open pending the results of the Citation Appeal Hearing. There are no fees due at this time.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no closed cases


OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees.

Memorandum

Date: April 8, 2025

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

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

Subject: Z2024000249- 1st Review
Carlos Lopez Gordon
10909 SW 237th Terrace
Special exception to legalize a storage shed that exceeds
townhome fence regulation
(RU-TH) (0.13 acres)
19-56-40

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

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

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

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

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

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 submitted with the subject application, stamped received by Miami-Dade County on March 13, 2025, 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 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

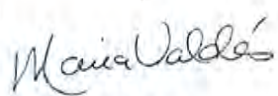
Memorandum



Date: April 7, 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 - Carlos Enrique Lopez Gordon
Application No. Z2024000249

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

Application Name: Carlos Enrique Lopez Gordon

Location: The proposed project is located on approximately 0.13 acres at 10909 SW 237th Terrace, with Folio No. 30-6019-008-0720, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a Special Exception to legalize an existing Utility Shed located on the northwest side of the existing townhome, that is exceeding the fence height limitation.

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

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

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


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

Memorandum



Date: May 1, 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: Z2024000249
Name: Carlos Enrique Lopez Gordon
Location: 10909 SW 237 Terrace
Section 19 Township 56 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 19, Block 10, Plat Book 161, Page 51.

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: March 18, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000249

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 3/13/2025.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000249

Section: 19 Township: 56 Range: 40
 Applicant: Carlos E Lopez
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

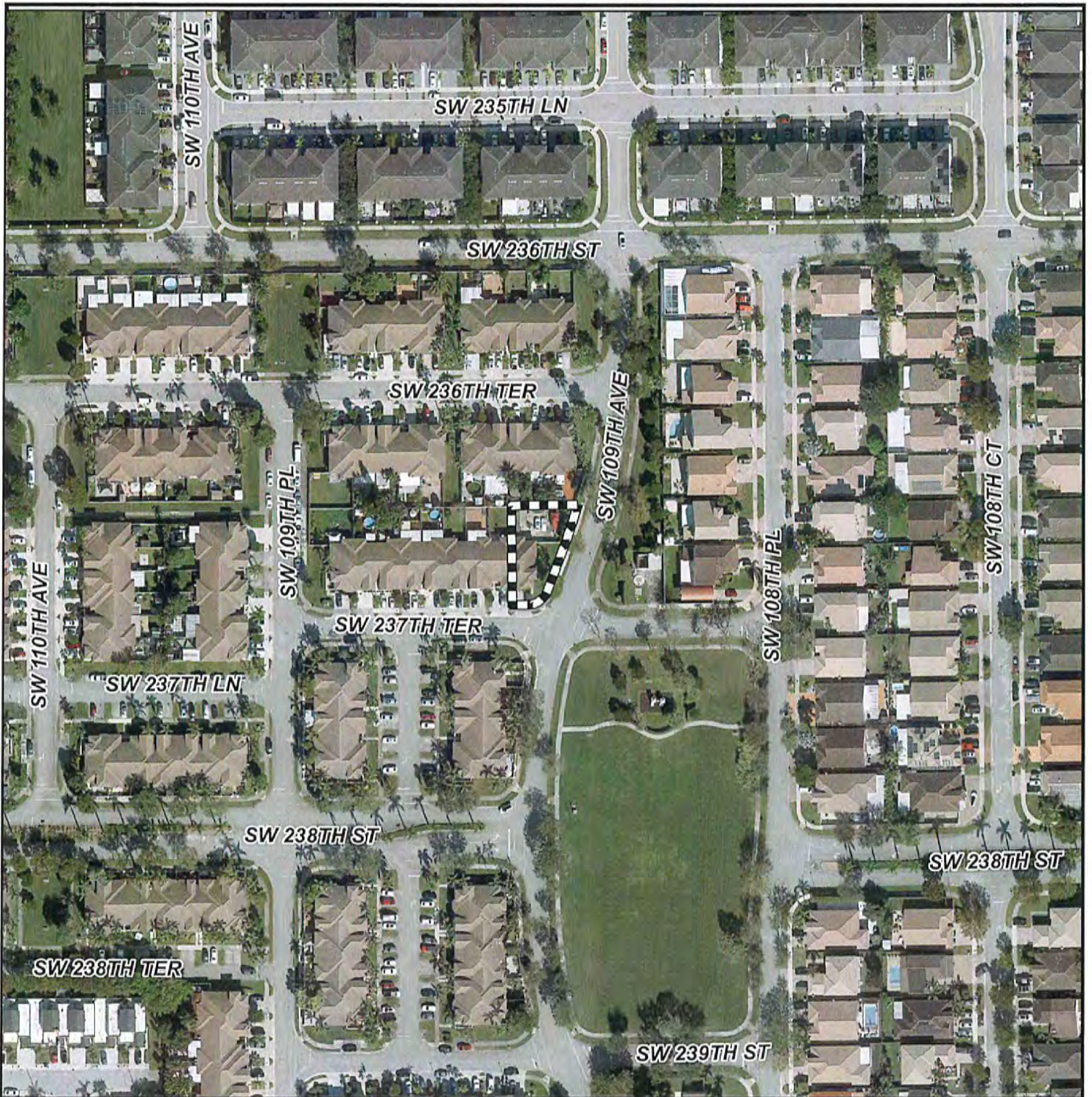
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000249

Legend



Subject Property

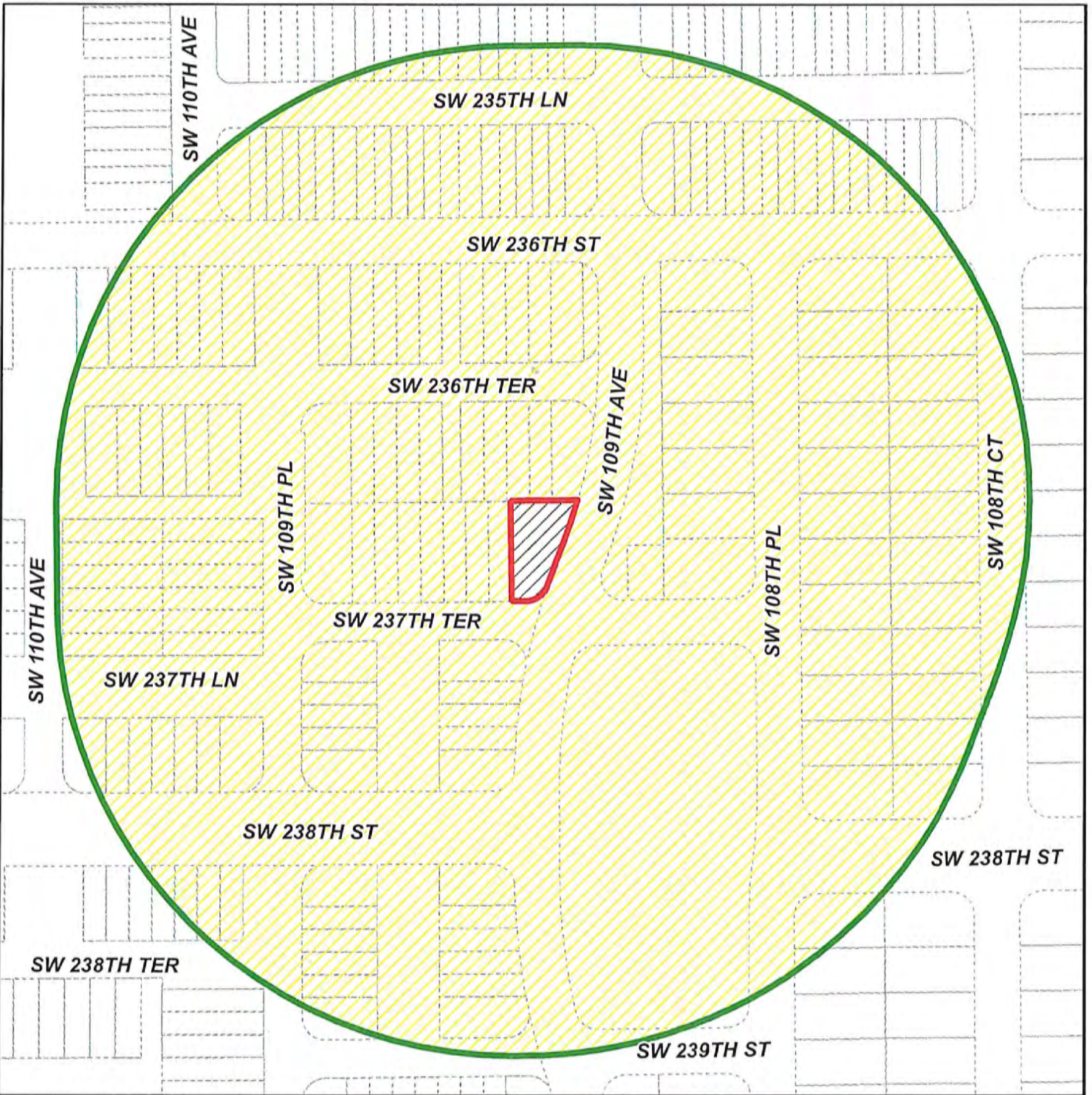


Section: 19 Township: 56 Range: 40
 Applicant: Carlos E Lopez
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2024000249
 RADIUS: 500

Section: 19 Township: 56 Range: 40
 Applicant: Carlos E Lopez
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 19 Township: 56 Range: 40

Applicant: Carlos E Lopez

Zoning Board: C15

Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Process Number

Z2024000249



Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY

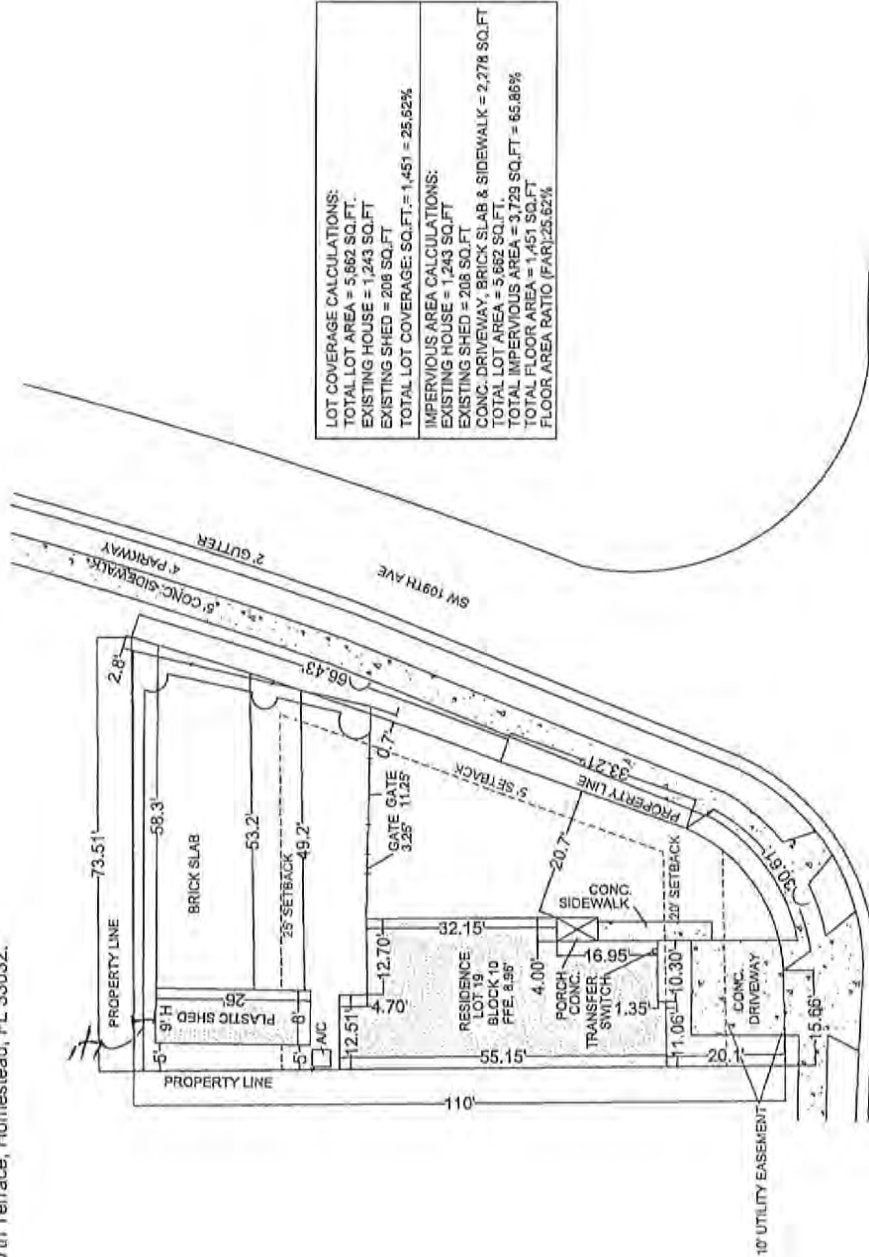
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-249
DATE: JUL 22 2025
BY: CABR

Zoning Hearing to Legalize shed project

Case Z2024000249

Location: 10909 SW 237th Terrace, Homestead, FL 33032.



<p>LOT COVERAGE CALCULATIONS: TOTAL LOT AREA = 5,662 SQ.FT. EXISTING HOUSE = 1,243 SQ.FT. EXISTING SHED = 208 SQ.FT. TOTAL LOT COVERAGE: SQ.FT. = 1,451 = 25.52%</p>	<p>IMPERVIOUS AREA CALCULATIONS: EXISTING HOUSE = 1,243 SQ.FT. EXISTING SHED = 208 SQ.FT. CONC. DRIVEWAY, BRICK SLAB & SIDEWALK = 2,278 SQ.FT. TOTAL IMPERVIOUS AREA = 3,729 SQ.FT. = 65.86% TOTAL FLOOR AREA = 1,451 SQ.FT. FLOOR AREA RATIO (FAR): 25.52%</p>
--	---

NOTES:

ZONING CODE - RU-7H
ZONING DESCRIPTION
TOWNHOUSE DISTRICT 8.5
UNITS PER NET ACRE
ZONING TYPE - RESIDENTIAL
ZONING SUBTYPE - SINGLE FAMILY
BUILDING HEIGHT - 8.98'

ADDRESS:

10909 SW 237TH TERRACE
HOMESTEAD, FL 33032

SITE PLAN

PARCEL ID: 3050190080720

LOT AREA: 0.13 ACRES

PLOT SIZE: 8.5' X 11'

WEBSITE: USASITEPLANS.COM

DRAWING SCALE: 1"=30'



OPTIONAL ELECTRICAL PANEL SCHEDULE

DESCRIPTION	QTY
.0035 KW X 720 SF (MAX) X 1.25	270
7. RECEPTS @ 100 VA / 1000	1.25
1. DED RECEPTS @ 3.20 KW X 1.25	4.00

TOTAL 2.08 KW
 240 X 1000 = 31.25 AMPS
 INSTALL 100 AMP PANEL 120 / 240 V 1P

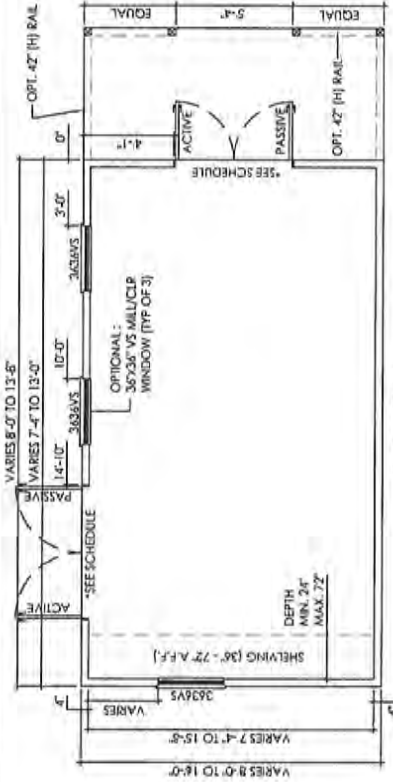
ELECTRICALSCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE (CU. IN.) W/G
1	LIGHTING	15A 1P	14-2 MC
2	RECEPTS	15A 1P	14-2 MC
3	DED. RECEPT	15A 1P	14-2 MC
4	DED. RECEPT	20A 1P	12-2 MC

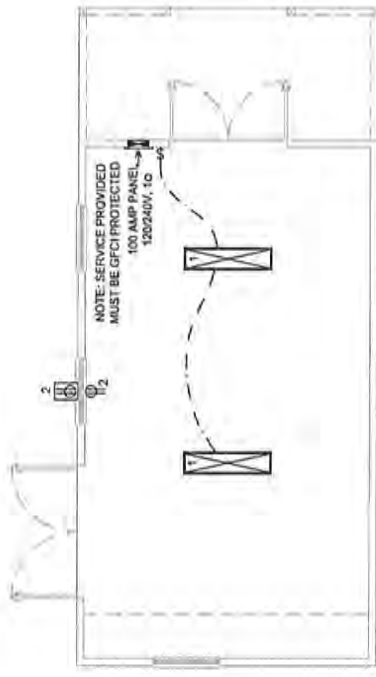
NOTES:

ELECTRICAL LEGEND

- ⊖ DUPLEX RECEPTACLE @ 10' A.F.F.
- ⊖ DUPLEX RECEPTACLE @ 42' A.F.F.
- ⊖ DUPLEX RECEPTACLE @ 16' A.F.F.
- ⊖ 240V RECEPTACLE @ 42' A.F.F.
- G.F.J. DUPLEX RECEPTACLE
- W WEATHERPROOF COVER
- ⊖ W/MSWITCH @ 45' A.F.F.



FLOOR PLAN
 SCALE: 3/16" = 1'-0"



ELECTRICAL PLAN
 SCALE: 3/16" = 1'-0"

ELECTRICAL NOTES 2020 NEC (NFPA-70)

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC).
- WHEN LIGHT FIXTURES ARE INSTALLED, THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE ON 6 INCHES FROM "STORAGE AREA" AS DEFINED IN THE 2020 NEC.
- BEFORE BEGINNING THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING COMPLIANT.
- THE MAIN SERVICE PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
- ALL ELECTRICAL IS AN OPTION PER EACH BUILDING PER OWNER REQUEST. (SERVICE PROVIDED MUST BE GFCI PROTECTED)

HEADER/STUD/STRAP CHART (NON-MATERIAL)

HEADER	MAXIMUM SPAN	HEADER STUDS / BEACH END	FULL LENGTH STUDS / BEACH END	SWAPST / BEACH END OF HEADER
127FK4	3'-3"	1	1	1
127FK5	4'-0"	1	2	2
127FK6	4'-6"	2	2	2
127FK7	5'-3"	2	2	2
127FK17	11'-4"	2	2	2

OPT. DOOR / WINDOW SCHEDULE

SWING DOORS	3.4.5.6 FT.
WIDTH	6'-0", 6'-8" OR 8'-0"
HEIGHT	6'-0", 6'-8" OR 8'-0"
ROLL-UP DOORS	
WIDTH	6.7.8.9.10 FT.
HEIGHT	7'-0", 8'-0" OR 9'-0"
WINDOWS	27X36" 36X36"
	30X30"

NOTE: ALL ITEMS ABOVE ARE LISTED IN QUALITY CONTROL MANUAL WITH PRODUCT APPROVAL REFERENCE PER RULE 9N-3.

DESIGN PRESSURES

DOORS (by SIAAR)	+/- 38.0 PSF
ROOF UP DOORS (by JANUS INTERNATIONAL GROUP)	+/- 43.0 PSF
WINDOWS (by SIAAR)	+/- 58 PSF

D/P INFO. PROVIDED BY SUNCREST

Zoning Hearing to Legalize shed project

Case Z2024000249

Location: 10909 SW 237th Terrace, Homestead, FL 33032.

SOIL CONCRETE LLC
 ENGINEERING SERVICES
 JAVIER A. NASTAVI P.E.
 400 BISCAYNE BLVD. STE. 30
 MIAMI, FL 33137
 PH: (305) 336-1234

DATE: 02-07-2024
 DRAWN: A.R.
 JOB: 24-035 SS700
 SHEET NO.



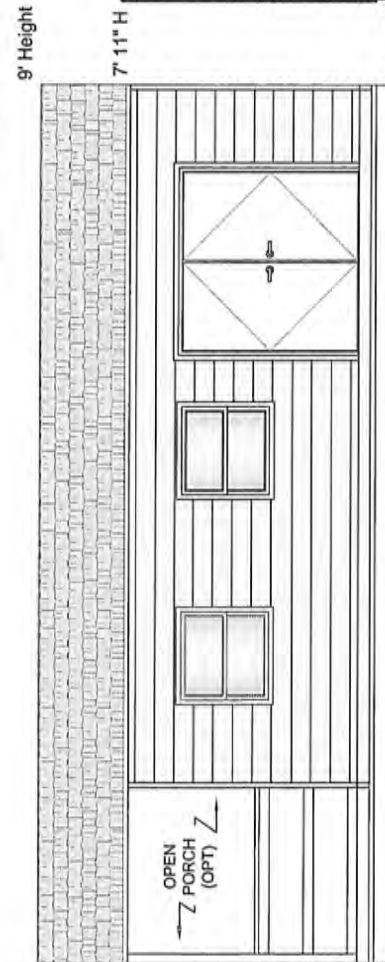
MODULAR STRUCTURE FOR:
SUNCREST SHEDS
 (866) 675-8600
 1451 COMMERCE DRIVE LABELLE, FL 33935

Rao Designs, LLC
 ANTONIO RAO 239-249-1634
 3098 ENTERPRISE AVE #210 NAPLES, FLORIDA 34104
 antonio.rao1@gmail.com

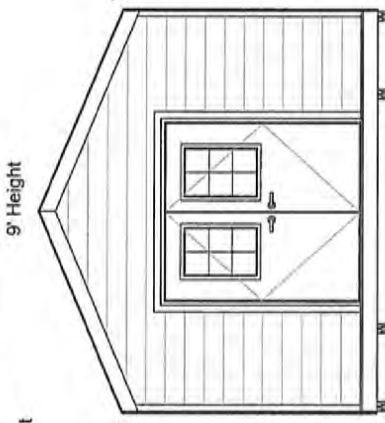
A3

SS-700-S-23

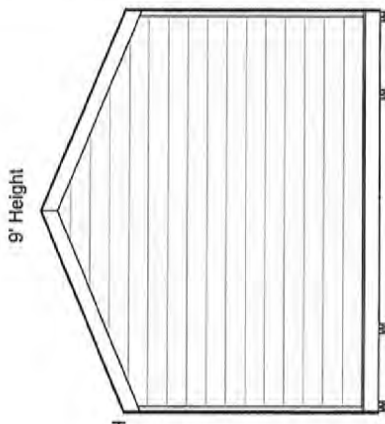
STANDARD: "CENTER PEAK" STYLE ROOF



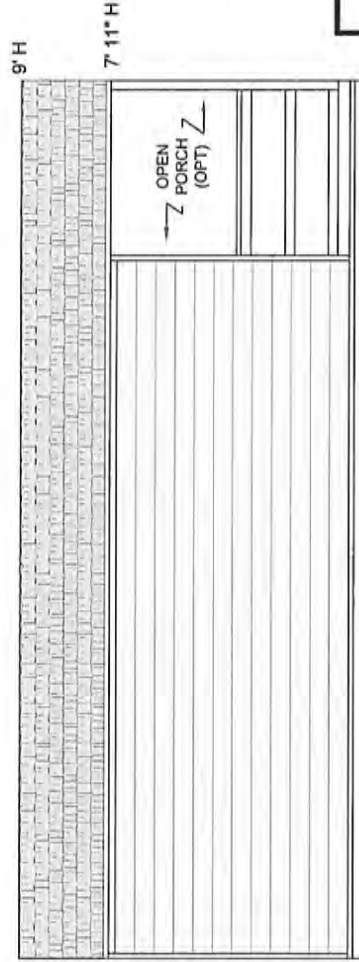
RIGHT SIDE ELEVATION 26' Length
SCALE: 1/4" = 1'-0"



FRONT END ELEVATION
SCALE: 1/4" = 1'-0" 8' Width



REAR END ELEVATION
SCALE: 1/4" = 1'-0" 8' Width



LEFT SIDE ELEVATION 26' Length
SCALE: 1/4" = 1'-0"

Zoning Hearing to Legalize shed project
 Case Z2024000249
 Location: 10909 SW 237th Terrace, Homestead, FL 33032.

SS-700-S-23

MODULAR STRUCTURE FOR:
SUNCREST SHEDS
 (863) 675-8600
 1451 COMMERCE DRIVE LABELLE, FL 33935



SOIL CONCRETE LLC
 ENGINEERING SERVICES
 JAVIER A. NASTAVI, P.E.
 4900 DISCOVERY BLVD. STE. 301
 MIAMI, FL 33137
 PH: (305) 308-1244

DATE: 02-07-2024
 DRAWN: A.R.
 JOB: 24-035 SS700
 SHEET NO. **A1**

TILE INSTALLATION BY:
 REGINALD TRACY, JR.
 6504 S.W. 7th, LCC 035020
 33500 SW 11th St, Suite 100
 Coral Gables, Florida 33134

2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL

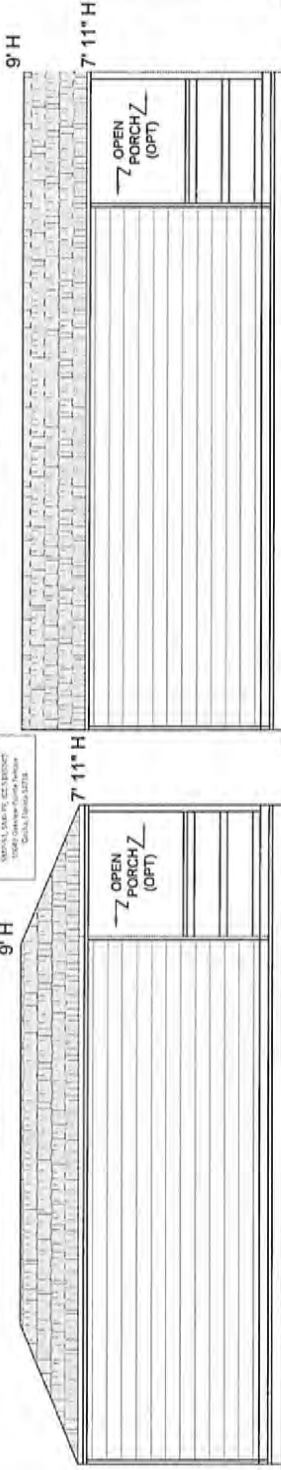
SS-700-S-23 2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL **SS-700-S-23**

OPTIONAL: "HIP" STYLE ROOF

OPTIONAL: "SINGLE SLOPE" STYLE ROOF

TILE ROOF OPTION
COMPLIES WITH
FBC, 8TH EDITION (2023),
180 MPH (EXP. D)

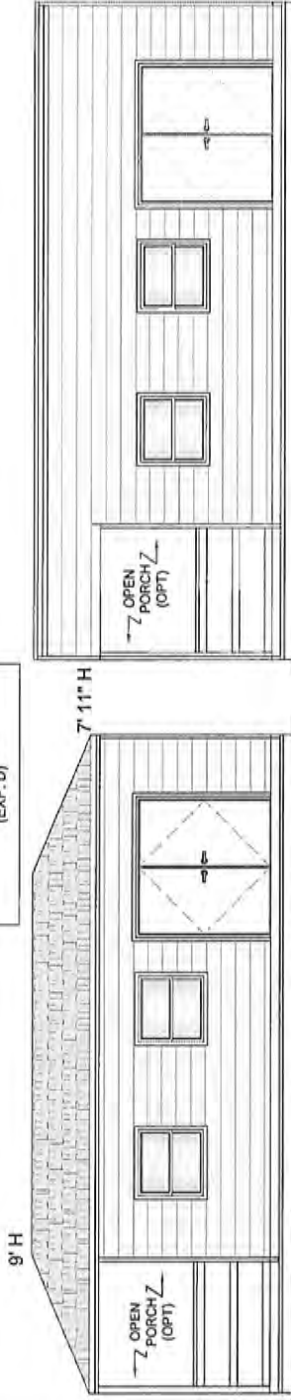
* SINGLE SLOPE ROOF OPTION
COMPLIES WITH FBC, 8TH EDITION
(2023), 180 MPH (EXP. D)



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

* HIP ROOF OPTION COMPLIES WITH
FBC, 8TH EDITION (2023), 180 MPH
(EXP. D)

LEFT SIDE ELEVATION 26' Length
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

CONVENTIONAL FRAMING SPAN
RAFTER SPAN (SINGLE SLOPE ONLY)
2x4 16" O.C. 8'-11" 2x6 16" O.C. 12'-0"
2x8 16" O.C. 16'-0"

Zoning Hearing to Legalize shed project
Case Z2024000249

SS-700-S-23

Location: 10909 SW 237th Terrace,
Homestead, FL 33032.

SOIL CONCRETE LLC
ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
400 BRICKMAN BLVD. STE. 20
MIAMI, FL 33134
TEL: (305) 316-1244

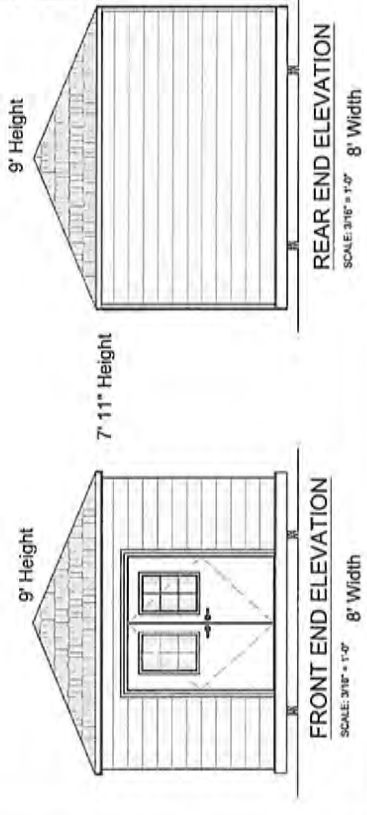
DATE: 02-07-2024
DRAWN: A.R.
JOB: 24-035 SS700
SHEET NO.



MODULAR STRUCTURE FOR:
SUNCREST SHEDS
(863) 875-8600
1451 COMMERCE DRIVE LABELLE, FL 33935

Rao Designs, LLC
ANTONIO RAO 238-243-1534
3008 ENTERPRISE AVE 6TH FLOOR, FORTLAUDERDALE, FL 34644
antonio.rao1@gmail.com

A2



FRONT END ELEVATION
SCALE: 3/16" = 1'-0"

REAR END ELEVATION
SCALE: 3/16" = 1'-0"

8' Width

8' Width

2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL

NOTE
TRUSS PLATE W/OF: A/P/N/E

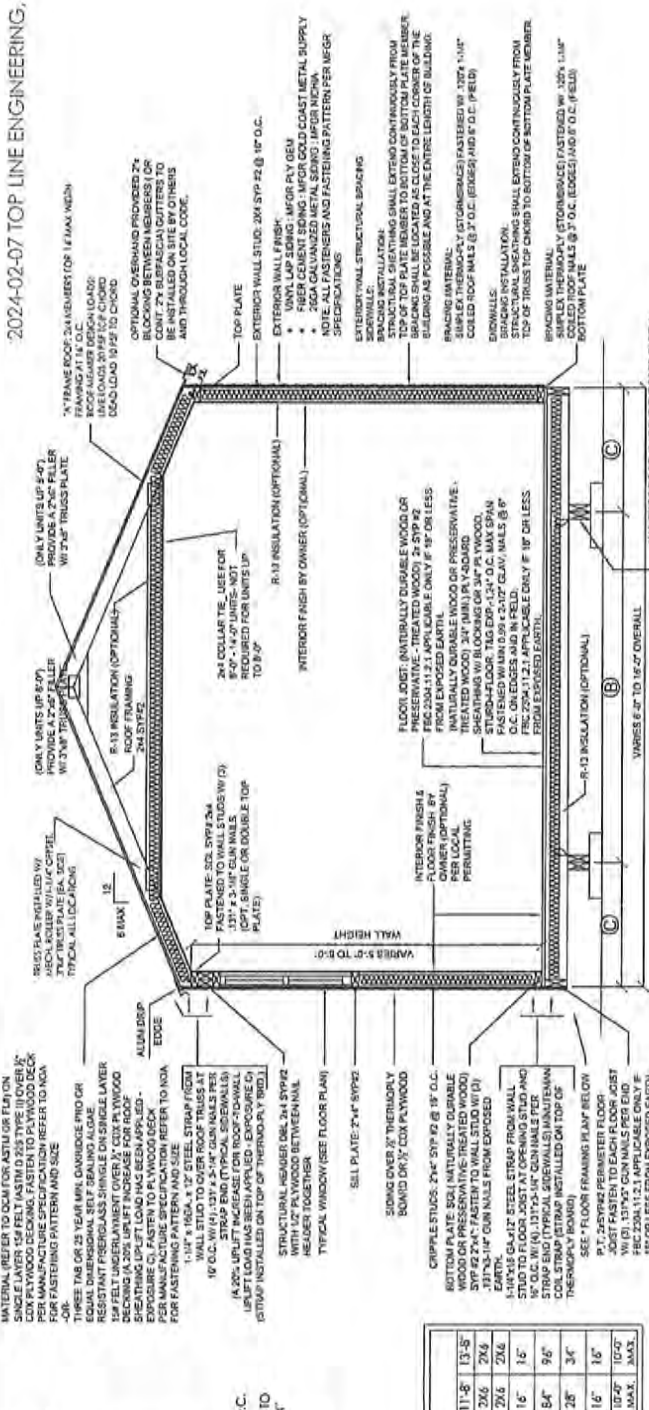


1/2" APA RATED PLYWOOD SHEATHING TO 8' 0" STAGGER JOINTS W/8" NAILS @ 6" O.C. (EDGES) AND 6" O.C. (FIELD)

ROOF SHEATHING DETAIL
SCALE: NOT TO SCALE

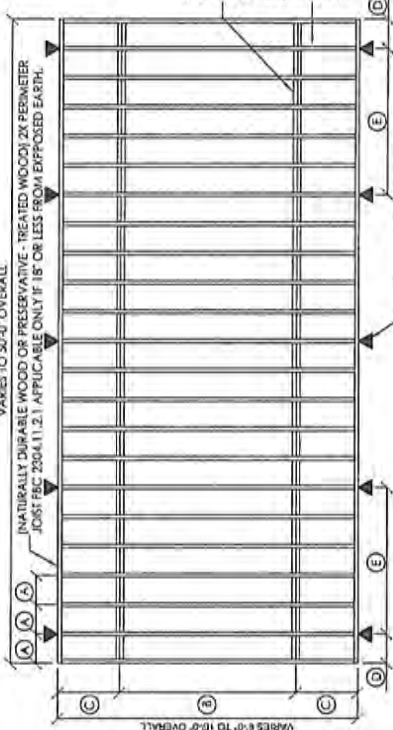
UNIT WIDTH	6'-0"	8'-0"	10'-0"	11'-6"	13'-6"
FLOOR JOISTS	2x4	2x4	2x4	2x6	2x6
PERIMETER JOIST	2x4	2x4	2x4	2x4	2x6
A. O.C. SPACING	24"	16"	16"	16"	16"
ⓑ DIM.	40"	60"	84"	84"	96"
ⓒ DIM.	16"	18"	18"	28"	34"
ⓓ DIM.	16"	16"	16"	16"	16"
ⓔ DIM.	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"

*ALL 5'-0" MAX. FOR DBL WIDE UNITS



ALL SEEDS TO BE 6" ABOVE EXPOSED EARTH. SEE SHEET 24-001 FOR DETAILS. EACH OTHER FLOOR JOIST TO BE FASTENED TO OTHER JOIST W/ (1) SIMPSON FH (OR EQUIV.) - SEE DETAIL.

CROSS SECTION
SCALE: 3/8" = 1'-0"



FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



SOIL CONCRETE LLC
ENGINEERING SERVICES
JAYVIER A. NASTAVI, P.E.
400 BISCAYNE BLVD, STE. 203
MIAMI, FL 33137
PH: (954) 316-1244

DATE: 02-07-2024
DRAWN: A.R.
JOB: 24-035 SS700
SHEET NO. **A4**

Professional Engineer Seal for Jayvier A. Nastavi, No. 93573, State of Florida.

Modular Structure for: **SUNCREST SHEDS**
(863) 675-6600
1451 COMMERCE DRIVE LABELLE, FL 33935

Zoning Hearing to Legalize shed project:
Case Z2024000249
Location: 10909 SW 237th Terrace, Homestead, FL 33032.

SS-700-S-23
Rao Designs, LLC
ANTONIO, RAO 238-243-1524
309 ENTERPRISE AVE #20 NAPLES, FLORIDA 34104
antonio.rao@gmail.com

HVHZ APPROVED

GENERAL NOTES

- BUILDINGS ARE APPROVED FOR RESIDENTIAL LAWN STORAGE ONLY.
- IN ACCORDANCE WITH FLORIDA STATUTE 553.80 (1) D F.S., LAWN STORAGE BUILDINGS AND STORAGE SHEDS BEARING THE INSIGNIA OF APPROVAL OF THE DEPARTMENT ARE NOT SUBJECT TO S. 553.842, (FLORIDA PRODUCT APPROVALS) BUT SHALL MEET THE DESIGN WIND LOAD REQUIREMENTS OF THE 2023 FBC, 8TH EDITION, COMPONENTS AND CLADDING PRODUCTS USED TO CONSTRUCT THE SHED ARE SUBJECT TO SECTION 553.8425, F.S., AND SECTIONS 1703.5.4, OF THE FLORIDA BUILDING CODE.
- IN ACCORDANCE WITH FBC 1609.1.2 (B), AND FBC SECTION 1626.1 EXCEPTION (F), STORAGE SHEDS THAT ARE NOT DESIGNED FOR HUMAN HABITATION AND THAT HAVE A FLOOR AREA OF LESS THAN 720 SQUARE FEET OR LESS ARE NOT REQUIRED TO COMPLY WITH THE MANDATORY WINDBORNE DEBRIS IMPACT STANDARDS OF THIS CODE.
- IN ACCORDANCE WITH FBC 1010.1.1, EXCEPTION (10) BUILDINGS THAT ARE 400 SQUARE FEET OR LESS AND THAT ARE INTENDED FOR USE IN CONJUNCTION WITH ONE- AND TWO-FAMILY RESIDENCES ARE NOT SUBJECT TO THE DOOR HEIGHT AND WIDTH REQUIREMENTS OF THIS CODE.
- THIS BUILDING IS EXEMPT FROM THE FECC PER SECTIONS R101.4.2.4, R402.1, EXCEPTION 1.2.
- IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE CODE RULE 61-41.009, PHOTOCOPIES OF APPROVED PLANS SHALL BE SUFFICIENT FOR LOCAL PERMIT APPLICATION DOCUMENTS OF RECORD FOR THE MODULAR BUILDING PORTION OF THE PERMITTED PROJECT.
- IN ACCORDANCE WITH FBC 107.3, EXCEPTION (1), BUILDING PLANS APPROVED PURSUANT TO SECTION 553.77(5), FLORIDA STATUTES, AND STATE-APPROVED MANUFACTURED BUILDINGS ARE EXEMPT FROM LOCAL CODES ENFORCING AGENCY PLAN REVIEWS EXCEPT FOR PROVISIONS OF THE CODE RELATING TO ERECTION, ASSEMBLY, OR CONSTRUCTION AT THE SITE, ERECTION, ASSEMBLY, AND CONSTRUCTION AT THE SITE ARE SUBJECT TO LOCAL PERMITTING AND INSPECTIONS.
- ALL WINDOWS AND DOORS SHALL MEET THE MINIMUM SPECIFICATIONS PER THE APPROVED PLANS AND THE 2023 FBC, 8TH EDITION.
- COMPONENTS/CLADDING SHALL BE IN COMPLIANCE WITH THE 2023 FBC 8TH EDITION, FLAT METAL STRAPS CAN BE BENT AROUND STRUCTURAL MEMBERS, WALL STUDS, TRUSSES, CHORDS, ETC. TO HELP SECURE THESE MEMBERS, PROVIDED THAT THE ADDED BEND DOES NOT INTERFERE WITH ANY OF THE EXISTING BREAKS/BENDS IN THE STRAP PER MANUFACTURER'S SPECIFICATIONS.
- HVHZ COMPONENTS UTILIZED FOR SHEDS REQUIRE THAT INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
- FOUNDATION PLANS ARE NOT PART OF THIS PLAN SET AND ARE GOVERNED BY LOCAL JURISDICTION.
- REFER TO THE DOWN DETAILS FOR PROPER INSTALLATION REQUIREMENTS TO MEET CODE.
- GUTTERS SHALL BE SITE INSTALLED AND SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
- IF A WALL IS FRAMED FOR FUTURE HVAC UNITS, UNIT INSTALLATION SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.
- WINDOWS AND DOORS INSTALLED BY THE CUSTOMER SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND SHALL COMPLY WITH LOCAL REQUIREMENTS FOR PERMITTING.

SITE INSTALLED ITEMS:

- NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIAL THAT MAY BE REQUESTED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
- THE COMPLETE FOUNDATION SUPPORT AND THE TIE DOWN SYSTEM.
 - ELECTRICAL SERVICE HOOK-UP (INCLUDING THE FEEDERS) TO THE BUILDING.
 - THE MAIN ELECTRICAL PANEL AND SUB-FEEDERS (MULTI-UNITS ONLY).
 - GUTTERS TO BE INSTALLED ON-SITE BY OTHERS AND THROUGH LOCAL CODE.
 - SHEDS LOCATED IN FLOOD HAZARD AREA MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS. FLOOD VENTS TO BE PROVIDED AND INSTALLED ON-SITE BY OTHERS PER LOCAL AUTHORITY HAVING JURISDICTION PER ASCE PER ASCE 24-14.

SHED STRUCTURE FOR:



2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL

BUILDING CODE	FBC, 8TH EDITION (2023)
RESIDENTIAL CODE	FRBC, 8TH EDITION (2023)
ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE
WIND DESIGN METHOD:	ASCE/SEI 7-22
BUILDING TYPE	RESIDENTIAL LAWN STORAGE SHED
MANUFACTURER	SUNCREST SHEDS
AGENCY	TOP LINE ENGINEERING, LLC
AGENCY PLAN NUMBER	SS-7005-S-23
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NO
PIPE PENETRATION SYSTEM	NO
ALLOWABLE # OF STORIES	1
WIND VELOCITY	180 MPH, EXPOSURE D
FIRE RATING OF EXTERIOR WALLS	0
FLOOR LIVE LOAD	125 PSF
FLOOR DEAD LOAD	10 PSF
ROOF LIVE LOAD	30 PSF
ROOF DEAD LOAD	10 PSF
"R" RATING OF FLOOR, WALL & ROOF	N/A
MODULES PER BUILDING	1
SQUARE FOOTAGE	719 SQ. FT (MAX)
HURRICANE PROTECTION USAGE	NO
HURRICANE SHELTER USAGE	NO
HVHZ APPROVED	YES

PLEASE NOTE: ANY QUESTIONS REGARDING LOCAL PERMITTING SHOULD BE DIRECTED TO THE MANUFACTURER. THE MANUFACTURER'S CONTACT INFO CAN BE FOUND IN THE TITLE BLOCK OF THE PLANS.

Please note: Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.

DRAWING INDEX

C1	COVER SHEET
A1	EXTERIOR ELEVATIONS
A2	EXTERIOR ELEVATIONS
A3	FLOOR PLAN/ELECTRICAL
A4	CROSS SECTION DETAILS
A5	DETAILS
A6	DETAILS

CODE COMPLIANCE

FLORIDA BUILDING CODE, 8TH EDITION (2023)
2020 NEC (NFPA-70)
ASCE/SEI 7-22

STRUCTURAL LOAD LIMITATIONS

WIND LOAD CRITERIA

- 180 MPH WIND
- ASCE (7-22)
- D
- D
- GCFI = 0.18
- ENCLOSED
- NO OVERHANG
- 125 PSF FLOOR LIVE LOAD
- 10 PSF FLOOR DEAD LOAD
- 30 PSF ROOF LIVE LOAD
- 10 PSF ROOF DEAD LOAD
- V-B
- U

WIND SPEED (MPH)
WIND CATEGORY
BUILDING CATEGORY
EXPOSURE CATEGORY
INTERNAL PRESSURE COEFFICIENT
ALLOWABLE NO. FLOORS
OVERHANG
FLOOR LIVE LOAD
FLOOR DEAD LOAD
ROOF LIVE LOAD
ROOF DEAD LOAD
CONSTRUCTION TYPE
OCCUPANCY TYPE
FIRE RATING EXT WALLS

COMPONENT & CLADDING LOAD

- (ROOF)
P1= ZONE 1:-53.40 PSF, ZONE 2: -68.14 PSF, ZONE 3: -69.14 PSF (WALL)
PW= ZONE 4: -47.50 PSF, ZONE 5: -56.90 PSF
- THIS BUILDING IS NOT DESIGNED FOR PLACEMENT ON THE UPPER HALF OF A HILL OR ESCARPMENT EXCEEDING 15 FEET IN HEIGHT
- SEISMIC LOAD: N/A
- FLOOD LOAD: SHEDS LOCATED IN A FLOOD HAZARD AREA MUST COMPLY WITH THE LOCAL FLOOD ZONE REGULATIONS.

SOIL CONCRETE LLC
ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
430 BISCAYNE BLVD. STE. 205
MIAMI, FL 33137
PH: (305) 376-1214



MODULAR STRUCTURE FOR:
SUNCREST SHEDS
(963) 675-8600
1451 COMMERCE DRIVE LABELLE, FL 33935

Rao Designs, LLC
ANTONIO RAO 238-243-1534
2008 ENTERPRISE AVE #210 MIAMI, FLORIDA 33134
antoniorao1@gmail.com

DATE:	02-07-2024
DRAWN:	A.R
JOB:	24-035 SS700
SHEET NO.	C1

2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL

NOTE
TILES PLATE MFG: ALPINE

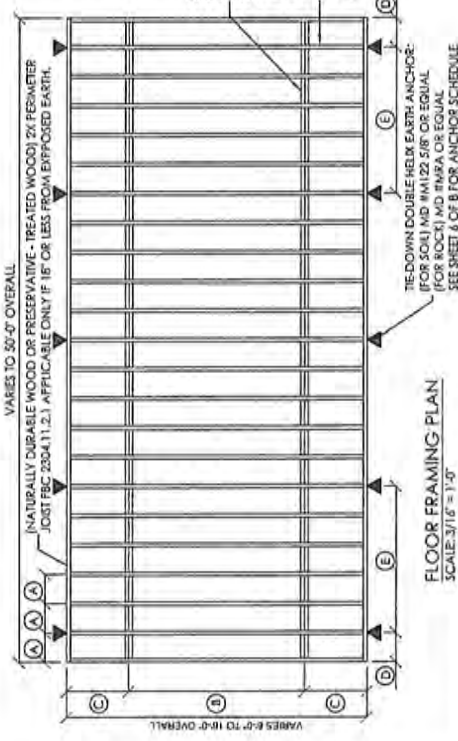
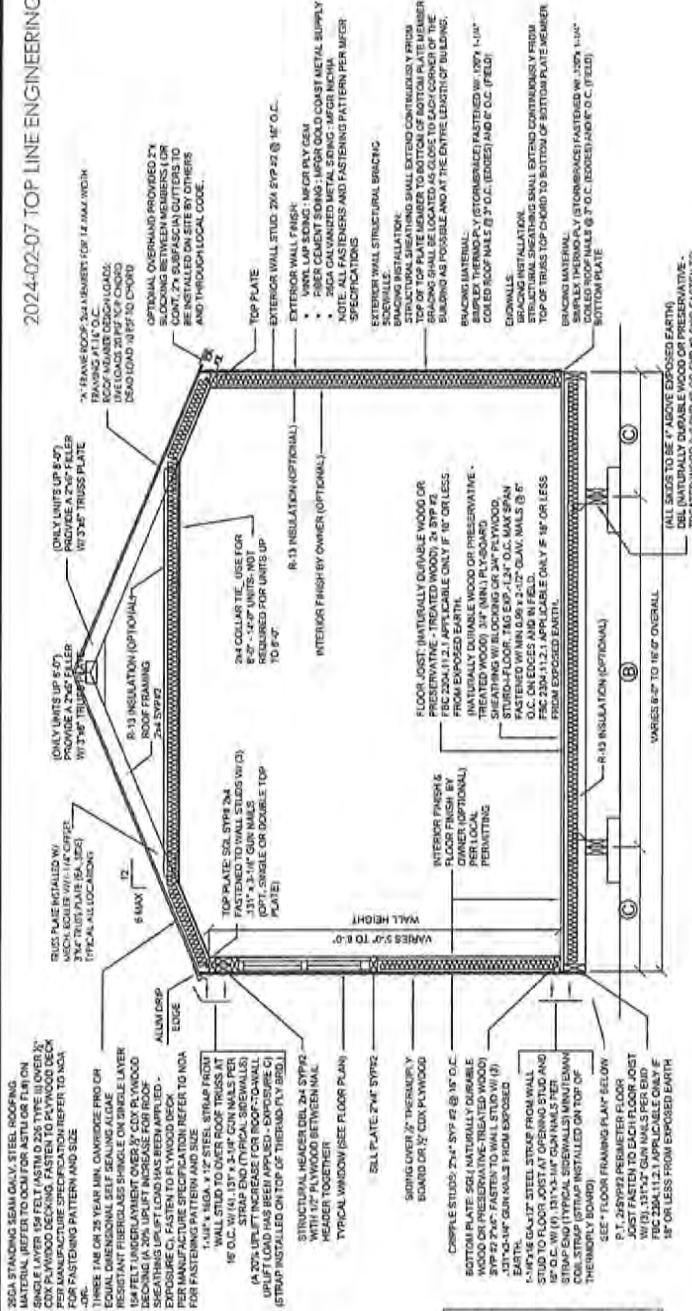


1/2" APA RATED PLYWOOD SHEATHING TO BE FASTENED TO TRUSSES WITH 8" O.C. (EDGES) AND 6" O.C. (FIELD)

ROOF SHEETING DETAIL
SCALE: NOT TO SCALE

FLOOR JOIST SCHEDULE	UNIT WIDTH	5'-0"	8'-0"	10'-0"	11'-9"	13'-9"
FLOOR JOISTS	2x4	2x4	2x4	2x4	2x6	2x6
PERIMETER JOIST	2x4	2x4	2x4	2x4	2x6	2x6
A. O.C. SPACING	24"	16"	16"	16"	16"	16"
ⓑ DIM.	40"	40"	64"	64"	64"	96"
ⓒ DIM.	16"	18"	18"	28"	34"	34"
ⓓ DIM.	16"	16"	16"	16"	16"	16"
ⓔ DIM.	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
	MAX.	MAX.	MAX.	MAX.	MAX.	MAX.

*ALL 5'-0" MAX. FOR DBL WIDE UNITS



FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

CROSS SECTION
SCALE: 3/8" = 1'-0"



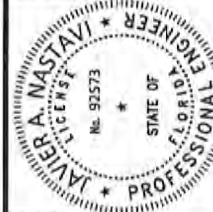
DBL (NATURALLY DURABLE WOOD OR PRESERVATIVE - TREATED WOOD) 2X6 SPOKES (ALL SIDES TO BE 8" ABOVE EXPOSED EARTH)

(NATURALLY DURABLE WOOD OR PRESERVATIVE - TREATED WOOD) 3/4" X 2" FLOOR JOISTS (FBC 2304.11.2.1 APPLICABLE ONLY IF 18" OR LESS FROM EXPOSED EARTH)

TIEDOWN DOUBLE HELM EARTH ANCHOR (FOR ROCK) AND #3/8" OR EQUAL (SEE SHEET 2 OF 8 FOR ANCHOR SCHEDULE)

SS-700-S-23

MODULAR STRUCTURE FOR:
SUNCREST SHEDS
(863) 675-8600
1451 COMMERCE DRIVE LABELLE, FL 33935



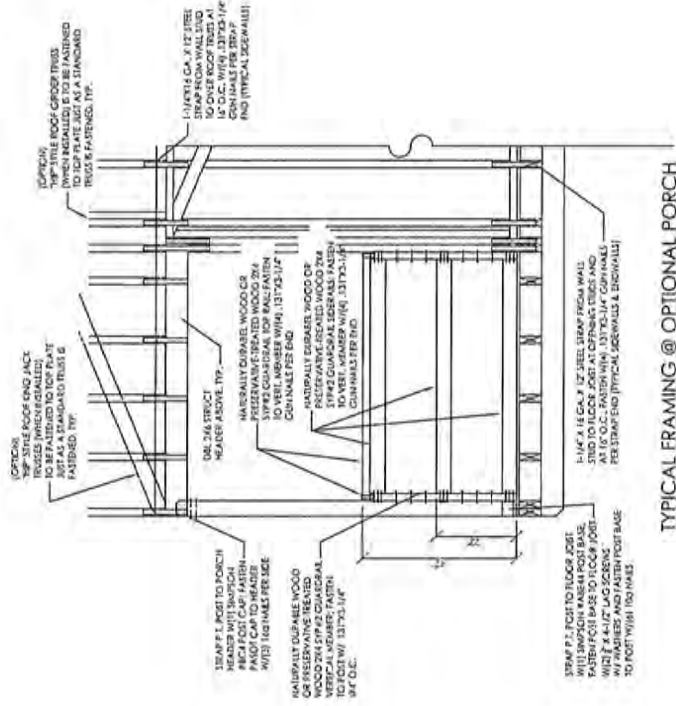
SOIL CONCRETE LLC
ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
4900 BRANNAN BLVD, STE. 203
MIAMI, FL 33137
PH: (855) 310-1344

DATE: 02-07-2024
DRAWN: A.R.
JOB: 24-035 SS700
SHEET NO. **A4**

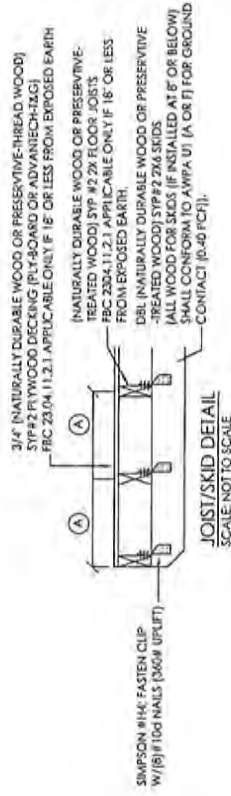
Zoning Hearing to Legalize shed project
Case Z2024000249
Location: 10909 SW 237th Terrace, Homestead, FL 33032.

SOIL ANCHOR SCHEDULE *IF SIZE IS NOT LISTED USE SCHEDULE FOR NEXT SIZE UP

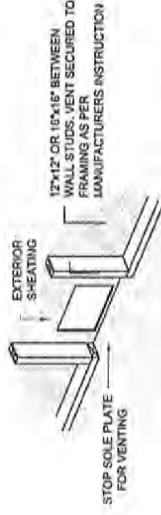
SIZE OF SHEET	TOTAL NO. OF ANCHORS	SIZE OF SHEET	TOTAL NO. OF ANCHORS	SIZE OF SHEET	TOTAL NO. OF ANCHORS
3X5	4	6X22	6	16X16	12
3X6	4	6X24	6	16X18	12
3X8	4	10X12	4	16X20	12
3X10	4	10X14	4	16X22	12
4X6	4	10X16	4	16X24	12
4X8	4	16X16	6	16X30	14
4X10	4	10X20	6	16X40	14
4X12	4	10X22	6	20X20	14
4X14	4	10X24	6	20X24	14
4X16	4	12X12	4	20X26	14
4X18	4	12X16	6	20X28	14
4X20	4	12X18	6	20X30	14
6X14	6	12X24	6	20X32	16
6X16	6	12X26	6	20X34	16
6X18	6	12X30	6	20X36	16
6X20	6	12X32	6	20X38	16
8X10	8	22X22	8	24X24	16
8X12	8	14X16	4	24X26	16
8X14	8	14X18	6	24X28	16
8X16	8	14X20	6	24X30	16
8X18	8	14X22	6	24X32	16
8X20	8	14X24	6	24X34	16
8X22	8	14X26	6	24X36	16
8X24	8	14X28	6	24X38	16
8X26	8	14X30	6	24X40	16
8X28	8	14X32	6	24X42	16
8X30	8	14X34	6	24X44	16
8X32	8	14X36	6	24X46	16
8X34	8	14X38	6	24X48	16
8X36	8	14X40	6	24X50	16
8X38	8	14X42	6	24X52	16
8X40	8	14X44	6	24X54	16
8X42	8	14X46	6	24X56	16
8X44	8	14X48	6	24X58	16
8X46	8	14X50	6	24X60	16
8X48	8	14X52	6	24X62	16
8X50	8	14X54	6	24X64	16
8X52	8	14X56	6	24X66	16
8X54	8	14X58	6	24X68	16
8X56	8	14X60	6	24X70	16
8X58	8	14X62	6	24X72	16
8X60	8	14X64	6	24X74	16
8X62	8	14X66	6	24X76	16
8X64	8	14X68	6	24X78	16
8X66	8	14X70	6	24X80	16
8X68	8	14X72	6	24X82	16
8X70	8	14X74	6	24X84	16
8X72	8	14X76	6	24X86	16
8X74	8	14X78	6	24X88	16
8X76	8	14X80	6	24X90	16
8X78	8	14X82	6	24X92	16
8X80	8	14X84	6	24X94	16
8X82	8	14X86	6	24X96	16
8X84	8	14X88	6	24X98	16
8X86	8	14X90	6	24X100	16
8X88	8	14X92	6	24X102	16
8X90	8	14X94	6	24X104	16
8X92	8	14X96	6	24X106	16
8X94	8	14X98	6	24X108	16
8X96	8	14X100	6	24X110	16
8X98	8	14X102	6	24X112	16
8X100	8	14X104	6	24X114	16
8X102	8	14X106	6	24X116	16
8X104	8	14X108	6	24X118	16
8X106	8	14X110	6	24X120	16
8X108	8	14X112	6	24X122	16
8X110	8	14X114	6	24X124	16
8X112	8	14X116	6	24X126	16
8X114	8	14X118	6	24X128	16
8X116	8	14X120	6	24X130	16
8X118	8	14X122	6	24X132	16
8X120	8	14X124	6	24X134	16
8X122	8	14X126	6	24X136	16
8X124	8	14X128	6	24X138	16
8X126	8	14X130	6	24X140	16
8X128	8	14X132	6	24X142	16
8X130	8	14X134	6	24X144	16
8X132	8	14X136	6	24X146	16
8X134	8	14X138	6	24X148	16
8X136	8	14X140	6	24X150	16
8X138	8	14X142	6	24X152	16
8X140	8	14X144	6	24X154	16
8X142	8	14X146	6	24X156	16
8X144	8	14X148	6	24X158	16
8X146	8	14X150	6	24X160	16
8X148	8	14X152	6	24X162	16
8X150	8	14X154	6	24X164	16
8X152	8	14X156	6	24X166	16
8X154	8	14X158	6	24X168	16
8X156	8	14X160	6	24X170	16
8X158	8	14X162	6	24X172	16
8X160	8	14X164	6	24X174	16
8X162	8	14X166	6	24X176	16
8X164	8	14X168	6	24X178	16
8X166	8	14X170	6	24X180	16
8X168	8	14X172	6	24X182	16
8X170	8	14X174	6	24X184	16
8X172	8	14X176	6	24X186	16
8X174	8	14X178	6	24X188	16
8X176	8	14X180	6	24X190	16
8X178	8	14X182	6	24X192	16
8X180	8	14X184	6	24X194	16
8X182	8	14X186	6	24X196	16
8X184	8	14X188	6	24X198	16
8X186	8	14X190	6	24X200	16
8X188	8	14X192	6	24X202	16
8X190	8	14X194	6	24X204	16
8X192	8	14X196	6	24X206	16
8X194	8	14X198	6	24X208	16
8X196	8	14X200	6	24X210	16
8X198	8	14X202	6	24X212	16
8X200	8	14X204	6	24X214	16
8X202	8	14X206	6	24X216	16
8X204	8	14X208	6	24X218	16
8X206	8	14X210	6	24X220	16
8X208	8	14X212	6	24X222	16
8X210	8	14X214	6	24X224	16
8X212	8	14X216	6	24X226	16
8X214	8	14X218	6	24X228	16
8X216	8	14X220	6	24X230	16
8X218	8	14X222	6	24X232	16
8X220	8	14X224	6	24X234	16
8X222	8	14X226	6	24X236	16
8X224	8	14X228	6	24X238	16
8X226	8	14X230	6	24X240	16
8X228	8	14X232	6	24X242	16
8X230	8	14X234	6	24X244	16
8X232	8	14X236	6	24X246	16
8X234	8	14X238	6	24X248	16
8X236	8	14X240	6	24X250	16
8X238	8	14X242	6	24X252	16
8X240	8	14X244	6	24X254	16
8X242	8	14X246	6	24X256	16
8X244	8	14X248	6	24X258	16
8X246	8	14X250	6	24X260	16
8X248	8	14X252	6	24X262	16
8X250	8	14X254	6	24X264	16
8X252	8	14X256	6	24X266	16
8X254	8	14X258	6	24X268	16
8X256	8	14X260	6	24X270	16
8X258	8	14X262	6	24X272	16
8X260	8	14X264	6	24X274	16
8X262	8	14X266	6	24X276	16
8X264	8	14X268	6	24X278	16
8X266	8	14X270	6	24X280	16
8X268	8	14X272	6	24X282	16
8X270	8	14X274	6	24X284	16
8X272	8	14X276	6	24X286	16
8X274	8	14X278	6	24X288	16
8X276	8	14X280	6	24X290	16
8X278	8	14X282	6	24X292	16
8X280	8	14X284	6	24X294	16
8X282	8	14X286	6	24X296	16
8X284	8	14X288	6	24X298	16
8X286	8	14X290	6	24X300	16
8X288	8	14X292	6	24X302	16
8X290	8	14X294	6	24X304	16
8X292	8	14X296	6	24X306	16
8X294	8	14X298	6	24X308	16
8X296	8	14X300	6	24X310	16
8X298	8	14X302	6	24X312	16
8X300	8	14X304	6	24X314	16
8X302	8	14X306	6	24X316	16
8X304	8	14X308	6	24X318	16
8X306	8	14X310	6	24X320	16
8X308	8	14X312	6	24X322	16
8X310	8	14X314	6	24X324	16
8X312	8	14X316	6	24X326	16
8X314	8	14X318	6	24X328	16
8X316	8	14X320	6	24X330	16
8X318	8	14X322	6	24X332	16
8X320	8	14X324	6	24X334	16
8X322	8	14X326	6	24X336	16
8X324	8	14X328	6	24X338	16
8X326	8	14X330	6	24X340	16
8X328	8	14X332	6	24X342	16
8X330	8	14X334	6	24X344	16
8X332	8	14X336	6	24X346	16
8X334	8	14X338	6	24X348	16
8X336	8	14X340	6	24X350	16
8X338	8	14X342	6	24X352	16
8X340	8	14X344	6	24X354	16
8X342	8	14X346	6	24X356	16
8X344	8	14X348	6	24X358	16
8X346	8	14X350	6	24X360	16
8X348	8	14X352	6	24X362	16
8X350	8	14X354	6	24X364	16
8X352	8	14X356	6	24X366	16
8X354	8	14X358	6	24X368	16
8X356	8	14X360	6	24X370	16
8X358	8	14X362	6	24X372	16
8X360	8	14X364	6	24X374	16
8X362	8	14X366	6	24X376	16
8X364	8	14X368	6	24X378	16
8X366	8	14X370	6	24X380	16
8X368	8	14X372	6	24X382	16
8X370	8	14X374	6	24X384	16
8X372	8	14X376	6	24X386	16
8X374	8	14X378	6	24X388	16
8X376	8	14X380	6	24X390	16
8X378	8	14X382	6	24X392	16
8X380	8	14X384	6	24X394	16
8X382	8	14X386	6	24X396	16
8X384	8	14X388	6	24X398	16
8X386	8	14X390	6	24X400	16
8X388	8	14X392	6	24X402	16
8X390	8	14X394	6	24X404	16
8X392	8	14X396	6	24X406	16
8X394	8	14X398	6	24X408	16
8X396	8	14X400	6	24X410	16
8X398	8	14X402	6	24X412	16
8X400	8	14X404	6	24X414	16
8X402	8	14X406	6	24X416	16
8X404	8	14X408	6	24X418	16
8X406	8	14X410	6	24X420	16
8X408	8	14X412	6	24X422	16
8X410	8	14X414	6	24X424	16
8X412	8	14X416	6	24X426	16
8X414	8	14X418	6	24X428	16
8X416	8	14X420	6	24X43	



TYPICAL FRAMING @ OPTIONAL PORCH
SCALE: NOT TO SCALE



JOIST/SKID DETAIL
SCALE: NOT TO SCALE



OPTIONAL HYDROVENT DETAIL
SCALE: NOT TO SCALE

FLOOD VENTS TO BE PROVIDED AND INSTALLED ON-SITE BY OTHERS PER LOCAL AUTHORITY HAVING JURISDICTION PER ASCE 24-14.

Zoning Hearing to Legalize shed project

Case Z2024000249

Location: 10909 SW 237th Terrace, Homestead, FL 33032.



2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL

SS-700-S-23

MODULAR STRUCTURE FOR:
SUNCREST SHEDS
(863) 676-9600
1451 COMMERCE DRIVE LABELLE, FL 33935



Rao Designs, LLC

ANTONIO RAO 239-242-1534
308 ENTERPRISE AVE FORT MYERS, FLORIDA 33904
antonio@rao1@gmail.com

SOIL CONCRETE LLC
ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
100 HUSKYNBERLVD, STE. 30
BOCA RATON, FL 33307
PH: (561) 986184

DATE: 02-07-2024
DRAWN: A.R.
JOB: 24-035 SS700
SHEET NO.



A6

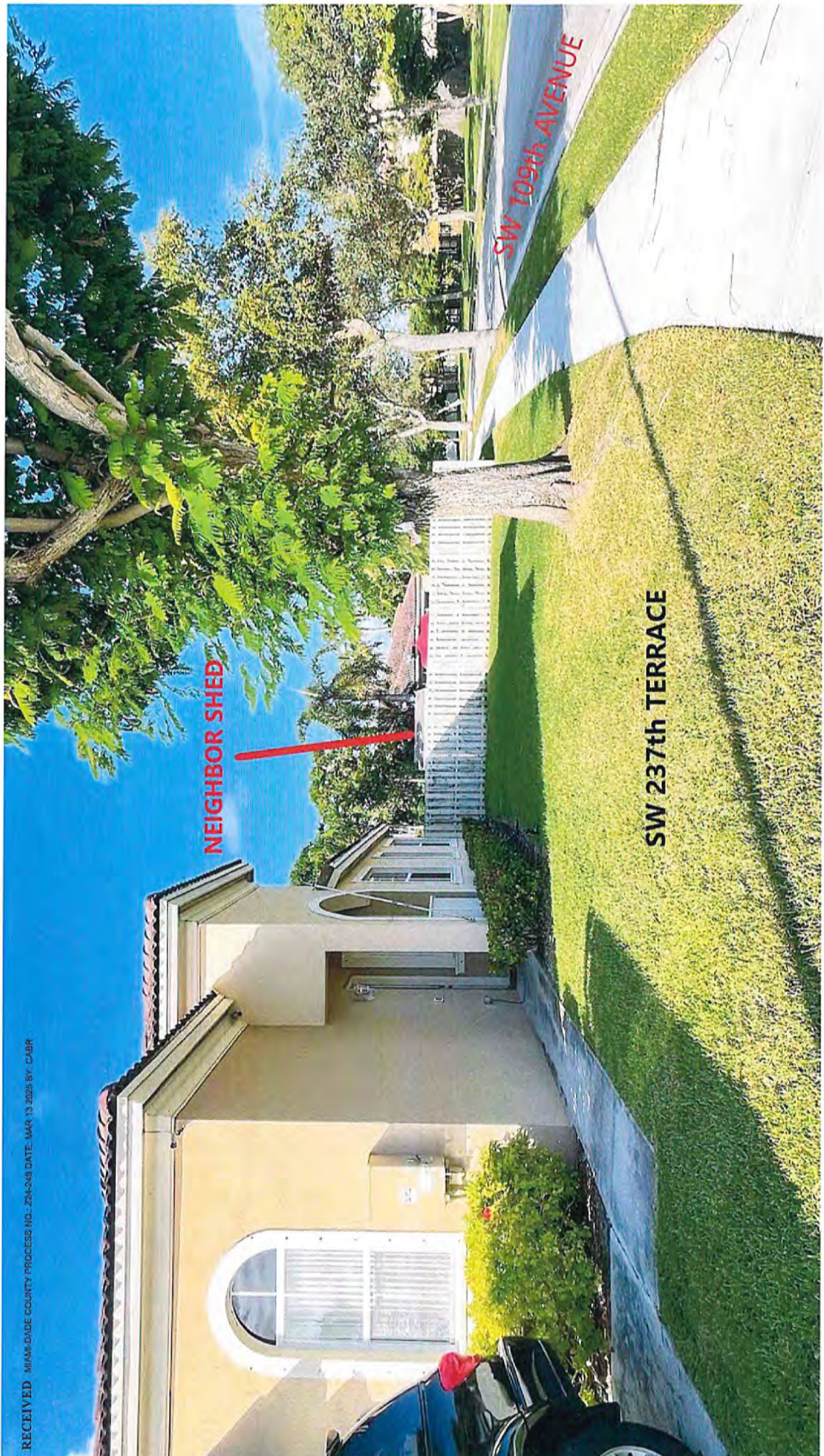


NEIGHBOR SHED

MY SHED

SW 109th AVENUE

RECEIVED MIAMI-DADE COUNTY PROCESS NO. ZN-24-248 DATE: MAR 13 2025 BY: CABR

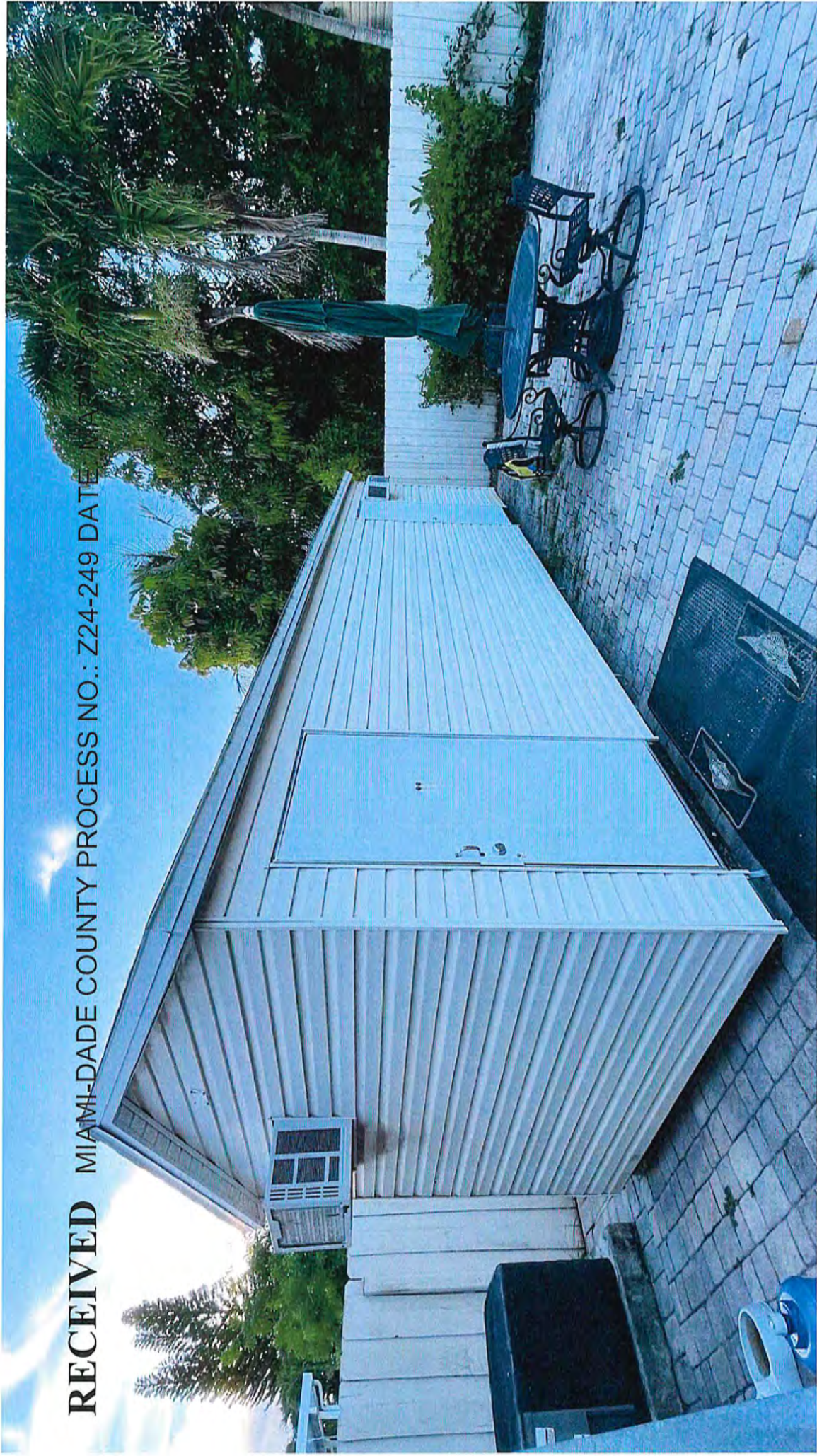


NEIGHBOR SHED

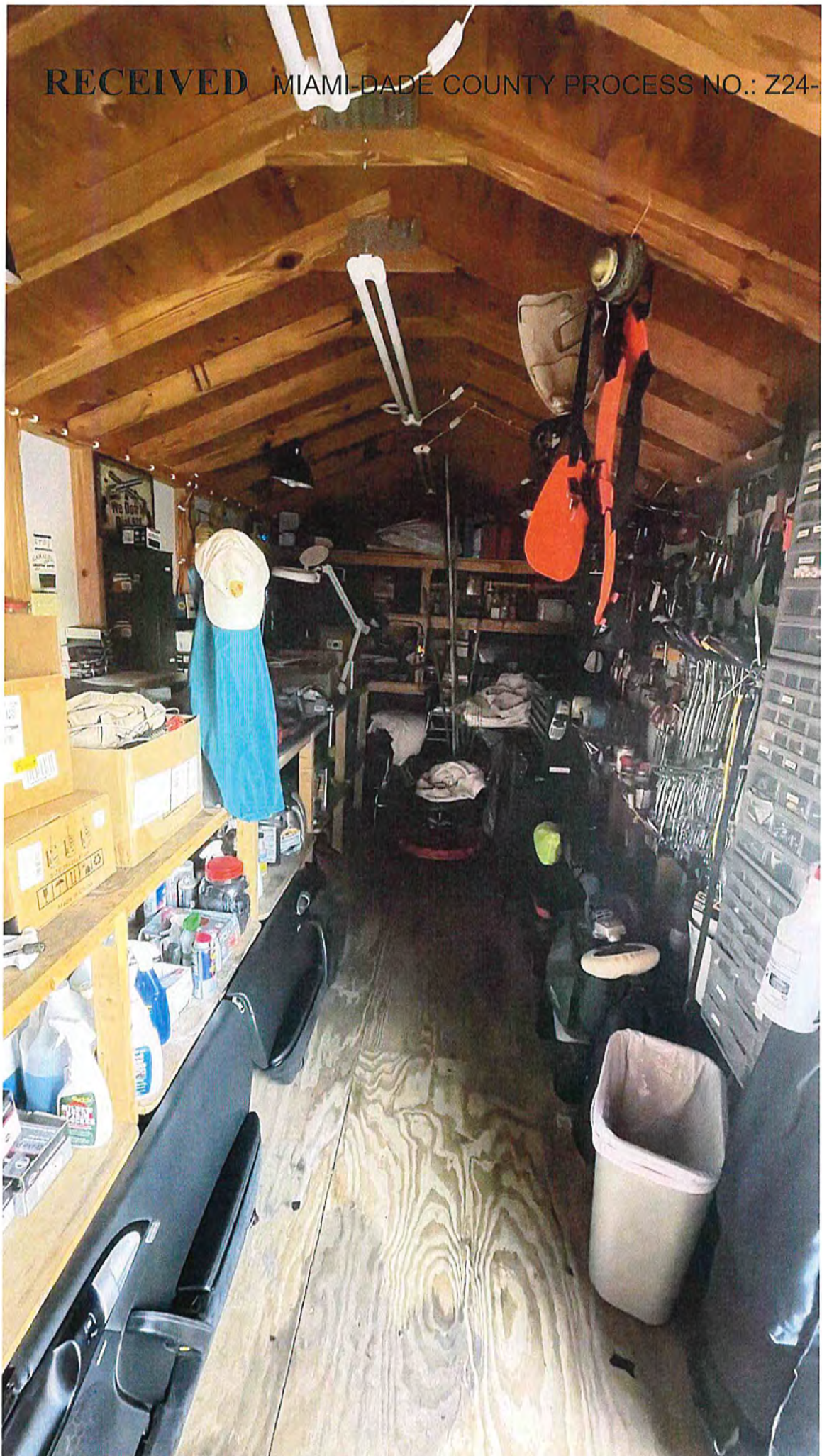
SW 237th TERRACE

SW 109th AVENUE

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: MAY 20, 2024



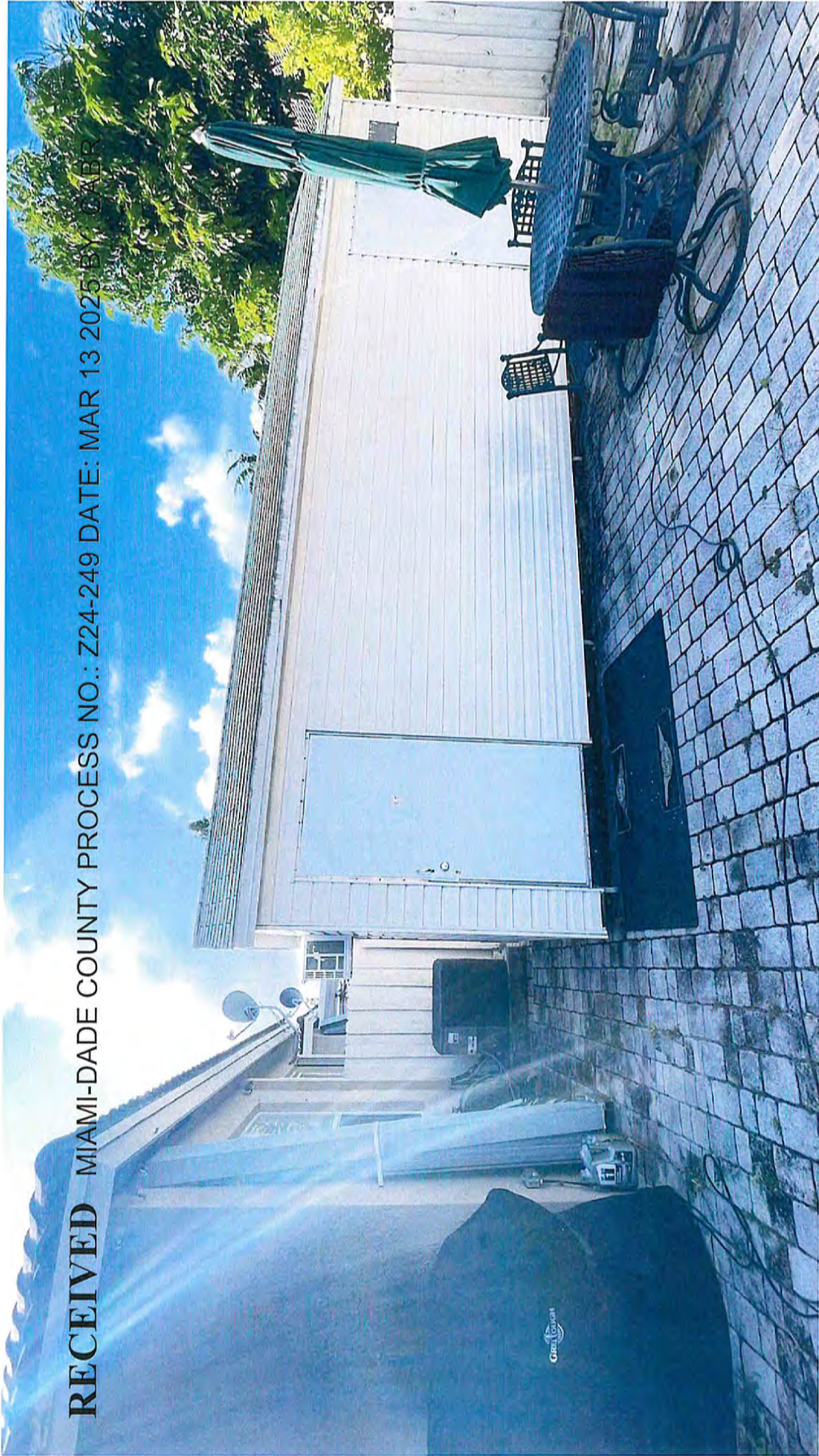
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-



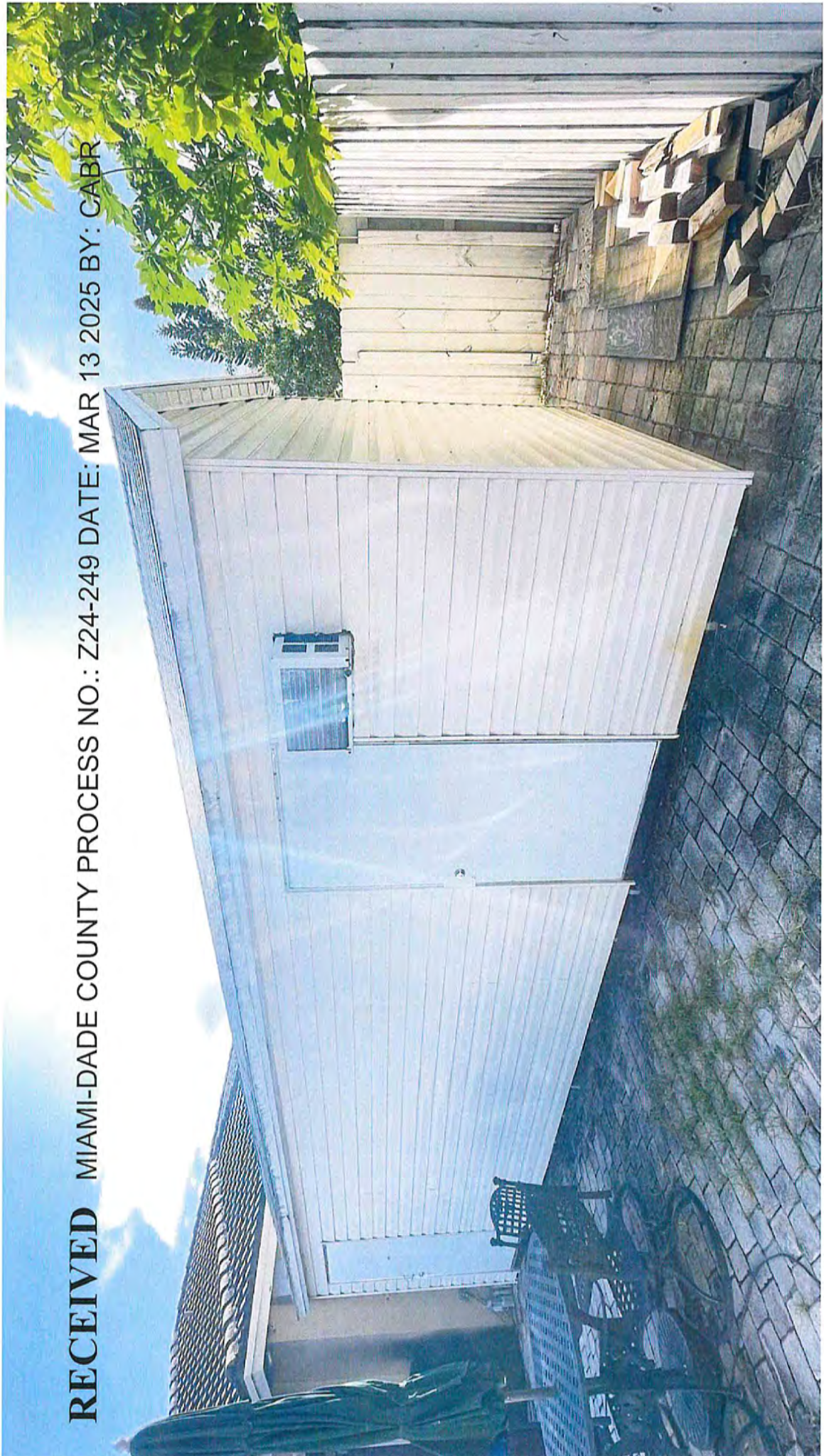
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-

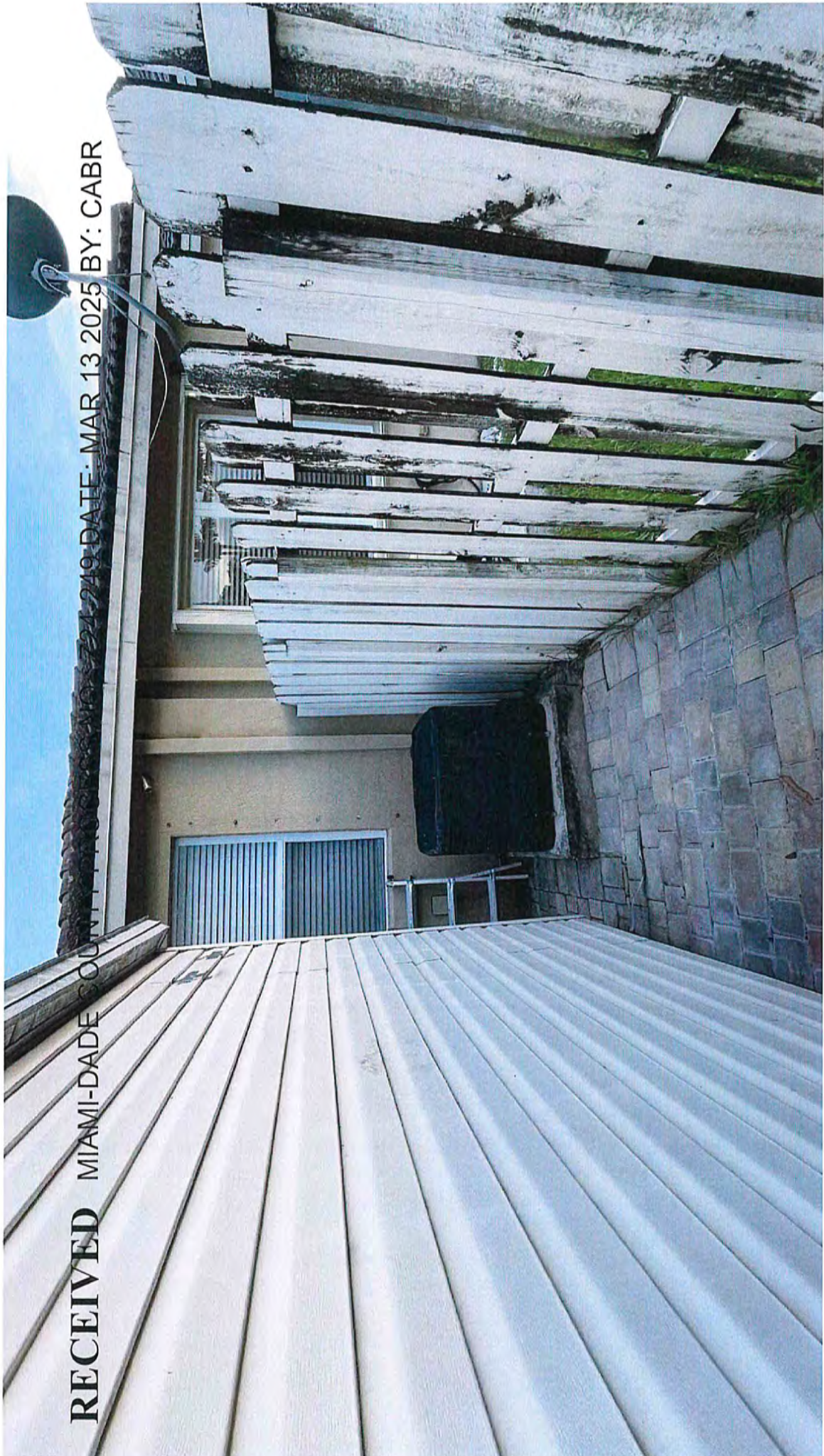


RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: MAR 13 2025 BY: DABR



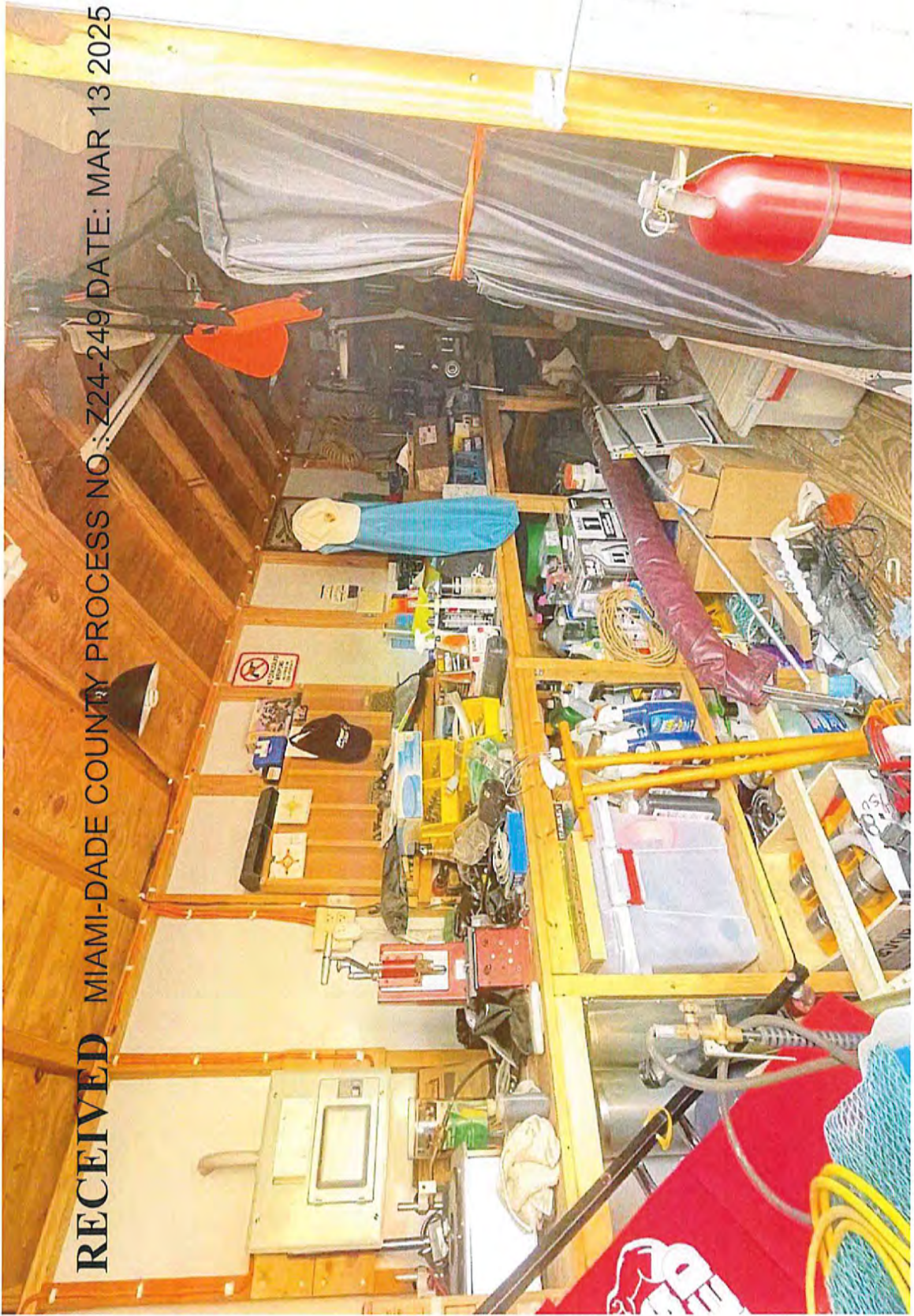
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: MAR 13 2025 BY: CABR





RECEIVED MIAMI-DADE COUNTY PUBLIC WORKS 774-749 DATE: MAR 13 2025 BY: CABR

RECEIVED MIAMI-DADE COUNTY PROCESS NO: Z24-249 DATE: MAR 13 2025 BY: CABR

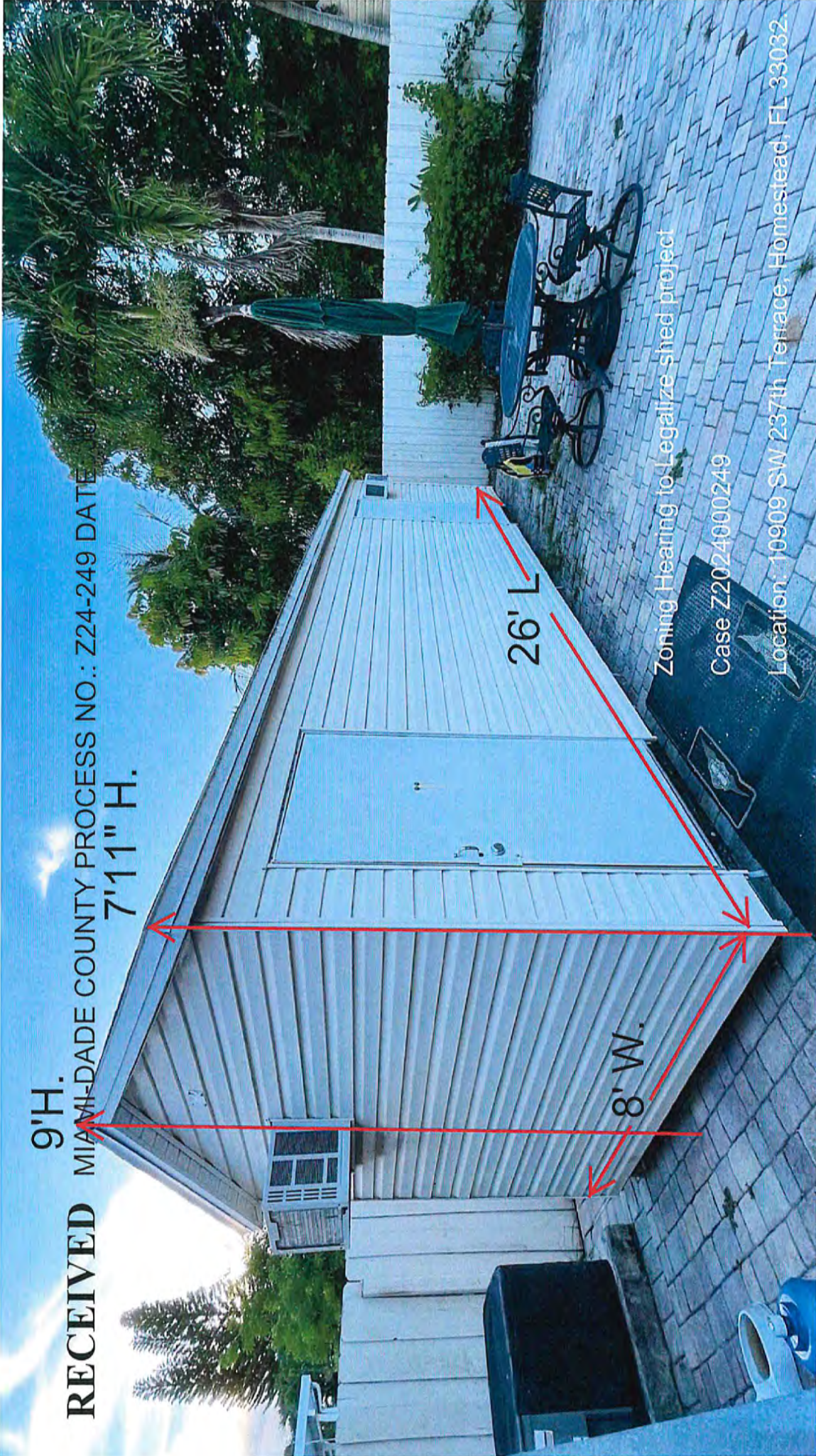


RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-





9'H.

RECEIVED

MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: 01/11/2024

7'11" H.

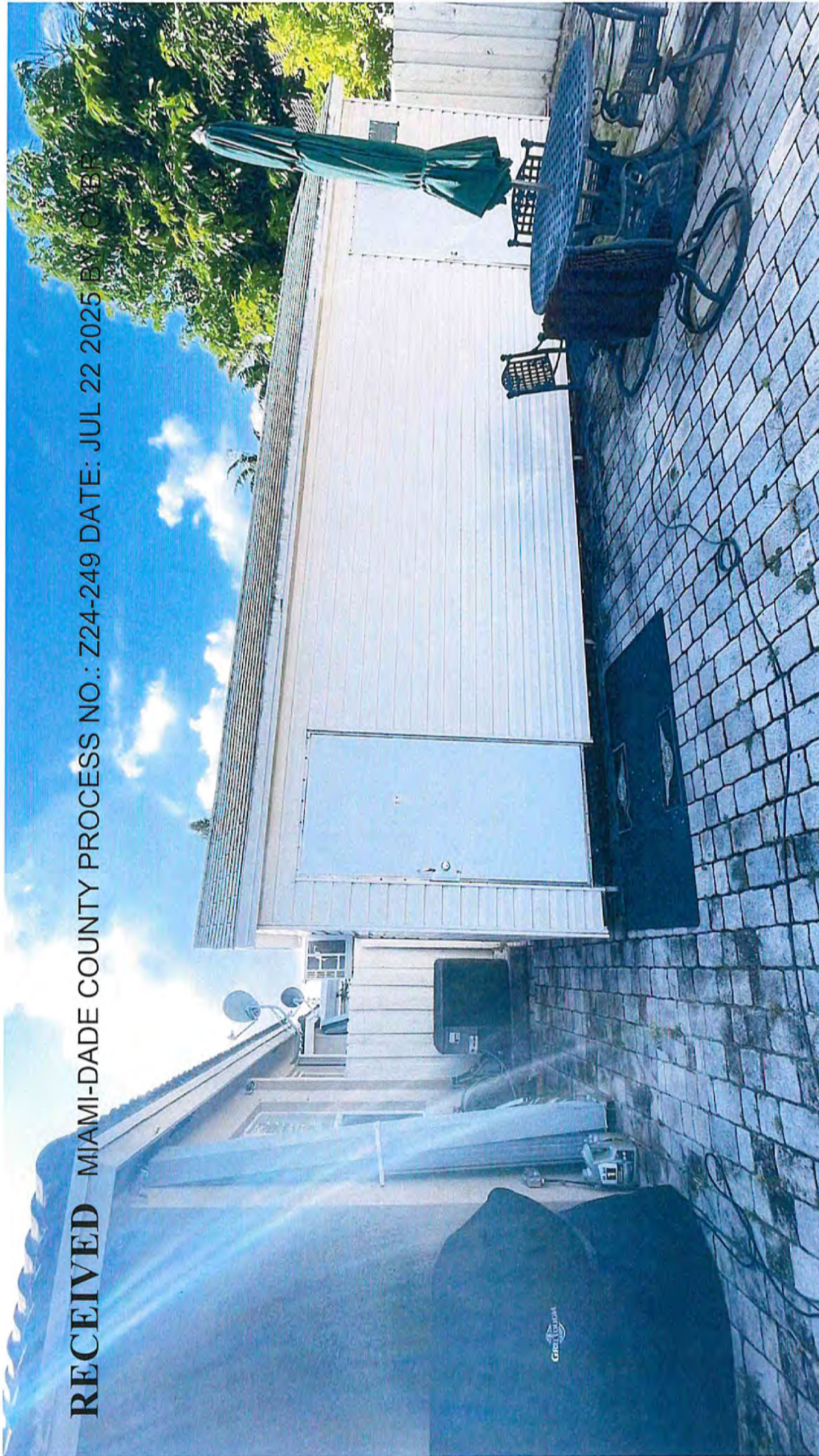
26' L

8' W.

Zoning Hearing to-Legalize shed project

Case Z2024000249

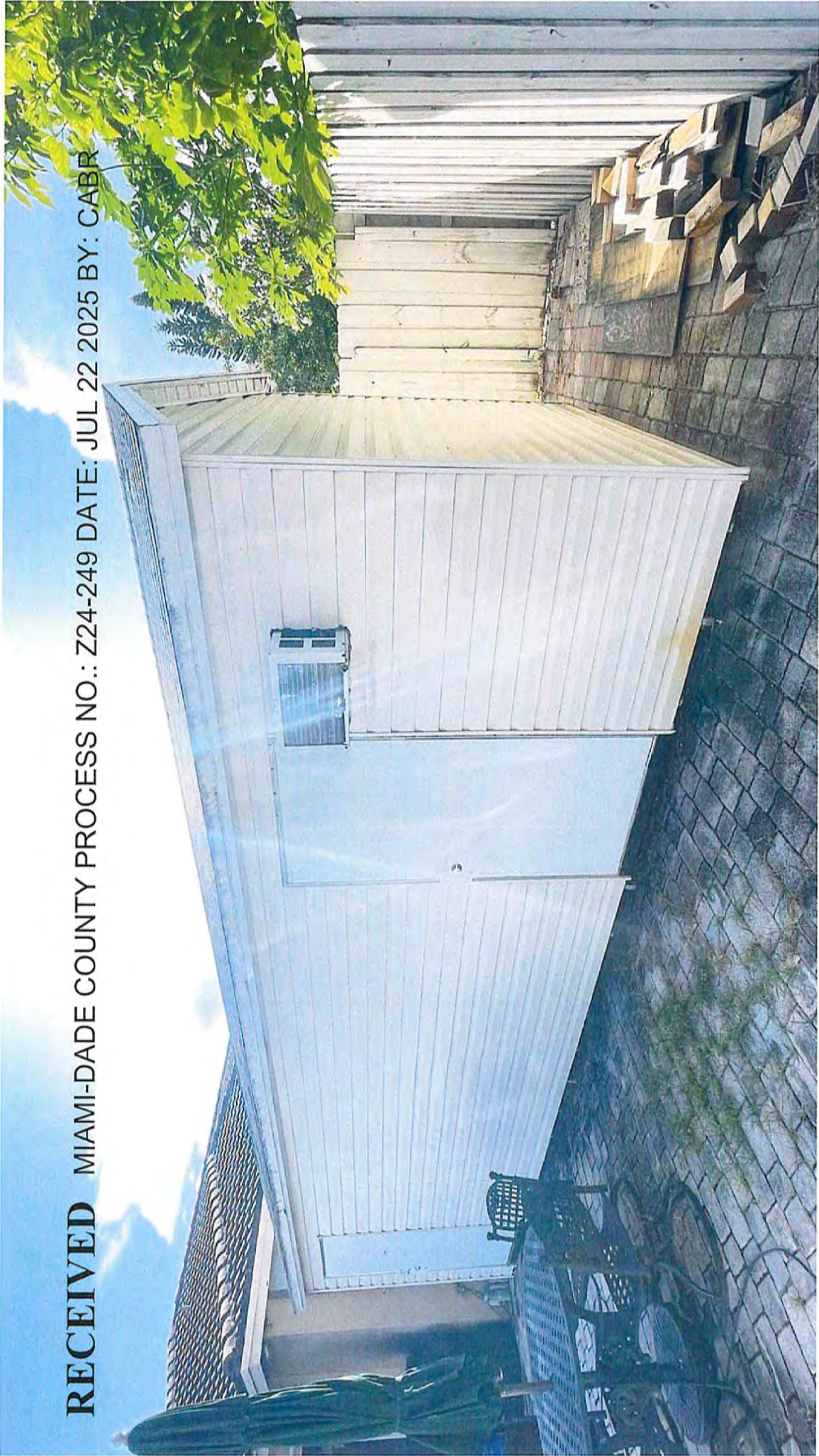
Location: 10909 SW 237th Terrace, Homestead, FL 33032.

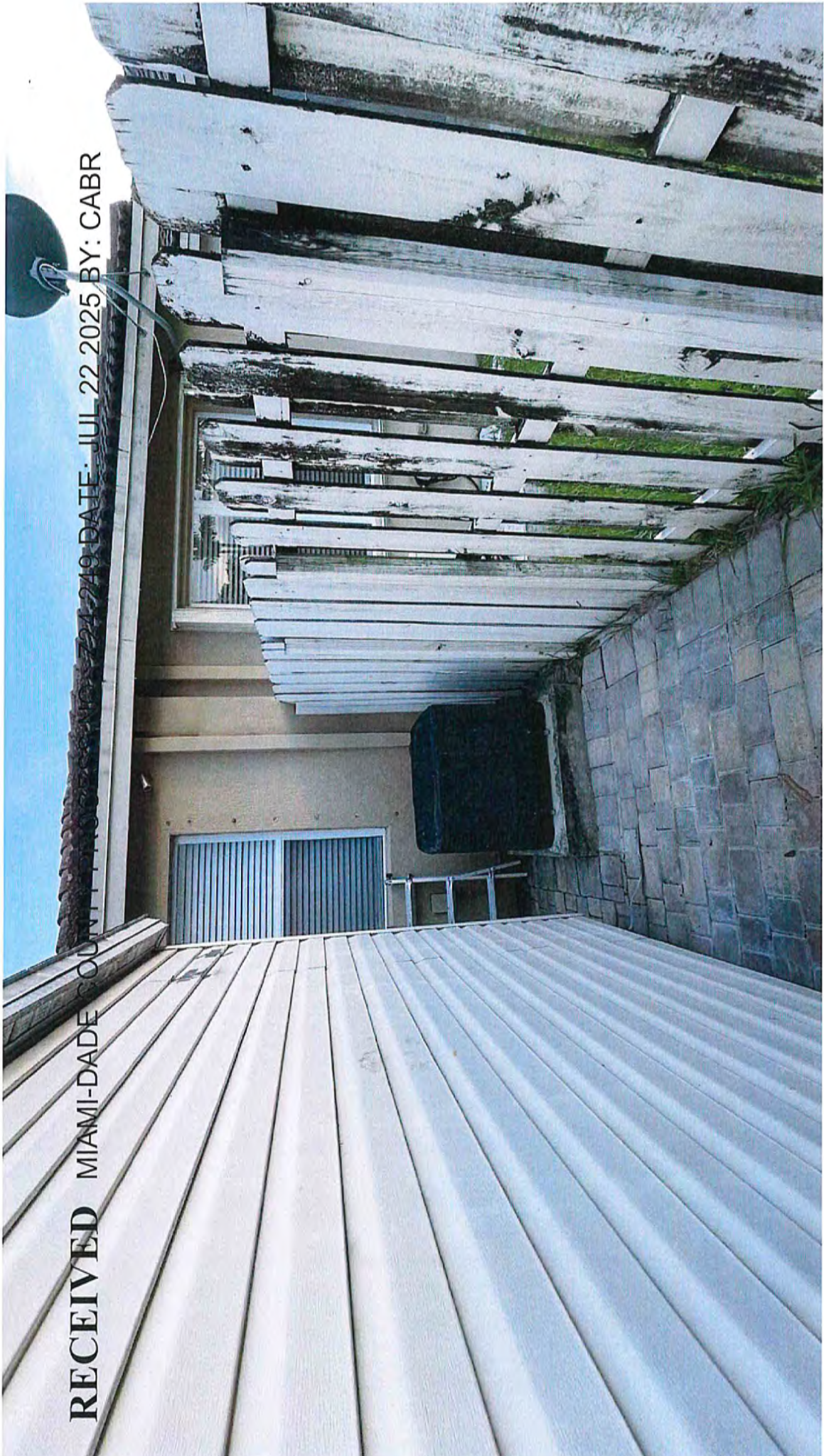


RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: JUL 22 2025 BY: CMBF

GreatLight

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: JUL 22 2025 BY: CABR





RECEIVED MIAMI-DADE COUNTY FILE # 24-749 DATE: JUL 22 2025 BY: CABR

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-248 DATE: MAR 13 2025 BY: CLER



MY SHED

NEIGHBOR SHED

SW 237th TERRACE

SW 109th AVENUE

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z25-024

November 13, 2025

Item No. D

Recommendation Summary	
Commission District	8
Applicant	Jonathan Martinez & Adriana Baldwin
Summary of Requests	The applicant seeks to permit an existing covered terrace addition to a duplex residence with more lot coverage than previously approved by Code.
Location	24960 SW 107 Court, Miami-Dade County, Florida
Property Size	0.08 Acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Agriculture (see attached <i>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 (see attached <i>Zoning Recommendation Addendum</i>)
Recommendation	Approval with conditions.

This application was deferred from the October 30, 2025, meeting of Community Zoning Appeals Board (CZAB) #15 due to a lack of quorum.

The public hearing on this item was not held.

REQUEST:

NON-USE VARIANCE to permit the existing covered terrace addition to a duplex residence with a lot coverage of 52% (35% previously approved; 30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Legalize Aluminum Terrace with Electricity", as prepared by Aamir A. Ghori, P.E., consisting of sheet A-1 dated stamped received 2/26/25, and sheet SP-1 dated stamped received 5/21/2025, for a total of 2 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

In November 2018, pursuant to Resolution No. CZAB15-9-18, the subject property was among other duplex residences which, among other approvals that included a rezoning to RU-2 and for more lot frontage and lot area, were each also approved to have an increased lot coverage of 35% where 30% is otherwise permitted by Code.

Under the current zoning application, the applicant seeks approval for the 2-story duplex unit that is located on an interior lot on the 0.08-acre subject site, to have additional lot coverage than previously permitted. Staff notes that the increased lot coverage is due to the addition of a covered

terrace to the existing duplex residence. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate that an existing 6' high wood fence is located along the rear and interior side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; duplex residence	Agriculture (1du/5 acres)
North	RU-2; duplex residence	Agriculture (1du/5 acres)
South	RU-2; duplex residence	Agriculture (1du/5 acres)
East	RU-2; duplex residence	Agriculture (1du/5 acres)
West	RU-2; duplex residence	Agriculture (1du/5 acres)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 24960 SW 107 Court Street. The surrounding area is predominantly developed with existing duplex residences to the north, south, east and west, all of which are also governed by the RU-2 zoning regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the continued use and maintenance of a duplex residence with an existing covered terrace addition that has resulted in an increased lot coverage. Staff opines that approval of the application will not have any significant visual impacts on the surrounding area since the rear yard area is enclosed with a 6' high wood fence along the rear, and interior side property lines, and together with existing landscaping, any such impacts would be minimal and is sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.08-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 **Agriculture**. The CDMP interpretative text for the Agriculture land use category, states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Additionally, said text states that uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved. In order to protect the agricultural industry, residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area.* Staff opines that the approval of the request for an increased lot coverage sought in the application for the duplex unit located on the subject property with its covered terrace addition will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the duplex residence use on the property, staff opines that

approval of the application with conditions would be **consistent** with the Agriculture designation of the CDMP LUP map.

ZONING ANALYSIS:

The applicant is seeking approval to permit existing duplex residence with more lot area coverage than permitted. When the request to permit the existing covered terrace addition with a lot coverage of 52% (35% previously approved; 30% maximum required), is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, 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 duplex residence on an interior lot, with an existing covered terrace addition located towards the rear of the subject property. The covered terrace addition results in more lot area coverage (52%) than was previously approved (35%) for the subject property. Staff supports the request and opines that approval with conditions of this non-use variance 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' high wood fence located along the rear and interior side 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 north and west of the subject property. Staff further opines that the increased lot coverage is internal to the site that is enclosed from view from the outside by the wood fence, and any significant visual impacts generated from the duplex unit with its covered terrace addition on the duplex unit to the south would be further mitigated by the 6' high wood fence. Staff recommends as a condition for approval that the said wood fence along the 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.

Staff's research of the surrounding area did find a similar approval, where a duplex on a property located at 24964 SW 107 Court, was approved pursuant to Resolution #CZAB15-5-24 with a variance to have more lot area coverage than permitted by Code. Additionally, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the existing 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. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Legalize Aluminum Terrace with Electricity", as prepared by Aamir A. Ghorri, P.E., consisting of sheet A-1 dated stamped received 2/26/25, and sheet SP-1 dated stamped received 5/25/2025, for a total of 2 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 within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the 6' high wood fence along the rear and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a 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:PM:JH



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

10/31/2025

ZONING RECOMMENDATION ADDENDUM

Jonathan Martinez & Adriana Baldwin

PH: Z25-024

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

Agriculture (Pg. I-58)	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p> <p><i>Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful</i></p>
-----------------------------------	--

	<p><i>uses and zoning deemed to be consistent with this Plan unless such use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.</i></p>
--	--

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>					
<p>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</p>	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-2	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-2: 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

JONATHAN MARTINEZ AND ADRIANA BALDWIN 24960 SW 107 CT
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000024

DATE

HEARING NUMBER

FOLIO: 30-6030-001-0038

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 14, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20230221747 was opened on 05/15/2023. A Notice of Violation was issued on 05/15/2023 for "Failure to obtain required building permit(s) prior to commencing work on: Awning rear no permit." Several extensions were granted and on 12/12/2024 the violation was corrected. Case is closed.

VIOLATOR:

JONATHAN MARTINEZ AND ADRIANA BALDWIN

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: March 21, 2025

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

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

Subject: Z2025000024- 1st Review
Jonathan & Adriana Baldwin
24960 SW 107th Court
NUV to legalize existing patio cover structure.
(RU-2) (0.081 acres)
56-40-30



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

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

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Legalize Aluminum Terrace with Electricity" prepared by Aamir A. Ghori, P.E., and dated as received by Miami-Dade County on February 26, 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

Pollution Remediation

DERM has records of current contamination issues on the subject site tracked under Diaz Farms (HWR-file no. 927). All construction plans (inclusive of drainage) and dewatering plans require DERM review and approval as it relates to environmental contamination issues. Be advised that the DERM review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Enforcement History

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

Concurrency Review Summary

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

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 9, 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) *Maria Valdes*

Subject: Zoning Application Comments - Jonathan Martinez & Adriana Baldwin
Application No. Z2025000024 - (Revision No. 1)

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

Application Name: Jonathan Martinez & Adriana Baldwin

Location: The proposed project is located at 24960 SW 107th Court, with Folio No. 30-6030-001-0038, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a variance to legalize an existing aluminum open-air terrace of approximately 275 square feet, located at the rear of the existing residence.

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

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

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

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

Memorandum



Date: April 9, 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: Z2025000024
Name: Jonathan Martinez & Adriana Baldwin
Location: 24960 SW 107 Court
Section 30 Township 56 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 12, Block 1, Plat Book 25, Page 20.

This application does not generate any additional vehicle trips.

Standard Conditions:

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

Memorandum



Date: October 20, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000024

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in “EnerGov” on 05/21/2025.

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

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

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

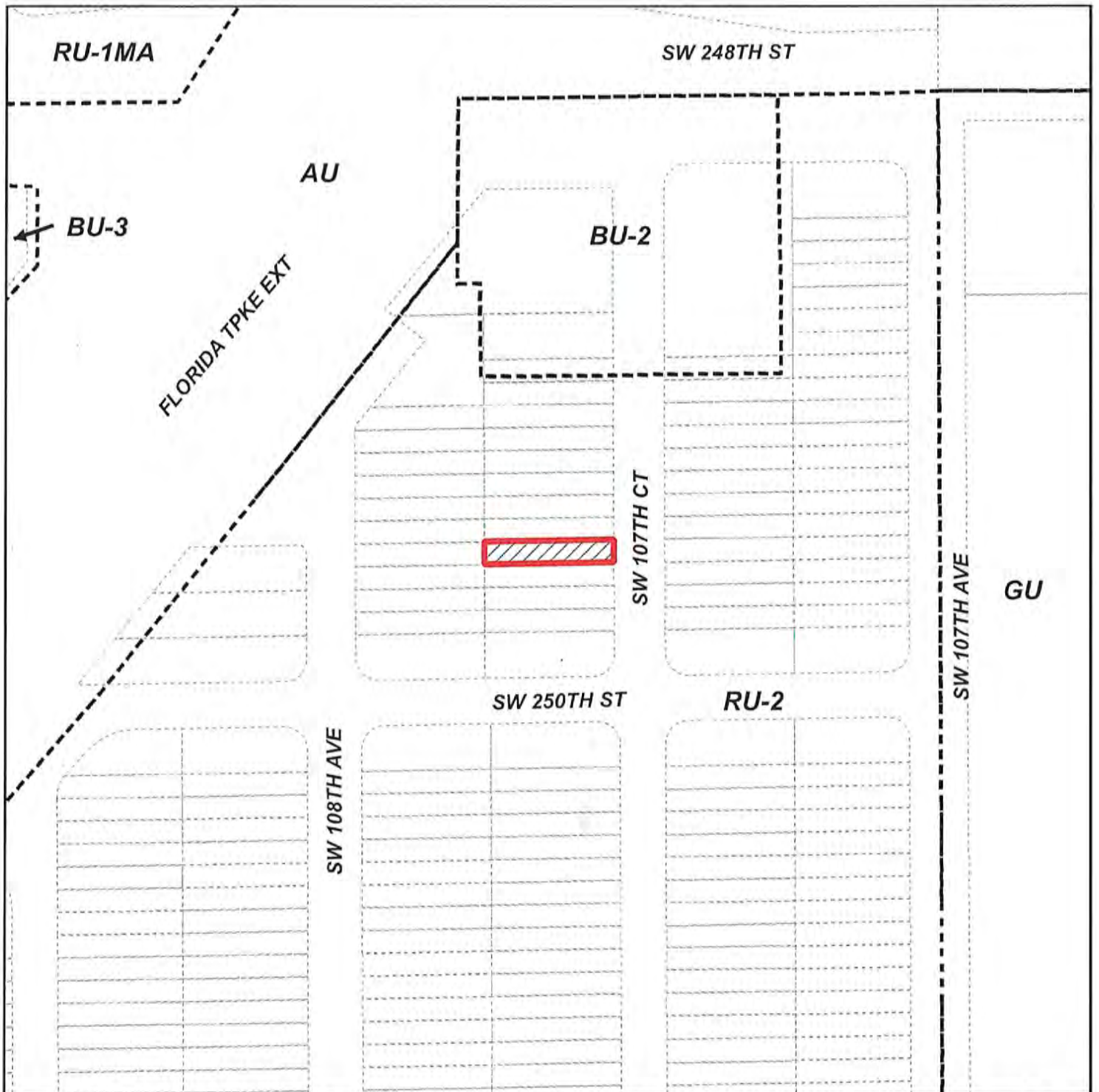
Memorandum



Date: March 21, 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 Z2025-000024 Jonathan Martinez and Adriana Baldwin

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
Z2025000024

Section: 30 Township: 56 Range: 40
 Applicant: Adriana Z Baldwin
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, February 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000024

Legend
 Subject Property

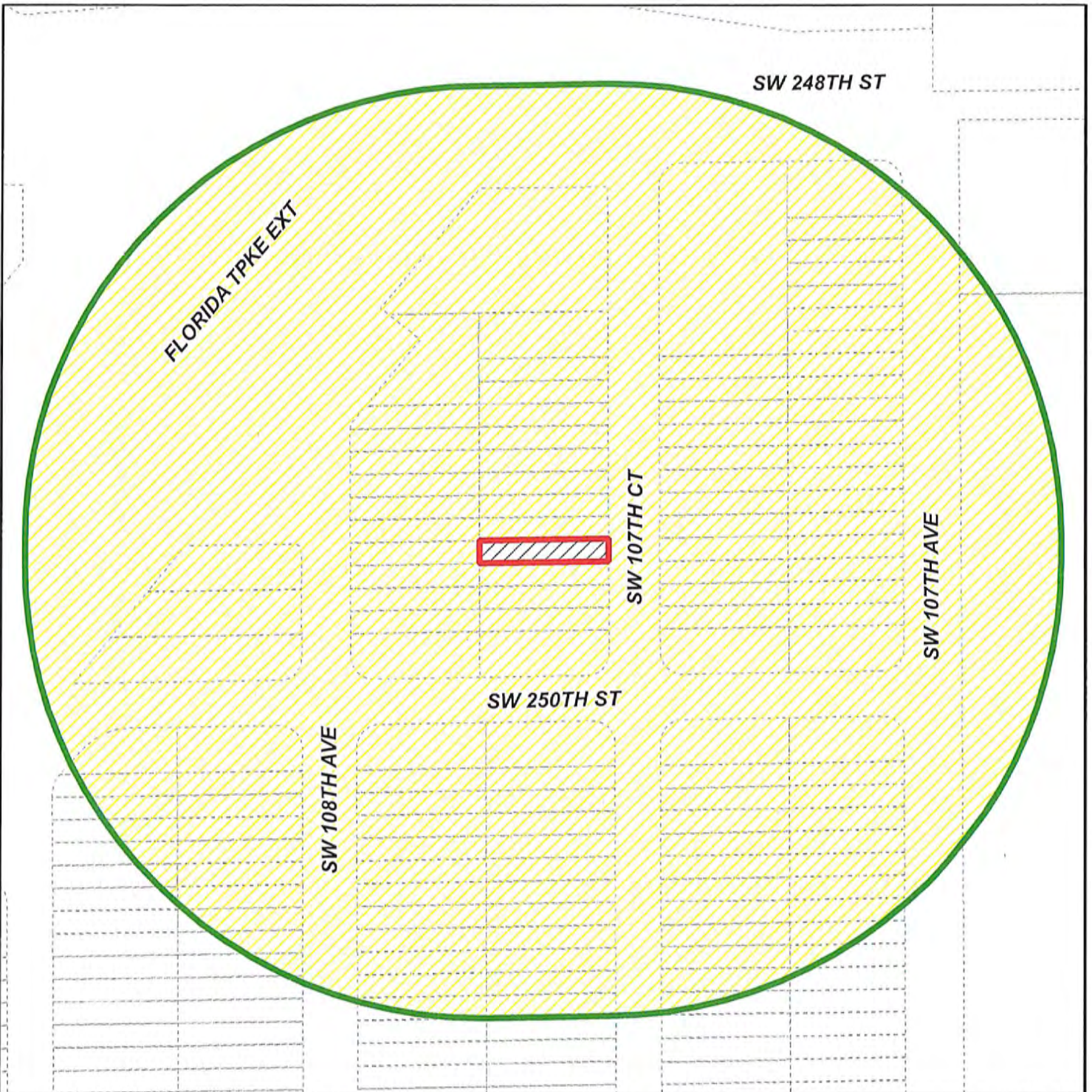


Section: 30 Township: 56 Range: 40
 Applicant: Adriana Z Baldwin
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, February 28, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 30 Township: 56 Range: 40
 Applicant: Adriana Z Baldwin
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000024
 RADIUS: 500

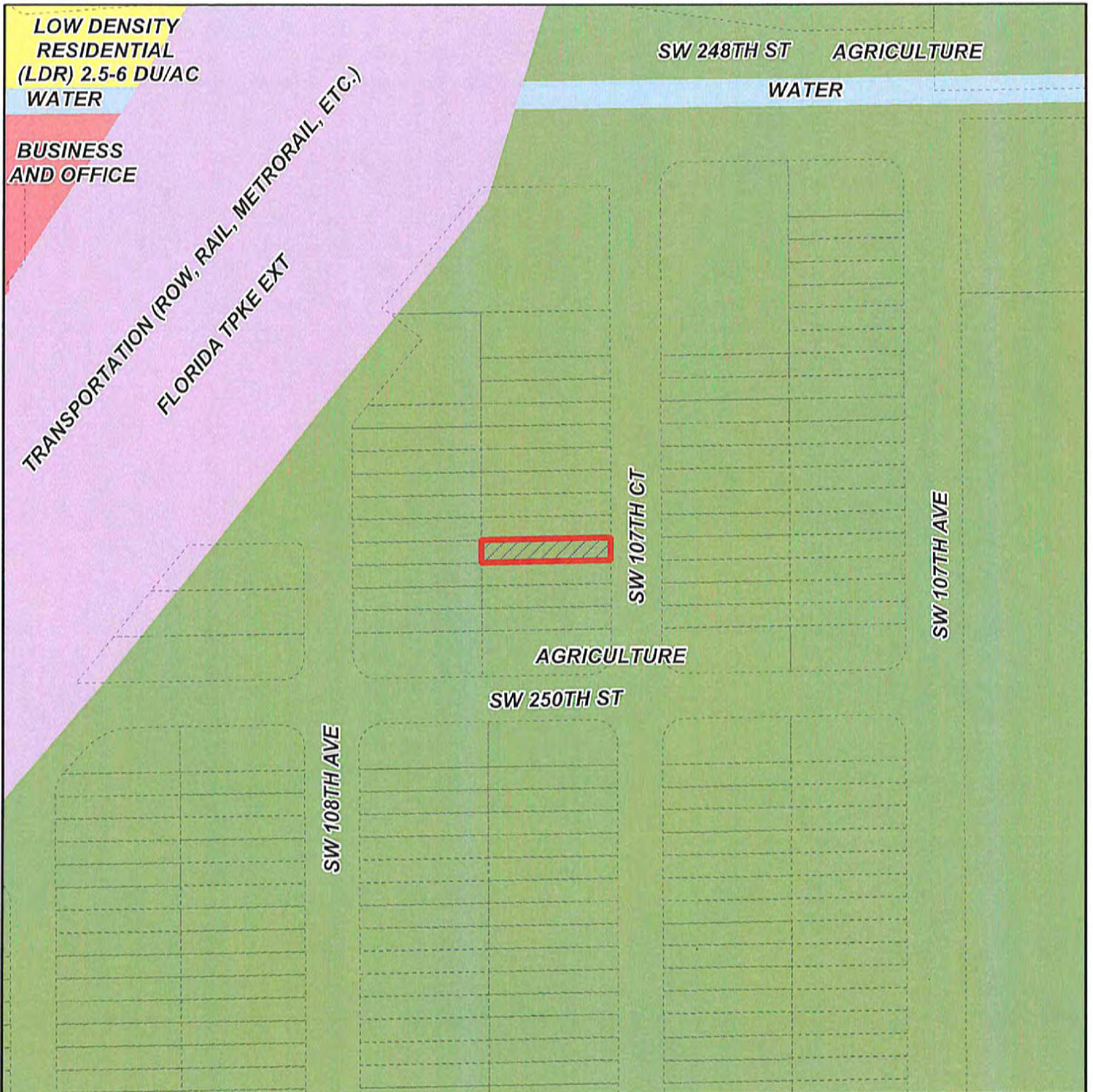
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, February 28, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000024

Section: 30 Township: 56 Range: 40
 Applicant: Adriana Z Baldwin
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

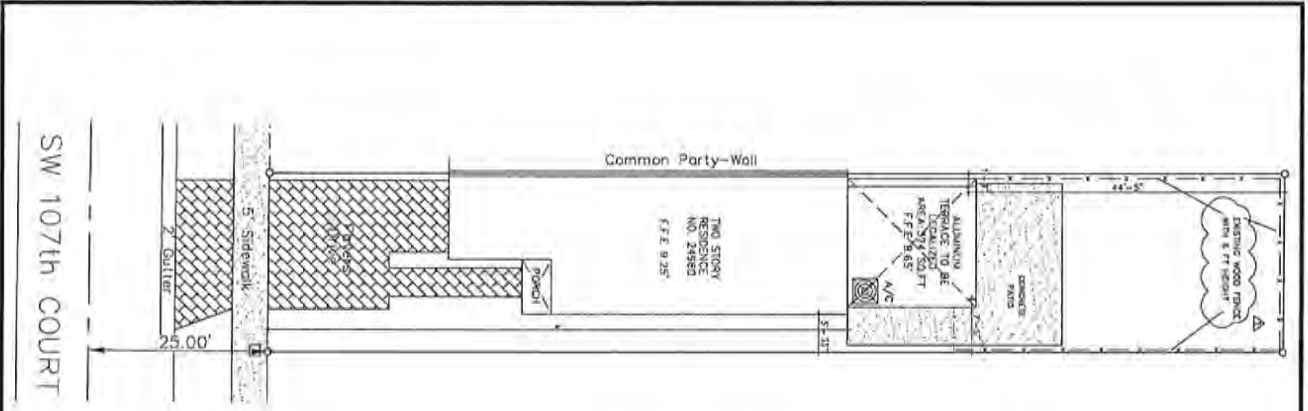
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, February 28, 2025

REVISION	DATE	BY



SW 107th COURT

SITE PLAN

SCALE: 1/8" = 1'-0"



ZONING LEGEND

ZONE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
R-1	10,000	30'	10'	5'	5'	10'	5'	5'	10'	5'	5'

THIS LEGEND IS SUBJECT TO THE LATEST REVISIONS OF THE ZONING ORDINANCE. THE ZONING OFFICIALS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS LEGEND. THE ZONING OFFICIALS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS LEGEND. THE ZONING OFFICIALS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS LEGEND.

LEGAL DESCRIPTION

1st and 2nd owners' plat

Plat 4-99

LOT 2, BK 11

1st and 2nd owners' plat

Plat 4-99

LOT 2, BK 11

1st and 2nd owners' plat

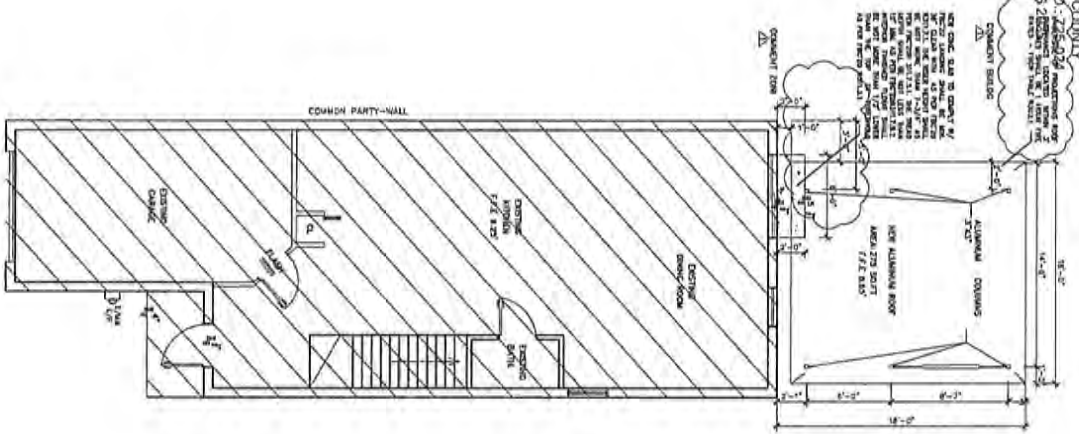
Plat 4-99

LOT 2, BK 11

SCOPE OF WORK

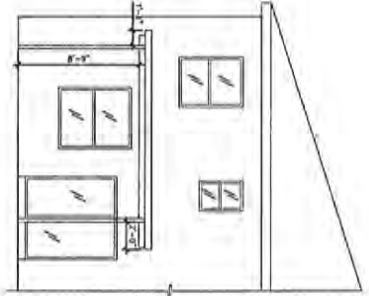
ALUMINUM TERRACE WITH ELECTRICITY

<p>REVISIONS</p> <p>DATE</p> <p>BY</p>	<p>LEGALIZE ALUMINUM TERRACE WITH ELECTRICITY</p> <p>24960 SW 107 CT HOMESTEAD, FL 33032</p> <p>OWNER: JONATHAN MARTINEZ</p>	<p>SHEET NO.</p> <p>SP-1</p>
--	---	------------------------------



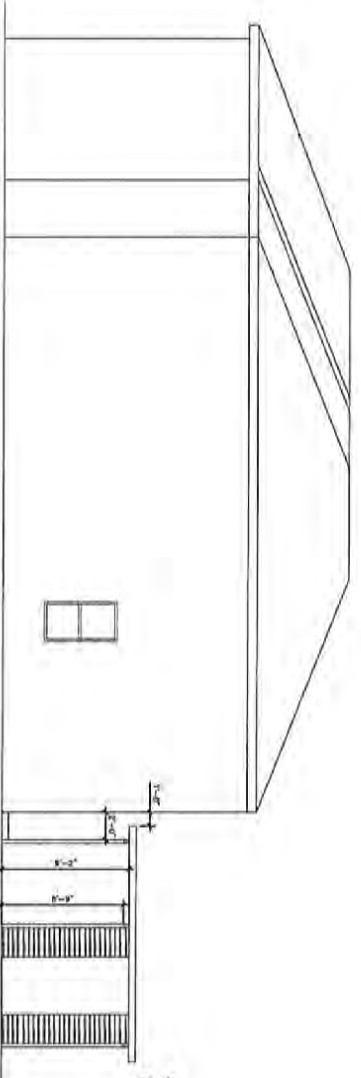
**EXISTING/PROPOSED
 1ST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

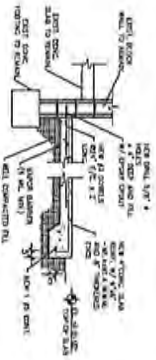
SCALE: 1/8" = 1'-0"

WALL LEGEND

[Symbol]	EXISTING 12" CMU WALL
[Symbol]	EXISTING 8" CMU WALL
[Symbol]	AREA WITH SHADING IN ALL SHEETS IS PART OF EXISTING STRUCTURE. EXCEPT WHERE NOTED OTHERWISE.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND MATERIALS TO BE USED IN CONSTRUCTION OF THIS PROJECT. ALL DIMENSIONS SHALL BE TAKEN FROM THE FINISHED GRADE UNLESS OTHERWISE NOTED.



CONC. SLAB DETAIL TYP.

SCALE: 1/8" = 1'-0"

Aamir
 A Ghori
 07/15/2015



**LEGALIZE ALUMINUM TERRACE WITH
 ELECTRICITY**

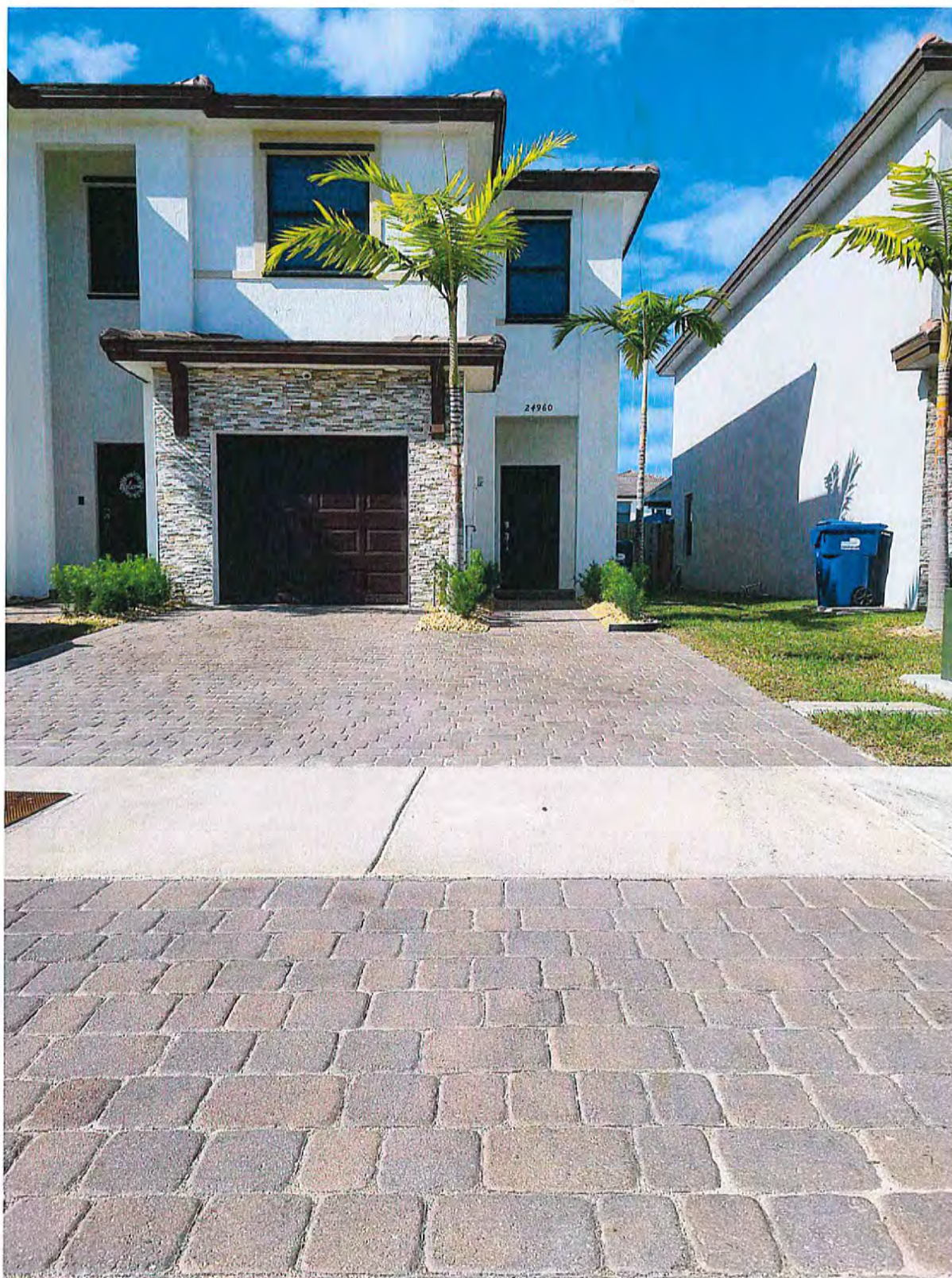
24960 SW 107 CT HOMESTEAD, FL 33032
 OWNER: JONATHAN MARTINEZ

TASK LABORATORIES INC.
 Consulting Engineers
 200 S. W. 10th Ave., Suite 1000
 Miami, FL 33130
 Phone: (305) 251-2500
 Fax: (305) 251-2501
 State of Florida CA #58807544

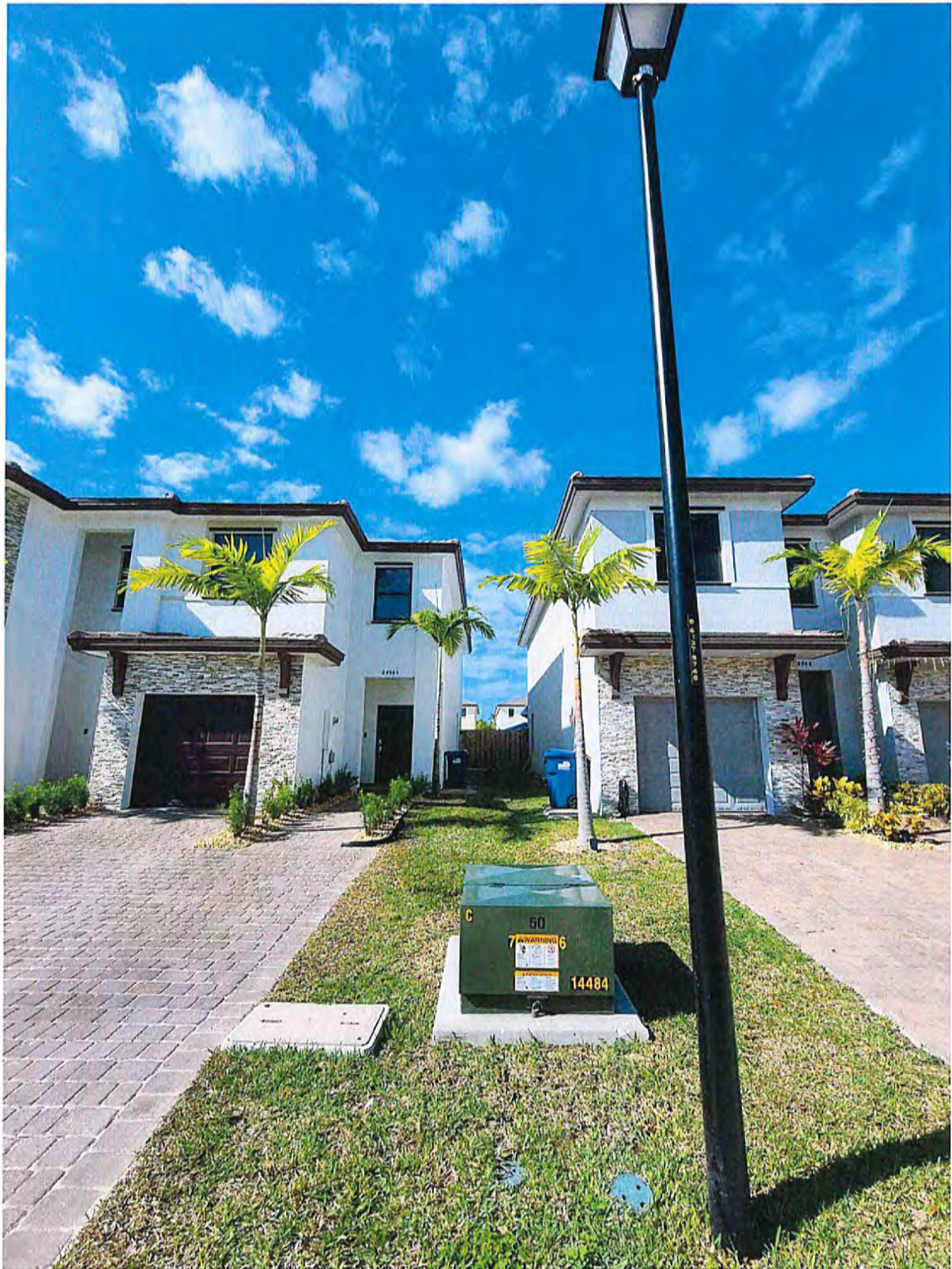
SHEET NO. A-1

MAY 15, 2024 County Department of Regulatory and Economic Resources - Job Copy
 10/27/2023 11:41:51 AM - 9/26/2024 11:18:14 AM
 8/15/2024 12:35:49 PM BIDDING
 8/16/2024 11:27:18 AM BIDDING
 8/17/2024 10:00:00 AM BIDDING
 8/14/2024 10:19:10 AM APPROVED





















**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 15**

PH: Z23-358

November 13, 2025

Item No. 1

Recommendation Summary	
Commission District	8
Applicants	John A. Spitzer and F Adelbert Spitzer Partnership.
Summary of Requests	The applicants seek to rezone the subject property from RU-2 (Two-family Residential District) and BU-1A (Business Districts), to BU-1A (Business Districts) to allow the expansion of the existing car dealership onto the adjacent property to the southeast. Additionally, the applicants seek to modify a previously approved condition of a resolution in order to submit revised plans reflecting the expansion and proposed improvements to the existing facility.
Location	30101 South Dixie Highway, Miami-Dade County, Florida.
Property Size	±4.2 Acres
Existing Zoning	RU-2, Two-family Residential District, BU-1A, Limited Business District
Existing Land Use	Car dealership
2030-2040 CDMP Land Use Designation	Business and Office and Low-Medium Density Residential, 6 to 13 duu <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(7) Generalized Modification Standards and <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-2, Two-family Residential District, and BU-1A, Limited Business District, to BU-1A, Limited Business District.
- (2) SPECIAL EXCEPTION to permit the expansion of an existing car dealership onto additional property to the southeast.
- (3) MODIFICATION of Condition #2 of Resolution #Z-413-76, as passed and adopted by the Board of County Commissioners, and last modified by Resolution #Z-248-77, also passed and adopted by the Board of County Commissioners, to read as follows:

FROM: "2. That said plan be substantially in compliance with the plan submitted for the hearing entitled "Addition to Spitzer Dodge," prepared by James E. Thurman, and dated February 4, 1977."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Spitzer Homestead New Addition & Remodel," prepared by Raul Ocampo, Jr., consisting of Sheet A101, stamped received 7/9/2025, and Sheets A102 and A103, stamped received 9/19/2023; and sheet A101 stamped received 10/08/2025, together with the landscape

plan entitled "Spitzer Homestead New Addition & Remodel," prepared by George Botner, PLA, stamped received 10/8/2025, for a total of four (4) sheets."

The purpose of Request #3 is to allow the applicant to submit plans showing the previously approved car dealership expanding onto adjacent property to the southeast.

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

PROJECT HISTORY AND DESCRIPTION:

The subject property consists of three (3) parcels that have been the subject of several zoning hearings related to the existing car dealership use on the site. The property is located within the Urban Development Boundary (UDB) along US-1, approximately 1,000 feet north of SW 304 Street (Kings Highway). The northern portion of the property, currently zoned BU-1A and referred to as the "North US-1 Parcel", has operated as a car dealership since prior to 1976.

In 1976, pursuant to Resolution #Z-413-76, the Board of County Commissioners approved a use variance to permit the expansion of the car dealership into the RU-2 District (hereafter the "rear parcel"), consistent with the uses permitted in the BU-1A District. As part of this approval, a special exception was granted to allow a major mechanical repair shop and outdoor new car storage in conjunction with the dealership. In addition, the resolution approved variances to waive the required five-foot-high wall along the common property line where the business district abuts residentially zoned land, and to reduce required setbacks. The approval also tied the property to a site plan, establishing development parameters for the dealership expansion.

In 1977, pursuant to Resolution #Z-248-77, the Board of County Commissioners approved a district boundary change for the small, irregularly shaped strip of land located along US-1 (hereafter the "South US-1 Parcel"), changing the zoning from RU-4A to BU-1A to allow the expansion of Spitzer Motors across the entirety of the US-1 frontage. This approval established the current zoning configuration, with the rear parcel now surrounded on three sides by business districts - BU-3 to the north and BU-1A to the east and south. As part of this application, a special exception was also approved to permit the expansion of the new car dealership, along with variances to waive the masonry wall requirement separating the proposed business district from the adjacent residential district, and to approve a new site plan for the overall development.

As part of this application, the applicants seek a district boundary change from RU-2 (Two-Family Residential District) and BU-1A (Business District) to BU-1A (Business District) to allow the expansion of an existing 19,487-square-foot automobile dealership fronting US-1. The proposal includes the addition of approximately 6,007 square feet to the rear service shop, the development of a new paved and landscaped vehicle display and parking area, the planting of street trees in compliance with Chapter 18A of the Miami-Dade County Code, and new striping and landscaped islands within the existing front parking lot. The eastern elevation, which abuts residential zoning, will include a fifteen-foot vegetative buffer plus a two (2) foot roof overhang, resulting in a total vegetative buffer setback of seventeen feet from the property line. In addition, in order to comply with the dissimilar use buffer requirement pursuant to Sec. 18A-6(h), a buffer will be provided consisting of a five-foot wall with a life expectancy of at least ten years and trees planted at a maximum average spacing of thirty-five feet on center within the landscaped strip.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	BU-1A & RU-2; car dealership	Business and Office, Low-Medium Density Residential (6 to 13 dua)
North	BU-3; car dealership and repairs	Business and Office, Low-Medium Density Residential (6 to 13 dua)
South	BU-1A; commercial & warehouse	Business and Office, Low-Medium Density Residential (6 to 13 dua)
East	RU-1; single family residences	Low Density Residential (2.5 to 6 dua)
West	BU-1A; car dealership and commercial	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The ±4.2-acre subject property consists of three (3) parcels located within the Urban Development Boundary (UDB) at 30101 South Dixie Highway (U.S. 1) and is developed with an automobile dealership and surface parking area. The property is currently zoned BU-1A and RU-2 and is occupied by an operating car dealership. The surrounding area is predominantly commercial and automotive in character, with BU-3 zoned properties to the north used for car dealerships and repairs, BU-1A properties to the south containing commercial and warehouse uses, and properties to the west occupied by car dealerships and other commercial uses. To the east, the property abuts RU-1 single-family residential uses. Accordingly, the proposed site plan incorporates enhanced buffering and site design measures to ensure compatibility with adjacent residential development, while maintaining consistency with the predominantly commercial character of the surrounding area.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the entire site from RU-2 and BU-1A to BU-1A in order to expand the existing 19,487-square-foot automobile dealership fronting US-1 by approximately 6,007 square feet to the rear. Based on memoranda from the reviewing departments, staff finds that the proposed expansion will not result in any significant impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) notes in their memorandum that the application meets traffic concurrency requirements and is expected to generate approximately 15 additional PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates approximately 1.98-acre portion of the subject property fronting along South Dixie Highway/Harriet Tubman Highway as **Business and Office**. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, entertainment and cultural facilities, amusements and commercial recreation.* The remaining 2.21-acre rear parcel is partly designated **Business and Office** and most of it as **Low-Medium Density Residential**. The Low-Medium Density

Residential *category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, townhouses and low-rise apartments, provided that the maximum gross density is not exceeded.* The subject property is surrounded by properties zoned BU-3 and BU-1A to the north, except to the east beyond SW 164 Avenue, where the existing single family residential properties are zoned RU-1 (Single-Family Residential District, 7,500 square feet net).

Staff notes that, as part of this application, the applicant has obtained a Comprehensive Development Master Plan (CDMP) Letter of Interpretation dated July 21, 2023. This letter states that, with adequate buffering, site planning, or design features to ensure compatibility with the adjacent residential and commercial uses, the “Business and Office” designation may be applied to the entire subject property under the CDMP Strips and Nodes policies (page I-44) and Policies LU-4A through LU-4D, discussed in detail below.

It is also noted that in 1976, a zoning Use Variance was granted for the subject property through Resolution No. Z-413-76. This resolution allowed a portion of the existing car dealership and affiliated major mechanical repair shop fronting US-1 to expand onto the rear lot, permitting business and commercial uses on the RU-2 zoned parcel, including car service, repairs, and car storage facilities.

The CDMP text on page I-44 (July 2020 Edition) states that, “[t]he depth of the ribbon for commercial development and other uses permitted under the Business and Office land use category is more generalized. In general, the depth of the “Business and Office” “should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent commercial and residential uses or accommodate vehicular parking to serve an adjacent use, provided that liberal permanent buffering is provided or other site planning or design features are used, to provide compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan’s policies”. Furthermore, the “Business and Office” text under “Uses and Zoning Not Specifically Depicted” on page I-45, states that while some existing lawful uses are not depicted on LUP map, such lawfully approved uses and zoning approvals are deemed **consistent** with the CDMP.

In evaluating consistency with the CDMP Goals, Objectives, and Policies, compatibility with adjacent or abutting land uses is a key consideration. Policies LU-4A, LU-4B, LU-4C, and LU-4D address how potentially negative impacts of incompatible uses may be mitigated through design solutions and buffering. Based on these policies, as well as the existing uses and zoning approvals noted above, the “Business and Office” designation may be applied at a depth sufficient to encompass the entire subject property, provided that permanent buffering or other site planning and design measures are implemented to ensure compatibility with adjacent or abutting land uses.

As part of this application, the applicant has provided a site plan that incorporates these measures. Among other features, the site plan provides a fifteen-foot vegetative buffer plus a two-foot roof overhang along the eastern elevation, which abuts residential zoning, resulting in a total setback of seventeen feet from the property line. These measures are designed to ensure compatibility with the adjacent residential uses while allowing the proposed commercial expansion.

Accordingly, staff opines that, with the provided site plan and associated buffering and design features, the “Business and Office” designation can be applied to the entire subject property. The approval of this application will allow the applicant to rezone the parcels from RU-2, Two-family Residential District and BU-1A, Business Districts to BU-1A, Business Districts to facilitate the expansion of the existing 19,487-square-foot automobile dealership fronting US-1. Based on the

CDMP Letter of Interpretation dated July 21, 2023, staff finds that the proposed rezoning is **consistent** with the CDMP Land Use Element interpretative text and the corresponding CDMP Land Use Plan map's **Business and Office** designation.

ZONING ANALYSIS:

The applicants seek approval of a request for a district boundary change from RU-2, Two-family Residential District and BU-1A, Business Districts to BU-1A, Business Districts (request #1), and a special exception to permit the expansion dealership onto the adjacent property to the southeast (request #2). For the reasons stated above and below, staff opines that when the request to rezone the parcels to BU-1A is analyzed under Section 33-311, District Boundary Change and the request of the special exception to permit the expansion of dealership is analyzed under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, the approval of the requests would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings 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 health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designations of the subject property of Business and Office, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to BU-1A and the request for a special exception to permit the dealership expansion is **consistent** with the CDMP designations of the parcels on the CDMP Land Use Plan map, and **compatible** with the trend of development in the surrounding area.

The submitted plans depict the existing 19,487-square-foot automobile dealership fronting US-1, surrounded by parking areas. The site plan also illustrates a proposed expansion of approximately 6,007 square feet on the rear parcel, along with a new paved and landscaped vehicle display and parking area. As part of this application, the applicants have agreed to enhance the site by incorporating eleven (11) street trees at a maximum average spacing of thirty-five (35) feet on center, improving pedestrian connectivity through six-foot-wide walkways adjacent to driveway aisles, and exceeding the required dissimilar use buffer where the site adjoins residential uses. Staff notes that the proposed site plan complies with all applicable provisions of the Miami-Dade County Code, including setbacks, lot coverage, landscape open space, and required street and lot trees. The proposed expansion will maintain the existing one-story building height, with a rear setback exceeding 160 feet. Access to the site will remain unchanged, with one (1) vehicular and pedestrian ingress/egress point along US-1. Furthermore, the submitted landscaping plans provide for landscaping above the code minimums, including trees and shrubs surrounding the new building areas, which will mitigate any potential visual or aural impacts generated by the proposed expansion. For the aforementioned reasons, staff opines that approval of the requested district boundary change and special exception will not result in any additional or new visual impacts on the surrounding area beyond those previously approved and will remain **compatible** with adjacent uses.

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

or provoke a nuisance, and would not be incompatible with the area concerned. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum state that they have no objections to the requests subject to conditions in their memorandum and that this application meets the traffic concurrency criteria and that the application will generate approximately an additional 15 PM peak hour vehicle trips. Staff further notes that the Department of Transportation and Public Works (DTPW) reviewed the application and stated in their memorandum that they do not object to the application. Further, the Department of Regulatory and Economic Resources – Code Coordination and Public Hearings Section, in their memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal and flood protection. In addition, the memoranda submitted by the Water and Sewer Department and Miami-Dade Fire Rescue Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that requests for rezoning of the parcels together with the special exception to permit the dealership expansion would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Based on the aforementioned, staff recommends approval of request #1, under Section 33-311, District Boundary Change, and approval with conditions of request #2, under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

In order to effectuate the proposed expansion to the dealership, the applicant also seeks to modify condition #2 of the previously approved Resolution #Z-413-76 and last modified by Resolution #Z-248-77, both passed and adopted by the Board of County Commissioners in order to submit revised plans reflecting the expansion and proposed improvements to the existing facility (request #3). When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff opines that this request to modify the condition of the prior resolutions is inextricably intertwined with requests #1 & #2, which staff supports. Said condition tied to the development of the site to the prior approved plans and as such requires the modification in order to proceed with the proposed expansion expansion and site enhancements. Based on the forgoing analysis, staff opines that approval of this request **compatible** with the surrounding neighborhood. **As such, staff recommends approval with conditions of request #3, under Section 33-311(A)(7), Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate that access to the site will be provided along US-1. Parking and driveways are located at the front, side, and rear of the building. The proposed dealership provides a total of 287 parking spaces, where 71 spaces are required; therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval of request #1 and approval with conditions of requests #2 and #3.

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

1. That all other conditions of Resolution #Z-413-76 and last modified by Resolution #Z-248-77, shall remain in full force and effect, except as expressly modified herein.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Spitzer Homestead New Addition & Remodel," prepared by Raul Ocampo, Jr., consisting of Sheet A101, stamped received 7/9/2025, and Sheets A102 and A103, stamped received 9/19/2023; together with the landscape plan entitled "Spitzer Homestead New Addition & Remodel," prepared by George Botner, PLA, consisting of two (2) sheets, stamped received 10/23/2025, for a total of five (5) 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 required street trees be installed on the subject property.
5. That the applicant submits to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
6. That no stringer lights, pennants, mobile or stationary visual devices, except as permitted under point-of-sale sign regulations, shall be used or displayed.
7. That the applicant obtains a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
8. That the applicant complies with all applicable conditions and requirements from the Miami-Dade Water and Sewer Department (WASD) as indicated in their memorandum.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

John A. Spitzer and F Adelbert Spitzer Partnership.
 PH: Z23-358

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Building and Neighborhood Compliance (BNC)	No objection
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Water and Sewer Department (WASD)	No objection*
Department of Transportation & Public Works (DTPW)	No objection
Fire Rescue	No objection
*Subject to conditions in their memorandum.	

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

<p>Low-Medium Density Residential (Pg. I-29)</p>	<p><i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
<p>Business and Office (Page I-42)</p>	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, light industrial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including</i></p>

	<i>height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site.</i>
Policy LU-4A (Pg. I-31)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4B (Pg. I-31)	<i>Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.</i>
Policy LU-4C (Pg. I-31) LU-4B, LU-4C, and LU-40	<i>Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.</i>
Policy LU-4D (Pg. I-31)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.</i>
Strips and Nodes (Pg. I-11)	Strips and Nodes. <i>The plan recognizes existing strip commercial development along many roadways. However, commercial development in newly developing areas is designated as nodes at major intersections. Allocation of commercial development rights among quadrants of such nodes will depend on locational factors, geographic constraints, ownership fragmentation, compatibility with adjacent uses and availability of highway capacity and other public services and facilities. Ribbons or strips of commercial use along roadway frontages are identified along one or both block faces fronting certain roadways. Where only one block face is indicated, this specifically provides that only that block face is intended for commercial use and is not to suggest that the opposite face is also included. The lateral boundary of the ribbon indicates the extent to which business uses may be allowed to expand along the roadway frontage. The depth of the ribbon for commercial development and other uses permitted under the Business and Office land use category is more generalized. In general, the depth should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent commercial and residential uses or accommodate vehicular parking to serve an adjacent use, provided that liberal permanent buffering is provided or other site planning or design features are used, to provide compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies. Extension of commercial strip depth beyond the mid-block to the frontage of an interior street does not necessarily authorize vehicular access on that interior street, and such access may be prohibited if it would be incompatible with neighboring development. Intervening areas between commercial ribbons along a highway face may be used only for the uses permitted in the designated land use category. Further lateral extension of the ribbon beyond that shown on the Plan map will require a Plan amendment.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(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> <p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<p>Section 33-311(A)(7) Generalized</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public</i></p>

Modification Standards.	<i>hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>
--------------------------------	--

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JOHN A AND F ADERLBERT SPITZER 30101 S DIXIE HWY
PARTNERSHIP/SPITZER, JOHN A & F
ADELBERT

APPLICANT

ADDRESS

Pending

Z2023000358

DATE

HEARING NUMBER

FOLIO: 30-7908-006-0084/30-7908-006-0140/30-7908-006-0090

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 15, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-7908-006-0084/30-7908-006-0140/30-7908-006-0090

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-7908-006-0084/30-7908-006-0140/30-7908-006-0090

There are no open/closed cases in BSS.

VIOLATOR:

JOHN A AND F ADERLBERT SPITZER PARTNERSHIP/SPITZER, JOHN A & F ADELBERT

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: October 30, 2025

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

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

Subject: Z2023000358-3rd Review
John A. Spitzer and F. Adelbert Spitzer Partnership
30101 South Dixie Highway
DBC from RU-1 to BU-1A and special exception to allow auto dealership use in BU-1A within property with folio 30-7908-006-0084; Modification of previous resolutions to update plans to expand the existing auto dealership with service shop area; NUV of open space requirements.
(BU-1A and RU-2) (4.2 acres)
08-57-39

The Department of Regulatory and Economic Resources – 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 service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to RER records, the existing dealership is currently connected to public water and sanitary sewers. Pursuant to the Code, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Public water and public sewer services are provided by the City of Homestead and the Miami Dade County Department of Water and Sewer, respectively. 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

RER 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

Any development/ redevelopment involving 2 acres or more of impervious area shall require an RER Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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

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.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that an RER Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The applicant is advised to contact the Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation Review

All construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the

proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Spitzer Homestead New Addition & Remodel" prepared by George Botner, R.L.A., and dated as received by Miami-Dade County on July 09, 2025, was submitted in support of the subject application, and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) 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. 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 regarding any additional information or concerns with this review.

Conditions of Approval: None

DERM Enforcement History Review

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

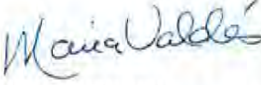
Memorandum



Date: July 28, 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 - Spitzer - 30101 S Dixie Highway
Application No. Z2023000358 - Revision # 1 - (Pre-App. No. Z23P-183)

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

Application Name: Spitzer - 30101 S Dixie Highway

Location: The proposed project is located on approximately 4.20 acres at 30101 South Dixie Highway, with Folio Nos. 30-7908-006-0084, 30-7908-006-0090, and 30-7908-006-0140, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing to rezone the rear parcel (Folio No. 30-7908-006-0084) from RU-2 (Two-Family Residential District) to BU-1A (Limited Business District), and to expand the existing service shop by 6,007 sq. ft., at the existing car dealership.

The estimated increase in water/sewer demand for the proposed project will be 240 gallons per day (gpd).

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/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within Homestead's sewer service area. However, per WASD's customer service account the subject property is being served by WASD. The subject site is connected to WASD's sewer system via an existing 8-inch gravity sewer main (as-built # ES6664-1) located within the property that is within a WASD utility easement. Therefore, the wastewater flows for

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

On May 13, 2025, WASD Agreement No. 33032 was offered for the subject development. Per approved points of connection (P.O.C.) dated June 18, 2025, the developer shall obtain a **RELEASE OF SEWER SERVICE AREA** from the City of Homestead to WASD for this property. Therefore, the developer shall contact Ms. Patty Palomo, Chief of WASD's Intergovernmental Affairs Office, at 786-552-8040 or via email at patty.palomo@miamidade.gov to officially release the sewer service area from the City of Homestead to WASD for this property. The developer shall provide verification that this property has been released for sewer service from the City of Homestead to WASD for further processes.

Per WASD records, this property identifies as a sewer only customer. There is an existing 8-inch gravity sewer (ES6664-1) within the property which was installed for this property to connect to the sewer system. WASD requires the sewer connection(s) to comply with current WASD standards & specifications, like cutting and capping unused existing sewer lateral(s), and like installing a WASD cleanout. Therefore, if this project requires or proposes a new connection, the developer shall connect to the existing 8-inch gravity sewer main (ES6664-1) within the property and/or in SW 164th Avenue.

Please note that there is an existing 8-inch gravity sewer within the property, within a WASD easement, that appears to be in conflict with the proposed development and shall be removed or relocated. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of Right-of-Way (R/W) to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted. In addition, no trees or palms should be planted within five (5) feet of any WASD facility.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1026 and P.S. No. 692B. 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. No. 1026

Existing NAPOT: 3.98 hrs.
Proposed Development: 240 gpd
Proposed Projected NAPOT: 3.99 hrs.

P.S. No. 692B

Existing NAPOT: 5.37 hrs.
Proposed Development: 240 gpd
Proposed Projected NAPOT: 5.37 hrs.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of

Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

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

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

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

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

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

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

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

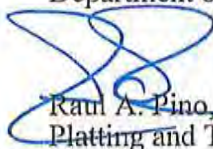
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballe@miamidade.gov.

Memorandum



Date: August 26, 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: Z2023000358
Name: John A. Spitzer and F Adelbert Spitzer Partnership
Location: 30101 South Dixie Highway
Section 08 Township 57 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 **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. The addition to the existing auto sales use will generate approximately an additional **15 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9972	SR 5/ US 1 northeast of SW 288 Street	C	C
9940	SW 304 Street east of SR 5/ US 1	D	D
9942	SW 304 Street west of SR 5/ US 1	D	D
F-0545	SR 5/ US 1 north of SW 308 Street	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: July 10, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2023000358

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 7/09/2025.

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

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

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

Memorandum



Date: Tuesday, July 29, 2025

Subject: Review Type: Z2023000358
Applicant Name: John A. Spitzer and F. Adelbert Spitzer Partnership

PROJECT DESCRIPTION:

The applicant seeks to expand the existing 19,487 square-foot automobile dealership fronting US 1 by expanding the existing service shop to the rear. The present service shop will be expanded by an addition of approximately 6,007 square feet in size, together with a new paved and landscape vehicle display and parking area. As per traffic study, the proposed addition of 6,007 square feet of Automobile Sales to the existing 19,487 square feet building will generate an additional 11 AM and 15 PM peak hour trips. This addition does not propose any changes to the current driveway configuration. The existing driveway is a right-in/right-out driveway connecting to S Dixie Highway where there is an existing right turn lane at the project driveway. As such, additional traffic analysis is not required.

PROJECT LOCATION:

The property is located at 30101 South Dixie Highway within Miami-Dade County.

COMMENTS/RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at (305) 439-6491.



Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: (305) 375-2835 Fax: (305) 375-2560
www.miamidade.gov/planning

July 21, 2023

Melissa Tapanes Llahues
Bercow Radell Fernandez Larkin & Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131
Office: 305-377-6227
mtapanes@brzoninglaw.com

Subject: CDMP Letter of Interpretation Request Ref: Folio Nos. 30-7908-006-0090, 30-7908-006-0140, and 30-7908-006-0084 (subject property) in Unincorporated Miami-Dade County, Florida.

Dear Ms. Tapanes Llahues:

This letter is in response to your April 24, 2023, letter (CL23-17) in which you requested interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the subject property with the folio numbers indicated above. Specifically, you requested confirmation that the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map designates the entirety of the subject property for "Business and Office" use.

The subject property consists of three lots (± 4.21 acres) located at 30101 South Dixie Highway (US-1) that are developed with a car dealership and a surface parking lot. The majority of the subject property is within a "Business and Office" designated commercial strip/ribbon along South Dixie Highway (US-1), with two of the three lots fronting US-1 that are wholly within the "Business and Office" designated ribbon as depicted on the LUP map. The remaining lot (hereafter the "rear lot") is partly within the ribbon and designated "Business and Office" and "Low-Medium Density Residential". The subject property is surrounded by properties zoned BU-3 and BU-1A to the north, except to the east beyond SW 164 Avenue, where the existing single family residential properties are zoned RU-1 (Single Family Residential District, 7,500 square feet net).

It is noted that in 1976 a zoning Use Variance was granted for the subject property through Resolution No. Z-413-76. The Resolution allowed a portion of the existing car dealership and affiliated major mechanical repair shop fronting US-1 to expand onto the rear lot, thus permitting business and commercial uses on the RU-2 zoned parcel, which was proposed to be used for car service and repairs, and car storage facilities.

Melissa Tapanes Llahues
July 21, 2023
Page 2

The CDMP text on page I-44 (July 2020 Edition) states that, "[t]he depth of the ribbon for commercial development and other uses permitted under the Business and Office land use category is more generalized. In general, the depth of the "Business and Office" "should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent commercial and residential uses or accommodate vehicular parking to serve an adjacent use, provided that liberal permanent buffering is provided or other site planning or design features are used, to provide compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies". Furthermore, the "Business and Office" text under "Uses and Zoning Not Specifically Depicted" on page I-45, states that while some existing lawful uses are not depicted on LUP map, such lawfully approved uses and zoning approvals are deemed consistent with the CDMP.

Additionally, in determining consistency with the CDMP Goals, Objectives, and Policies, compatibility with adjacent or abutting land uses must be considered. The CDMP Land Use Element Policies LU-4A, LU-4B, LU-4C and LU-40 address land uses that are to be protected from the potentially negative impacts of incompatible uses and provide how the negative impacts may be mitigated through design solutions and buffering.

Based on the CDMP policies, the existing uses and zoning approvals noted above, the "Business and Office" designation may be applied at such depth as to encompass the entire subject property, provided certain conditions are met. These conditions include providing a logical transition to the adjacent commercial and residential uses, and providing permanent buffering or other site planning or design features to ensure compatibility with adjacent or abutting land uses. Therefore, Staff determines that, with adequate buffering, site planning, or design features assuring compatibility with the residential and commercial uses abutting and adjacent to the subject property, the "Business and Office" designation may be applied to the entire subject property.

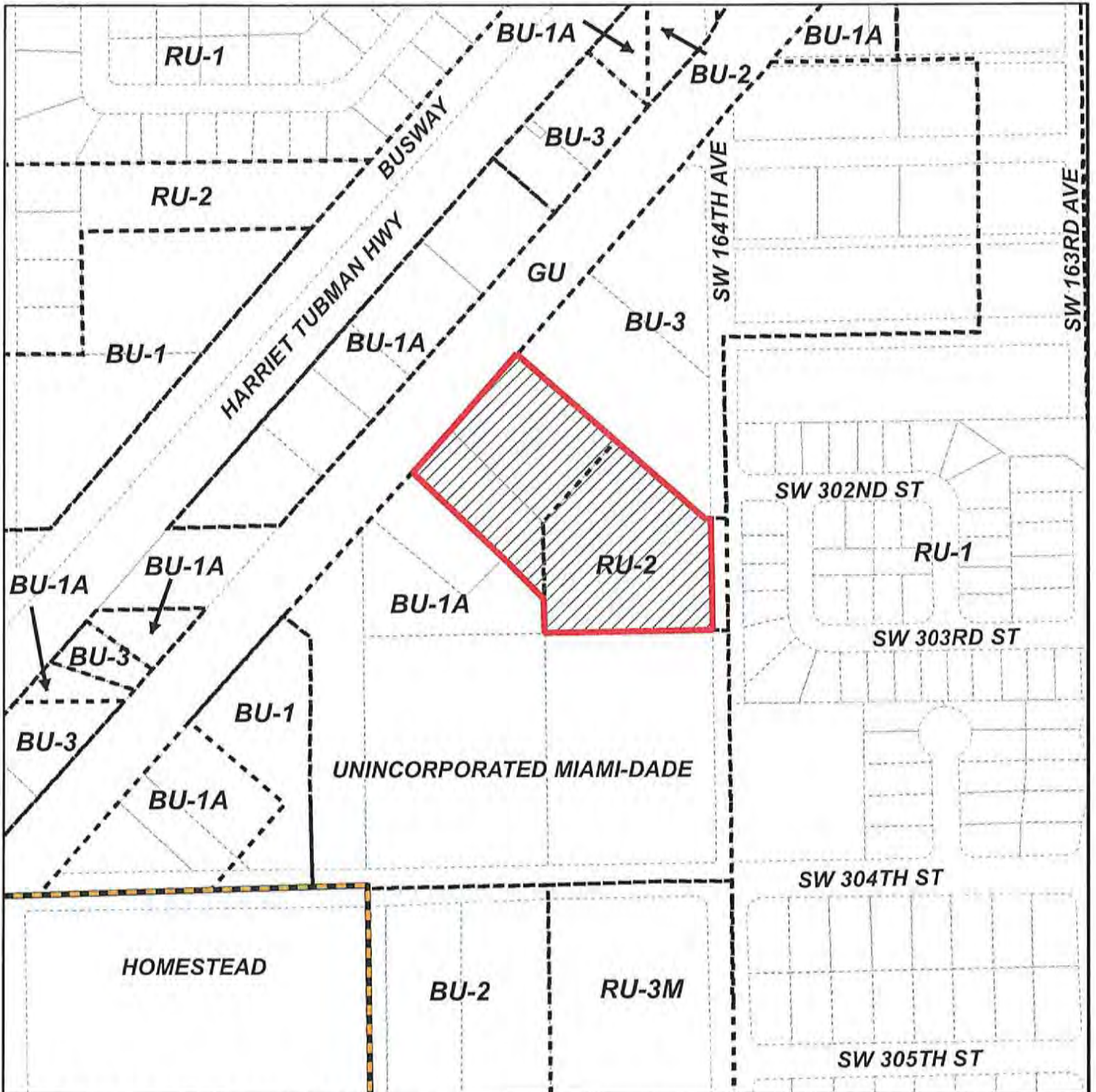
This letter is provided in response to your request for interpreting the provisions of the CDMP and does not constitute a departmental recommendation on any pending or future requests for development approval. This interpretation is based upon the policies and provisions of the CDMP currently in effect, and the uses and limitations specified in your April 24, 2023, letter. If you have any questions regarding this review, please contact me at jerry.bell@miamidade.gov or (305) 375-2835.

Sincerely,



Jerry Bell, AICP
Assistant Director for Planning

JB:GR:RD:rov





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000358

Section: 08 Township: 57 Range: 39
 Applicant: Jonh A. and F. Adelbert Spritzer Partnership
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

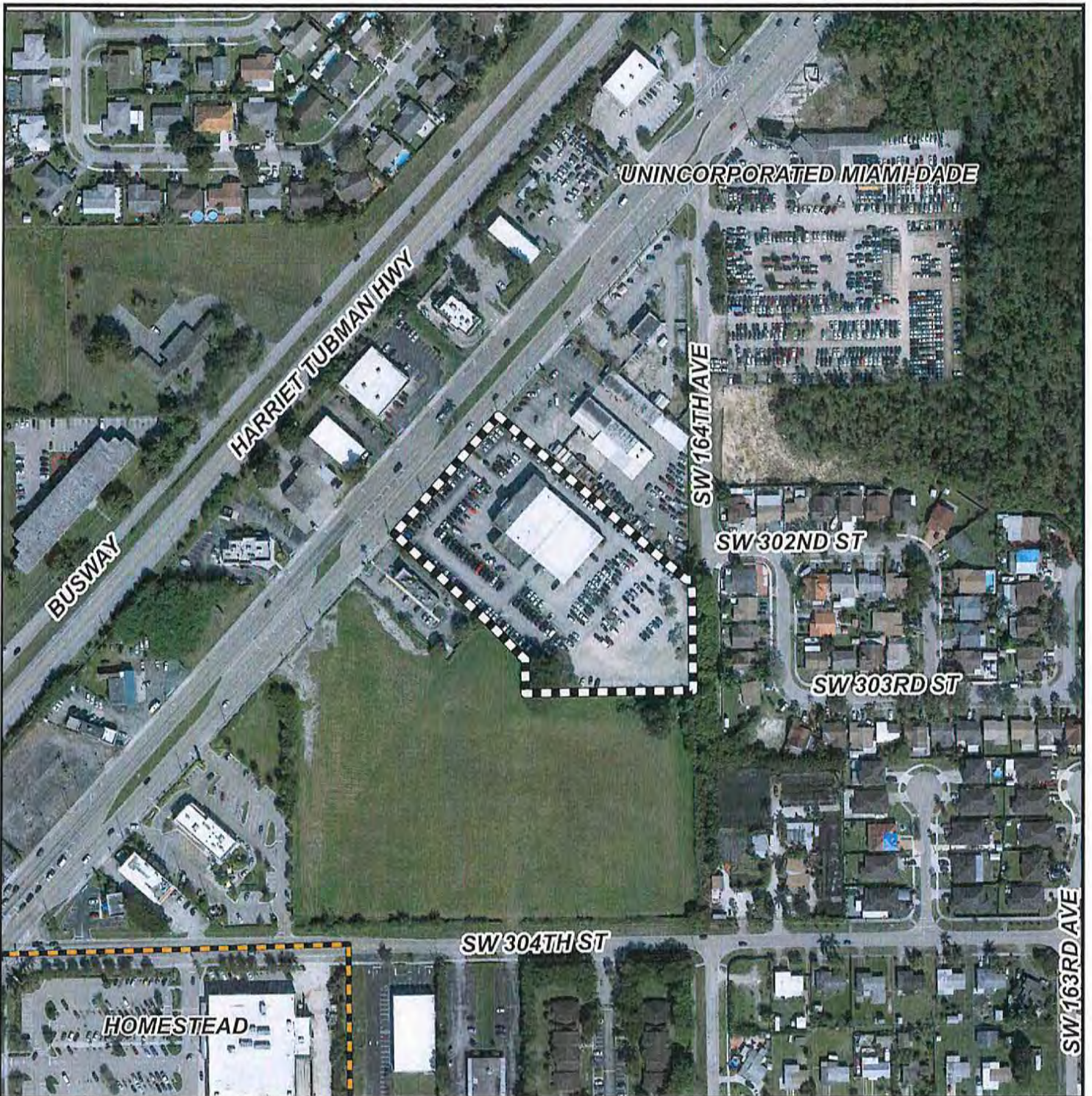
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, September 25, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000358

Legend
 Subject Property

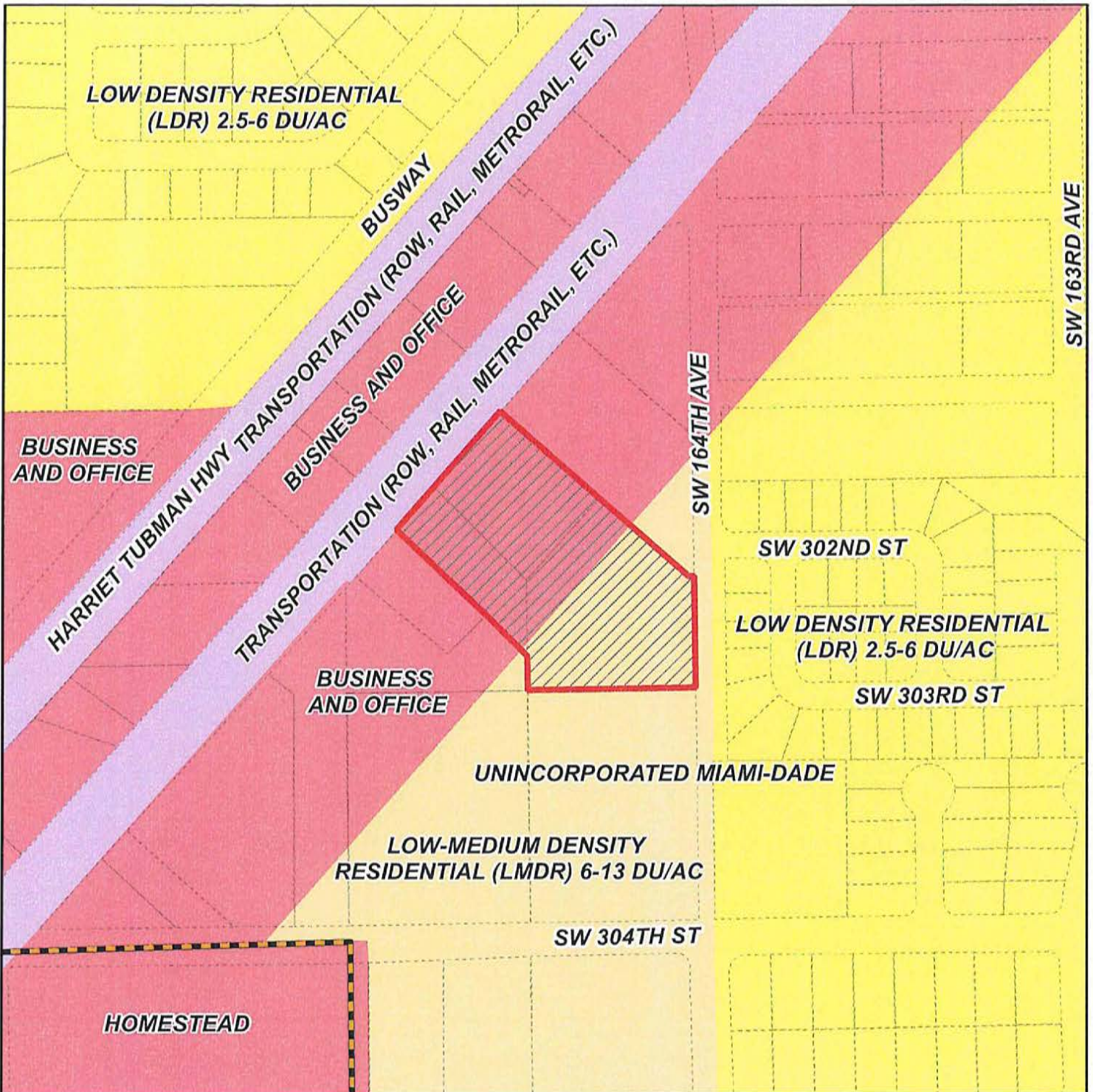


Section: 08 Township: 57 Range: 39
 Applicant: Jonh A. and F. Adelbert Spritzer Partnership
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, September 25, 2023

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2023000358

Section: 08 Township: 57 Range: 39
 Applicant: Jonh A. and F. Adelbert Spritzer Partnership
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

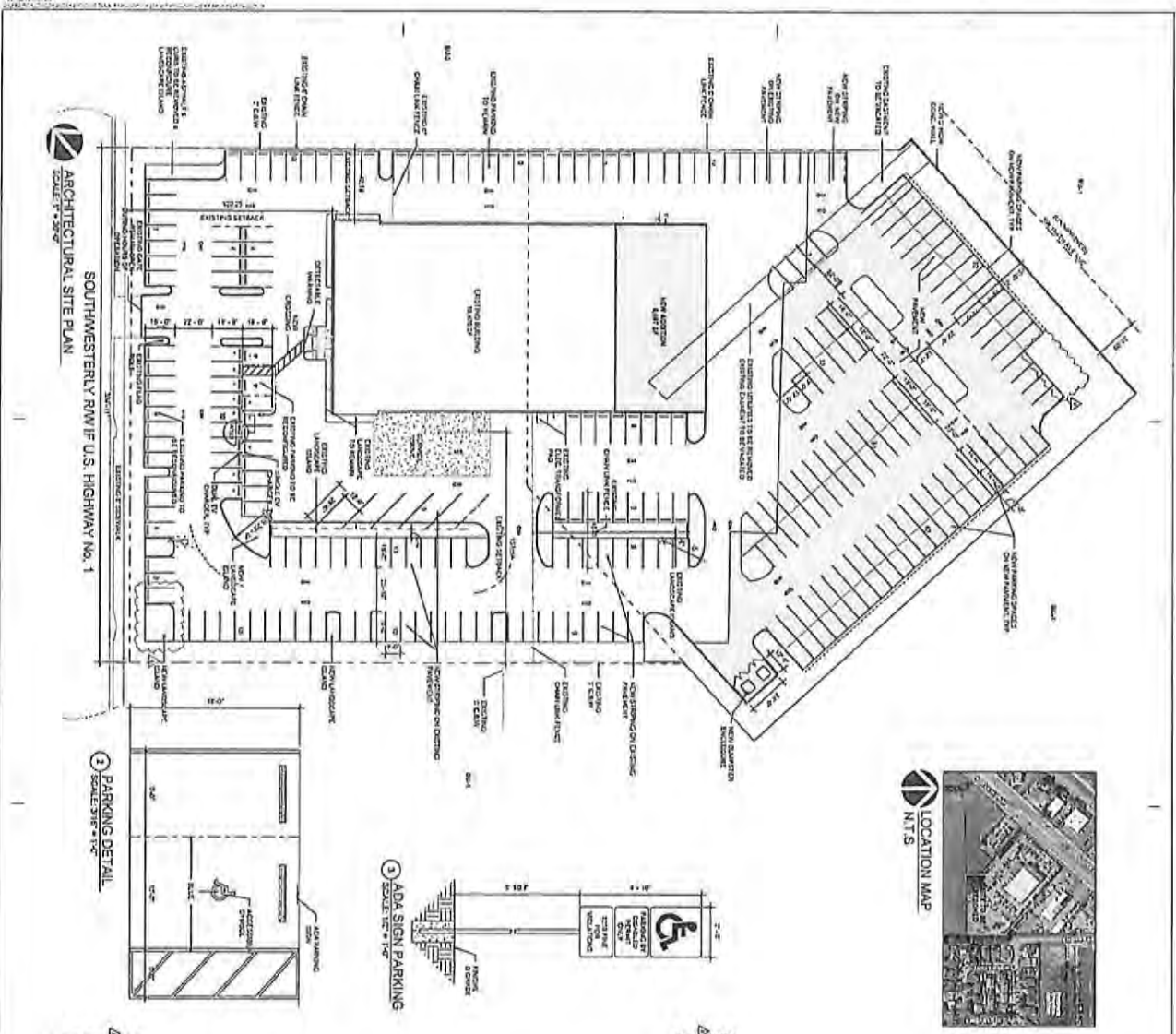
Legend

 Subject Property Case

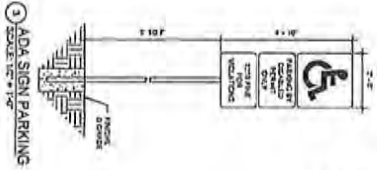


SKETCH CREATED ON: Monday, September 25, 2023

REVISION	DATE	BY



1 PARKING DETAIL
SCALE: 1/8" = 1'-0"



SITE DATA		PROJECT DATA	
PROJECT #	14-2013-0000000000	DIVISION CODE	0000
PROJECT NAME	NEW ADDITION & REMODEL OF EXISTING BUILDING AT 1400 SW 15TH AVENUE, MIAMI, FL 33135	LAND USE	OFFICE
OWNER	SPITZER HOMESTEAD	PERMIT NUMBER	2025-0000000000
DESIGNER	SPITZER HOMESTEAD	DATE	07/09/2025

BU - ZONING LEGEND	
BU-1 (COMMERCIAL BUSINESS)	PERMITTED USES: OFFICE, PROFESSIONAL SERVICE, RETAIL, RESTAURANT, SERVICE, STORAGE, TRADING, WHOLESALE.
BU-2 (COMMERCIAL BUSINESS)	PERMITTED USES: OFFICE, PROFESSIONAL SERVICE, RETAIL, RESTAURANT, SERVICE, STORAGE, TRADING, WHOLESALE.
BU-3 (COMMERCIAL BUSINESS)	PERMITTED USES: OFFICE, PROFESSIONAL SERVICE, RETAIL, RESTAURANT, SERVICE, STORAGE, TRADING, WHOLESALE.

LANDSCAPED OPEN SPACE REQUIREMENTS	
MINIMUM PERCENTAGE OF LANDSCAPED OPEN SPACE	5%
MINIMUM PLANTING RATE	1 PLANT PER 100 SQ FT
MINIMUM PLANTING SPECIFICATIONS	PLANTS MUST BE AT LEAST 18 INCHES TALL AT THE TIME OF PLANTING.

PARKING REQUIREMENTS	
MINIMUM PERCENTAGE OF PARKING SPACES	10%
MINIMUM PARKING RATE	1 SPACE PER 100 SQ FT
MINIMUM PARKING SPECIFICATIONS	PARKING SPACES MUST BE AT LEAST 8 FEET WIDE AND 20 FEET LONG.

SPITZER HOMESTEAD
NEW ADDITION & REMODEL

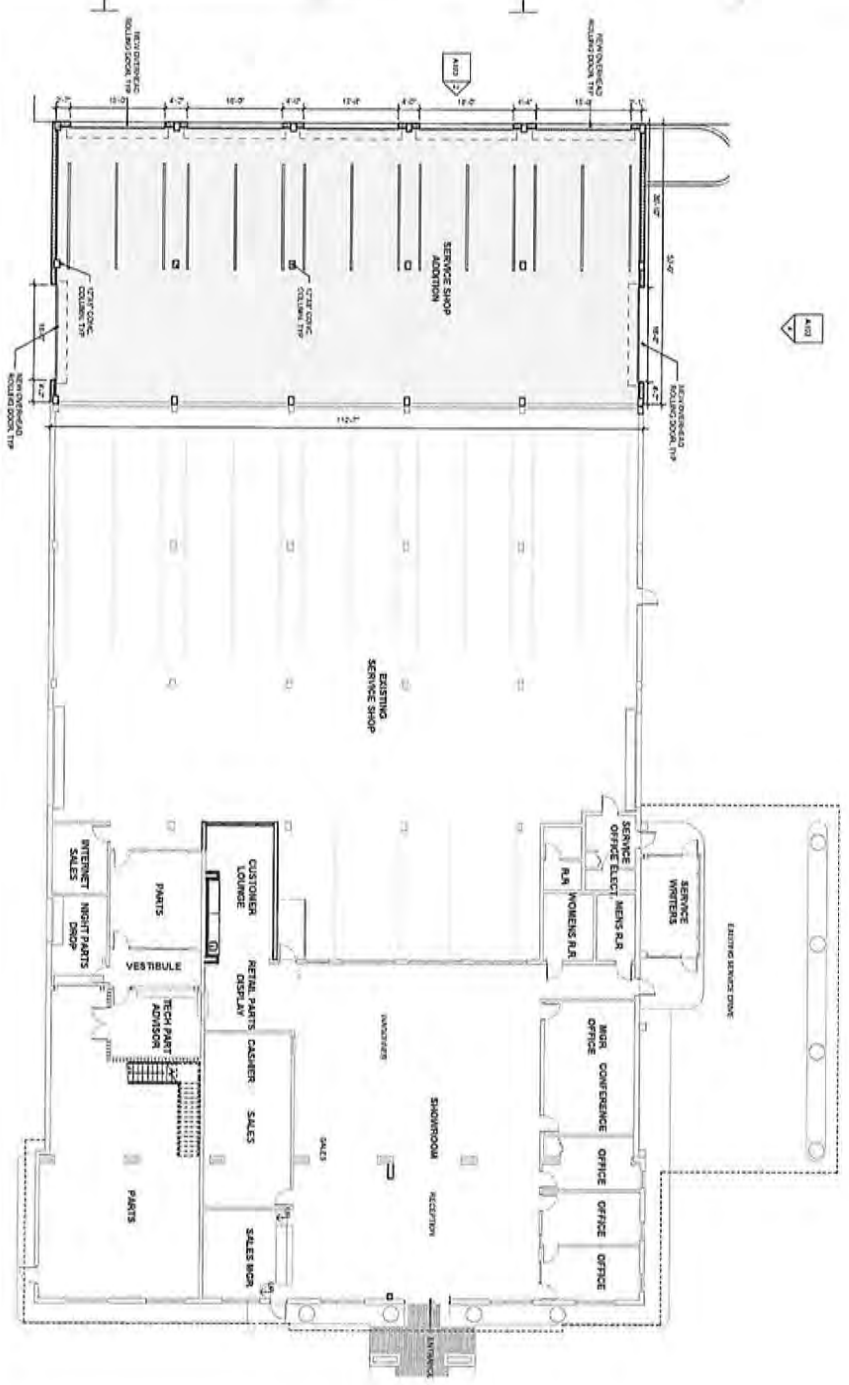
ADDRESS: 1400 SW 15TH AVENUE, MIAMI, FL 33135

ARCHITECTURAL SITE PLAN

DATE: 07/09/2025

PROJECT NO: A101

ARCHITECTURAL FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



WALL LEGEND

PLAN	DESCRIPTION
[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	NEW FINISH PARTITION
[Symbol]	100% CMU WALL

Raul
Ocampo Jr.

CONTRACT DOCUMENTS FOR
**SPITZER HOMESTEAD
NEW ADDITION & REMODEL**

ADDRESS:
3904 S Dixie Hwy, Homestead, FL 33033

DWG IDENTIFICATION

NO.	DATE	DESCRIPTION
1	08/20/2023	ISSUED FOR PERMITS
2	08/20/2023	ISSUED FOR PERMITS
3	08/20/2023	ISSUED FOR PERMITS
4	08/20/2023	ISSUED FOR PERMITS
5	08/20/2023	ISSUED FOR PERMITS
6	08/20/2023	ISSUED FOR PERMITS
7	08/20/2023	ISSUED FOR PERMITS
8	08/20/2023	ISSUED FOR PERMITS
9	08/20/2023	ISSUED FOR PERMITS
10	08/20/2023	ISSUED FOR PERMITS

2023 148
A102



ARCHITECTURAL FLOOR PLAN

DATE: 08/20/2023

PROJECT: SPITZER HOMESTEAD NEW ADDITION & REMODEL

ADDRESS: 3904 S DIXIE HWY, HOMESTEAD, FL 33033

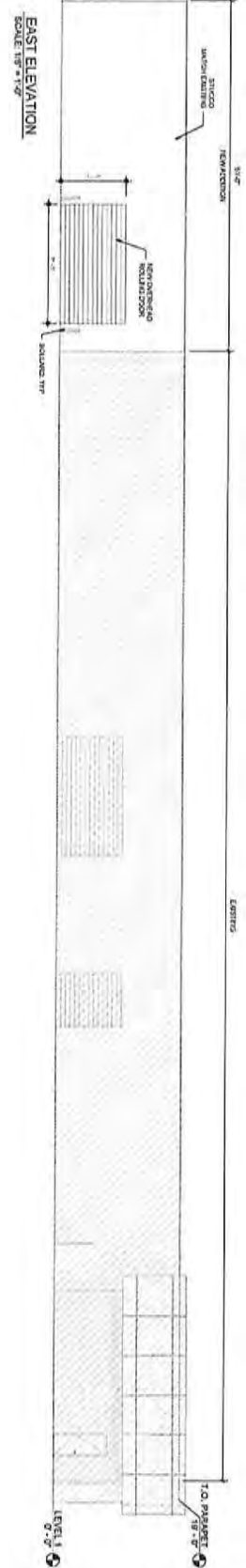
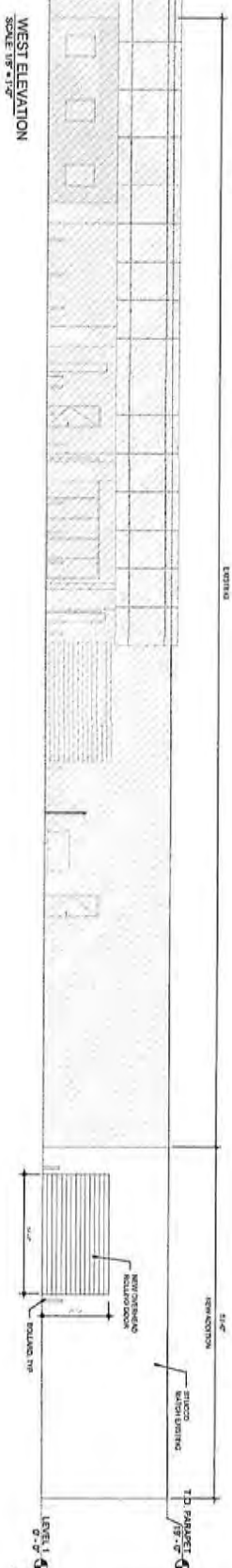
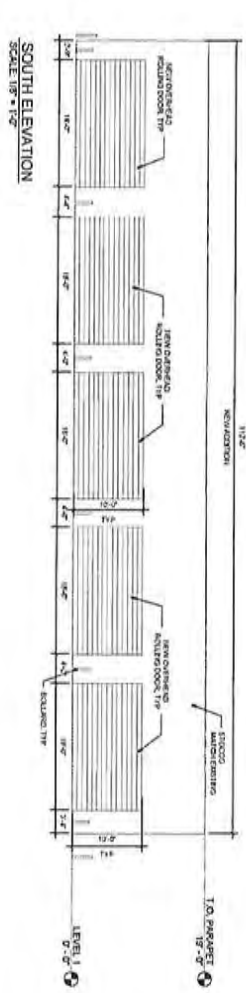
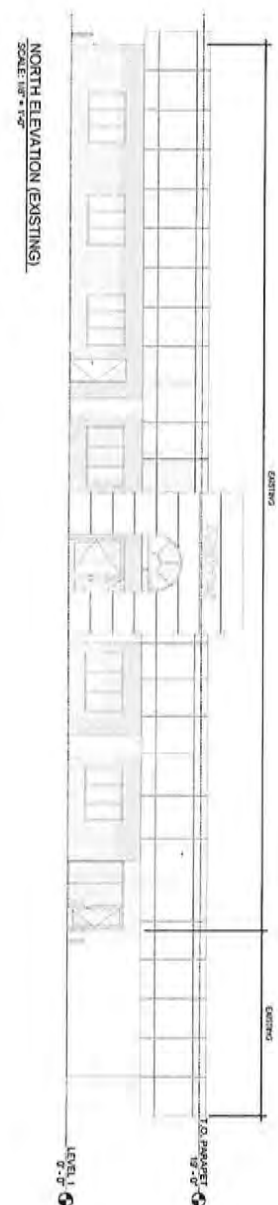
SCALE: 3/32" = 1'-0"

DESIGNED BY: RAUL OCAMPO JR.

CHECKED BY: [Name]

DATE: 08/20/2023





Raul Ocampo



ARCHITECTURAL DESIGN
 CONTRACT DOCUMENTS
 CONTRACT NO. 23-118
 DATE: 08/20/23

SCALE: 1/8\"/>



Scale: 1/8\"/>

NO.	REVISIONS	DATE

CONTRACT DOCUMENTS FOR
SPITZER HOMESTEAD
 NEW ADDITION & REMODEL

NO.	REVISIONS	DATE

CONTRACT NO. 23-118
 DATE: 08/20/23

A103

SPITZER HOMESTEAD NEW ADDITION & REMODEL

30101 S Dixie Hwy, Homestead, FL

OCTOBER 24, 2025

LANDSCAPE LEGEND

2/2

LANDSCAPE LEGEND

Zoning District: BU-1A Net Lot Area: 3.72 Acres 162,123 Square Feet
Area to rezone: 1.94 Acres Area to rezone: 84,506 Square Feet

OPEN SPACE

REQUIRED PROVIDED

- A. Square feet of open space required by Ch. 33:
Net lot area: 162,123 SF x 16% = 25,939 SF 25,939 SF 26,098 SF
- B. Square feet of parking lot open space required by
Ch. 18A as indicated on site plan:
Number of parking spaces 294 x 10 SF per parking sp. 2,940 SF 9,505 SF
- C. Total SF of landscaped open space required by Ch. 33: 28,779 SF 35,468 SF

LAWN AREA CALCULATION

- A. Total SF of landscaped open space required by Ch. 33: 28,779 SF
- B. Maximum area (St. Augustine sod) permitted (60% x
28,779 SF): 17,267 SF 14,679 SF

TREES

- A. Number of trees required per net lot acre:
Less existing number of trees that meet min. requirements:
22 trees x net lot acreage = 82 Trees: 22 None 75 + 7 palms = 82
- B. 30% palm trees allowed (two palms = one tree)
Palms provided: 24 allowed 15
- C. Percentage of native trees required = the number of
trees provided x 30%: 24 92
- D. Street trees
164 Avenue: 205 Lin. Ft./35 feet o.c. = 6 Trees: 6 6
- E. Street trees located directly beneath power lines (Spacing
of 25' o.c.); 282 linear feet along US1 / 25 feet = 11 Trees: 11 11
- F. Total number of trees required
A + D + E = 99 Total Trees: 99 99
- G. Parking Lot trees required are 2,840 SF / 50 = 56 Trees 36 66 (inc. palm/lot
of parking lot)

SHRUBS 990 990

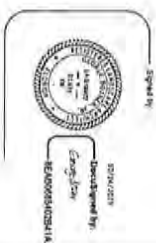
- A. Total trees required x 10 (99 trees x 10 = 990 shrubs): 990 990
- B. Total number of shrubs required x 30% = number of native
shrubs required (990 x 30% = 297 shrubs): 297 872

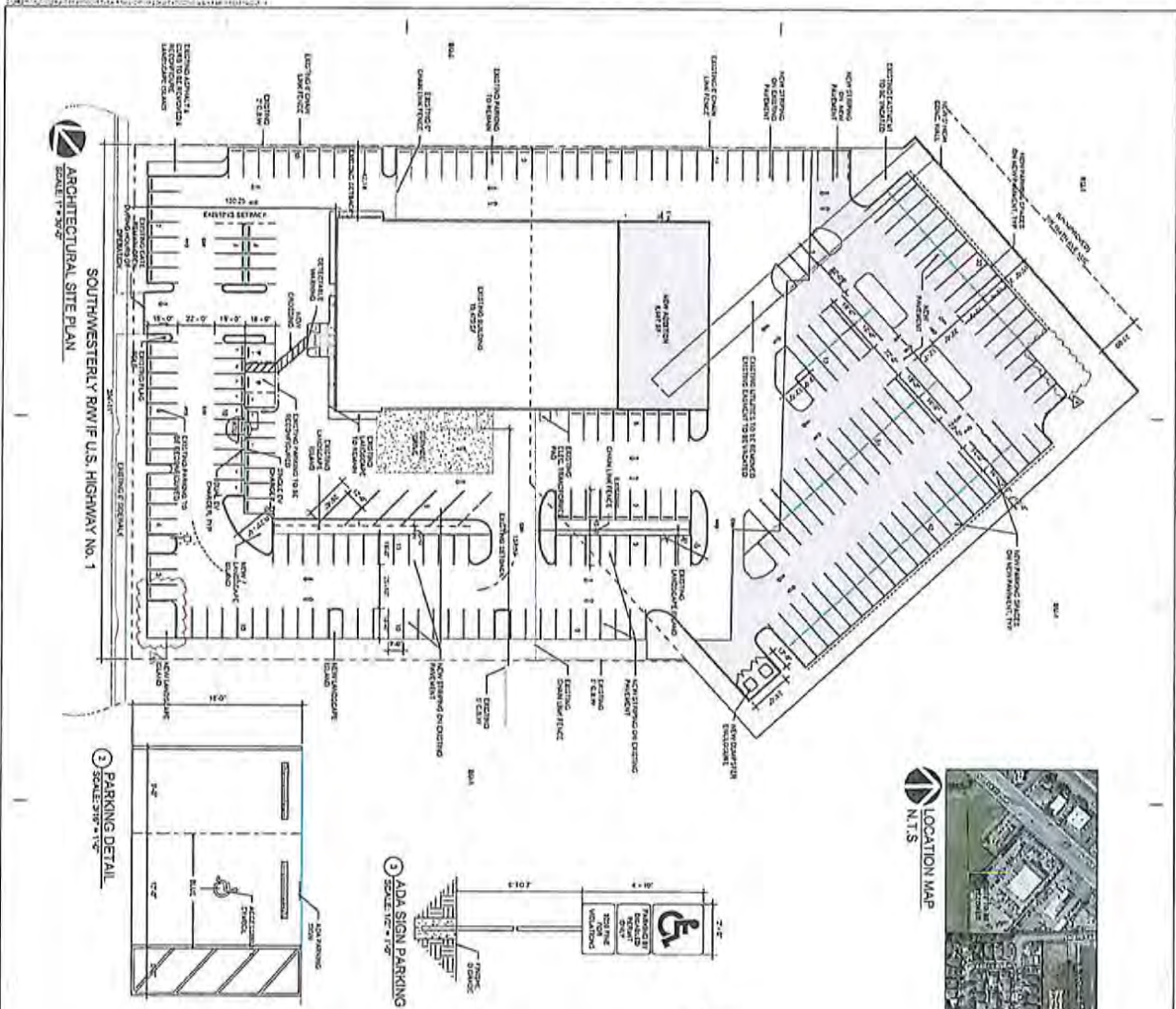
IRRIGATION PLAN: Required by Ch. 33. Automatic irrigation provided.



PREPARED BY:
GEORGE BOTNER, P.L.A., AICP
LANDSCAPE ARCHITECTURE & PLANNING
4320 S. E. Cove Lake Circle, Suite # 104
Stuart, FL 34997
botnerg@aol.com
(954) 798-7158 (Cell)

FL REG. # 0000422





SITE DATA

PROPERTY	LEGAL DESCRIPTION	CURRENT ZONE	LAND USE
23-358-0000	14.27 AC. OF LAND IN THE CITY OF MIAMI, DATED 11/11/1988, BEING THE S.W. 1/4 OF SECTION 16, T. 25 N., R. 25 W., CO. OF MIAMI, FLA.	BUA	RESIDENTIAL
23-358-0000	14.27 AC. OF LAND IN THE CITY OF MIAMI, DATED 11/11/1988, BEING THE S.W. 1/4 OF SECTION 16, T. 25 N., R. 25 W., CO. OF MIAMI, FLA.	BUA	RESIDENTIAL

BU - ZONING LEGEND

GENERAL REQUIREMENTS	REQUIREMENTS	REMARKS
MINIMUM LOT AREA	5,000 SQ. FT.	
MINIMUM LOT WIDTH	30 FT.	
MINIMUM FRONT YARD SETBACK	10 FT.	
MINIMUM SIDE YARD SETBACK	5 FT.	
MINIMUM REAR YARD SETBACK	5 FT.	
MINIMUM FRONT SETBACK	10 FT.	
MINIMUM SIDE SETBACK	5 FT.	
MINIMUM REAR SETBACK	5 FT.	
MINIMUM FRONT SETBACK	10 FT.	
MINIMUM SIDE SETBACK	5 FT.	
MINIMUM REAR SETBACK	5 FT.	

LANDSCAPED OPEN SPACE REQUIREMENTS

TYPE OF OPEN SPACE	MINIMUM PERCENTAGE	MINIMUM AREA	MINIMUM WIDTH	MINIMUM DEPTH	MINIMUM DISTANCE FROM BUILDING
LANDSCAPED OPEN SPACE	5%	500 SQ. FT.	5 FT.	5 FT.	5 FT.
LANDSCAPED OPEN SPACE	5%	500 SQ. FT.	5 FT.	5 FT.	5 FT.

PARKING REQUIREMENTS

TYPE OF VEHICLE	REQUIRED NO. OF SPACES	REMARKS
STANDARD PASSENGER VEHICLE	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	
STANDARD PASSENGER VEHICLE	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	

SELECTED VEHICLE - REQUIRED NO. OF SPACES

VEHICLE TYPE	REQUIRED NO. OF SPACES	REMARKS
STANDARD PASSENGER VEHICLE	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	
STANDARD PASSENGER VEHICLE	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	

THE

TYPE	REQUIRED NO. OF SPACES	REMARKS
STANDARD PASSENGER VEHICLE	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	
STANDARD PASSENGER VEHICLE	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	



ARCHITECTURAL FIRM
1111 BAYVIEW BLVD, SUITE 1100
MIAMI, FL 33133
TEL: (305) 555-1234
WWW.A101.COM

CONTRACT DOCUMENTS FOR
SPITZER HOMESTEAD
NEW ADDITION & REMODEL
ADDRESS: 2500 S.W. 15TH AVE, MIAMI, FL 33135

PROVISIONS
1. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE PROJECT COSTS.

REVISIONS

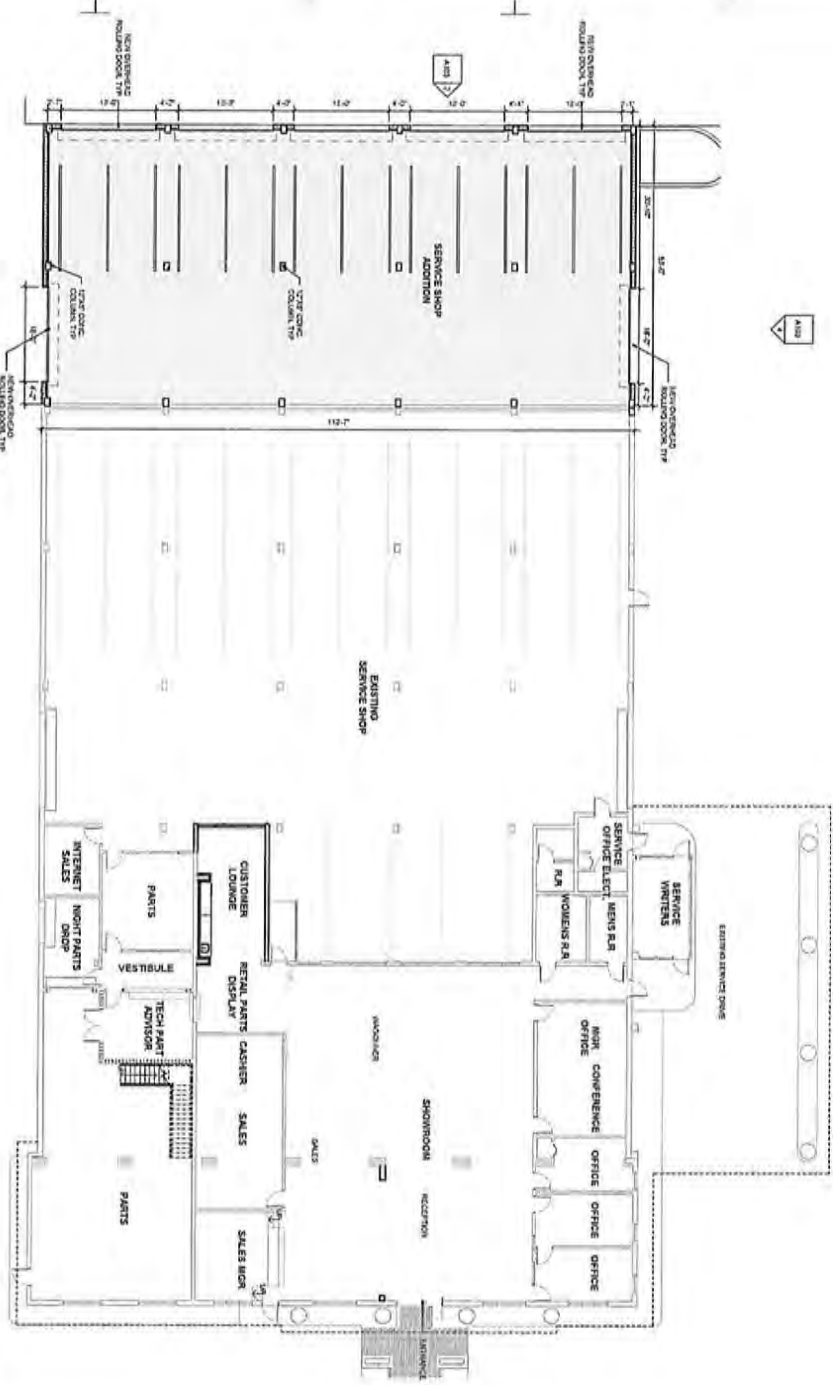
NO.	DATE	DESCRIPTION
1	07/09/2025	ISSUED FOR PERMIT

DATE OF PREPARATION
07/09/2025

SCALE
1" = 30'-0"

A101

ARCHITECTURAL FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



WALL LEGEND

PLAN	DESCRIPTION
[Symbol]	EXISTING WALL TO REMAIN
[Symbol]	NEW WITH NEW FINISHES
[Symbol]	NEW OR WALL

CONTRACT DOCUMENTS FOR
SPITZER HOMESTEAD
NEW ADDITION & REMODEL

ADDRESS: 30 01 S Drive Hwy, Homestead, FL 33033

Architect: Raul Ocampo Jr.
3000 S.W. 15th Ave., Suite 100, Miami, FL 33135
Tel: 305.850.1234

DATE: 08/2023

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

PROJECT NO.: A102

DATE: 08/2023

REVISIONS:

NO.	DESCRIPTION	DATE

OWNER: SPITZER HOMESTEAD

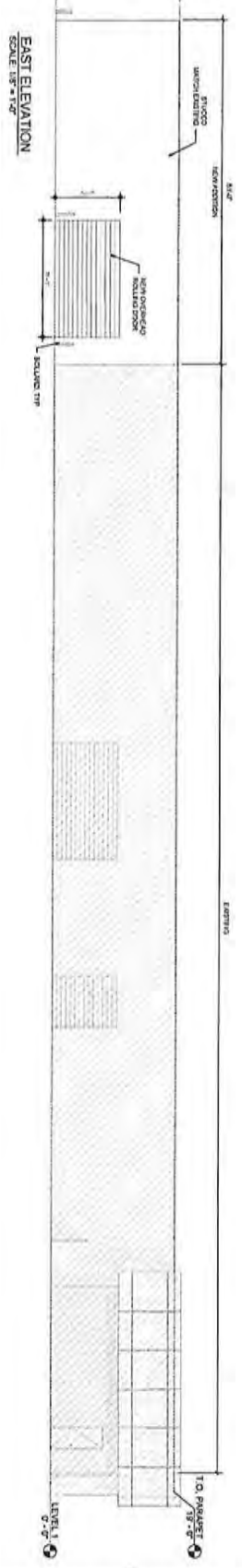
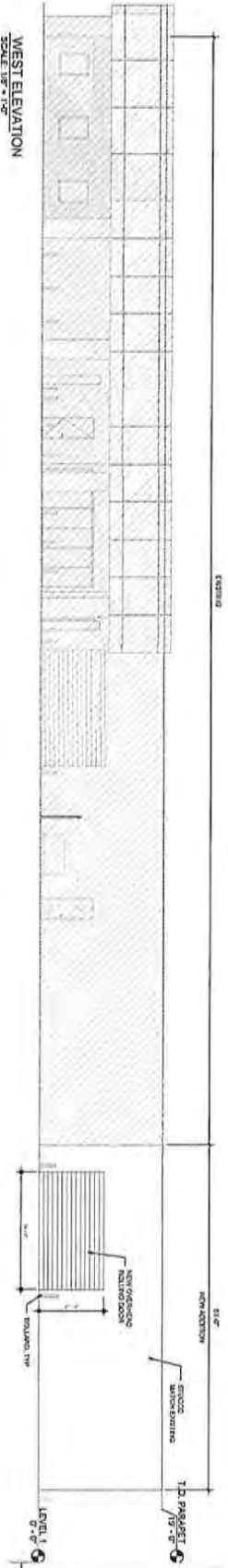
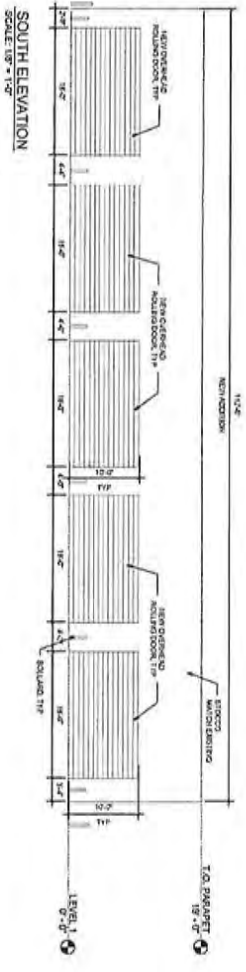
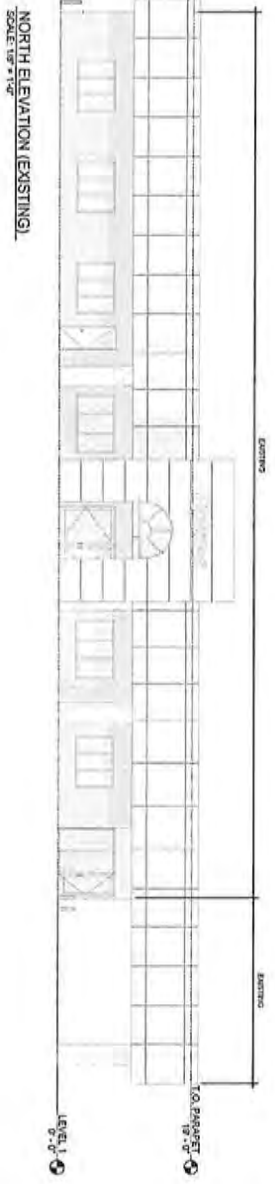
DESIGNER: Raul Ocampo Jr.

DATE: 08/2023

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

PROJECT NO.: A102

DATE: 08/2023



Raul
Ocampo



RAUL OCAMPO
ARCHITECT
NO. 12487
STATE OF FLORIDA
1000 N.W. 107th Ave., Suite 100
Miami, FL 33177
TEL: 305.444.1111
WWW.RAULOCAMPO.COM

THIS DOCUMENT IS THE PROPERTY OF RAO OCAMPO ARCHITECTS, P.A. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RAO OCAMPO ARCHITECTS, P.A.



RAUL OCAMPO
PROFESSIONAL ENGINEER
NO. 12487
STATE OF FLORIDA
1000 N.W. 107th Ave., Suite 100
Miami, FL 33177
TEL: 305.444.1111
WWW.RAULOCAMPO.COM

NO.	DESCRIPTION	DATE

CONTRACT DOCUMENTS FOR
**SPITZER HOMESTEAD
NEW ADDITION & REMODEL**
ADDRESS:
3019 S Dixie Hwy, Homestead, FL 33033

DATE IDENTIFICATION

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23-148
A103

**SPITZER HOMESTEAD
NEW ADDITION & REMODEL**
30101 S Dixie Hwy, Homestead, FL

LANDSCAPE LEGEND

OCTOBER 24, 2025

LANDSCAPE LEGEND

Zoning District:	BU-1A	Net Lot Area:	3.72 Acres	162,123 Square Feet
		Area to rezone:	1.94 Acres	84,508 Square Feet
OPEN SPACE				
A.	Square feet of open space required by Ch. 33: Net lot area: 162,123 SF x 16% = 25,939 SF	REQUIRED		PROVIDED
B.	Square feet of parking lot open space required by Ch 18A as indicated on site plan: Number of parking spaces 284 x 10 SF per parking sp.		2,840 SF	9,506 SF
C.	Total SF of landscaped open space required by Ch. 33:		28,779 SF	35,469 SF
LAWN AREA CALCULATION				
A.	Total SF of landscaped open space required by Ch. 33:		28,779 SF	
B.	Max lawn area (St. Augustine soil) permitted (60% x 28,779 SF):		17,267 SF	14,873 SF
TREES				
A.	Number of trees required per net lot acre: Less existing number of trees that meet min. requirements: 22 trees x net lot acreage = 82 Trees:		22 82	None 75 + 7 palms = 82
B.	30% palm trees allowed (two palms = one tree) Palms provided:		24 allowed	15
C.	Percentage of native trees required = the number of trees provided x 30%:		24	92
D.	Street trees: 164 Avenue: 205 Lin, F/35 (rel 0.c. = 6 Trees:		6	6
E.	Street trees located directly beneath power lines (Spacing of 25' o.c.): 282 linear feet along US1 / 25' feet = 11 Trees:		11	11
F.	Total number of trees required: A + D + E = 99 Total Trees:		99	99
G.	Planting Lot trees required are 2,840 SF / 80 = 36 Trees		36	66 (inc. palm tree of parking lot)
SHRUBS				
A.	Total trees required x 10 (99 trees x 10 = 990 shrubs):		990	980
B.	Total number of shrubs required x 30% = number of native shrubs required (990 x 30% = 297 Shrubs):		297	872

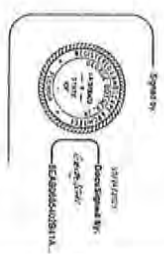
IRRIGATION PLAN: Required by Ch. 33. Automatic Irrigation provided.

PREPARED BY:



GEORGE BOTNER, P.L.A., AICP
LANDSCAPE ARCHITECTURE & PLANNING
4320 S. E. Cove Lake Circle, Suite # 104
Stuart, FL 34997
(954) 798-7158 (Cell) botneng@aol.com

FL REG. # 0000422



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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: John A. and F. Adelbert Spitzer Partnership

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u>John Alan Spitzer 8852 Vermillion Rd, Amherst OH 44001</u>	<u>50%</u>
<u>Andrew Alan Spitzer 174 Centennial Dr, Avon Lake, OH 44012</u>	<u>50%</u>
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: *[Handwritten Signature]* (Applicant)

Sworn to and subscribed before me this 17th day of April, 2023. Affiant is personally known to me or has produced James Adam Spitzner as identification.

[Handwritten Signature]
(Notary Public) DEBORAH A. NOSKA, Notary Public
State of Ohio

My commission expires _____ My Comm. Expires 5/12/23

*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.



U.S. 1 Frontage

(Photo Date: August 27, 2023)



Northern Elevation

(Photo Date: August 27, 2023)



Service Bay Northeastern Corner

(Photo Date: August 27, 2023)



South Elevation

(Photo Date: August 27, 2023)



Service Bay Southeast Corner

(Photo Date: August 27, 2023)