



FINAL AGENDA

Community Zoning Appeals Board 15
Naranja Park, 14150 SW 264 Street, Miami, FL
Thursday, December 18, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

A. Z2024000044 Wendium of Florida, Inc. 24-44 56-39-34 N

APPEALS

CURRENT



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF DECEMBER 18, 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.

NOTICE

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

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

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

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

PH: Z24-044

December 18, 2025

Item No. A

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. Subsequently, this item was deferred from the November 13, 2025, meeting of CZAB #15 in order to allow the applicant to be present at the next meeting.

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 CHARATERISTICS</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
<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	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.

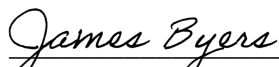
RECOMMENDATION:

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.

JB:ES:JB:SS:EA



James Byers, Senior Division Chief
On behalf of
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>
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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:

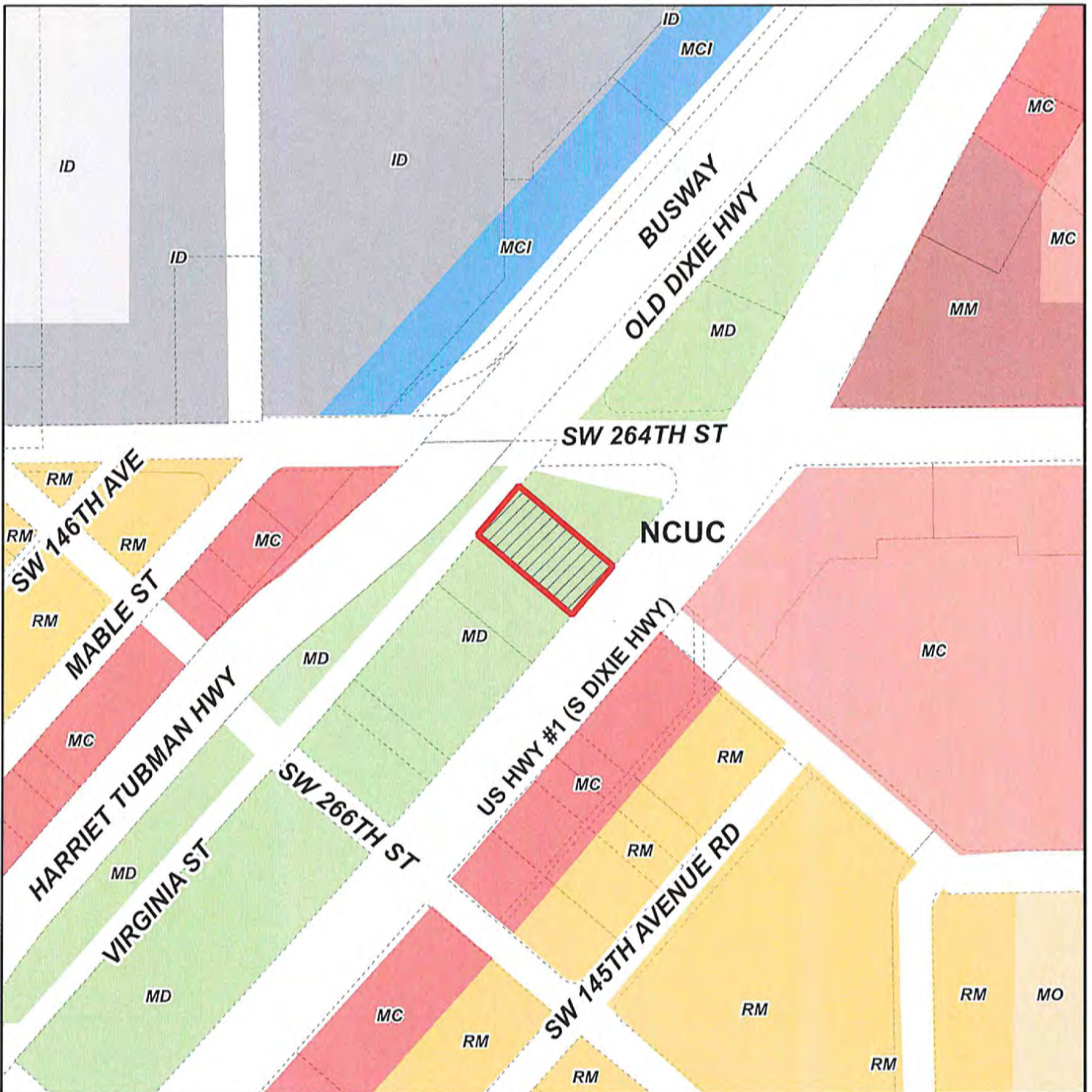
The property is located at 26480 South Dixie Highway in Miami-Dade County.

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

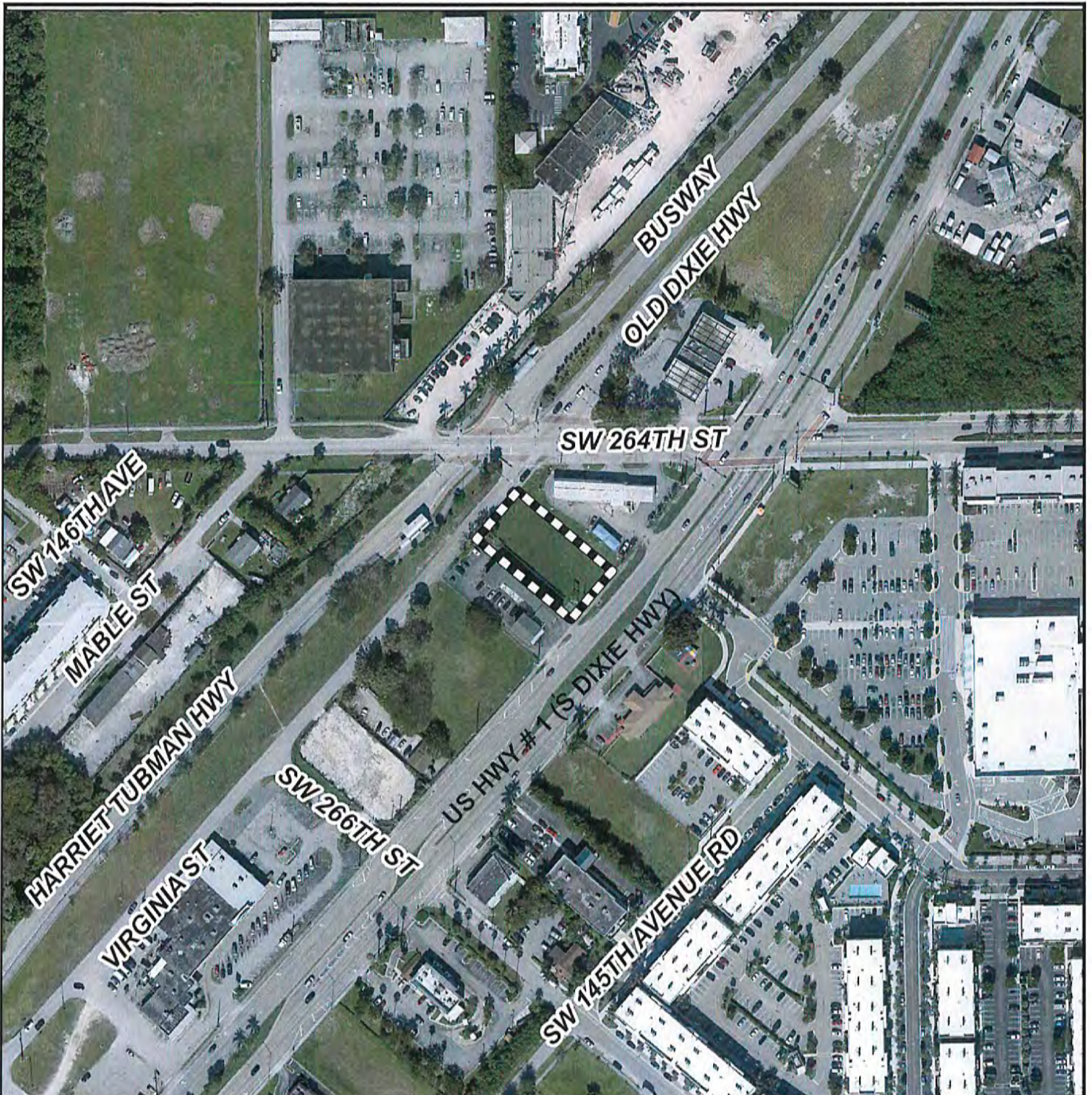
Legend

-  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

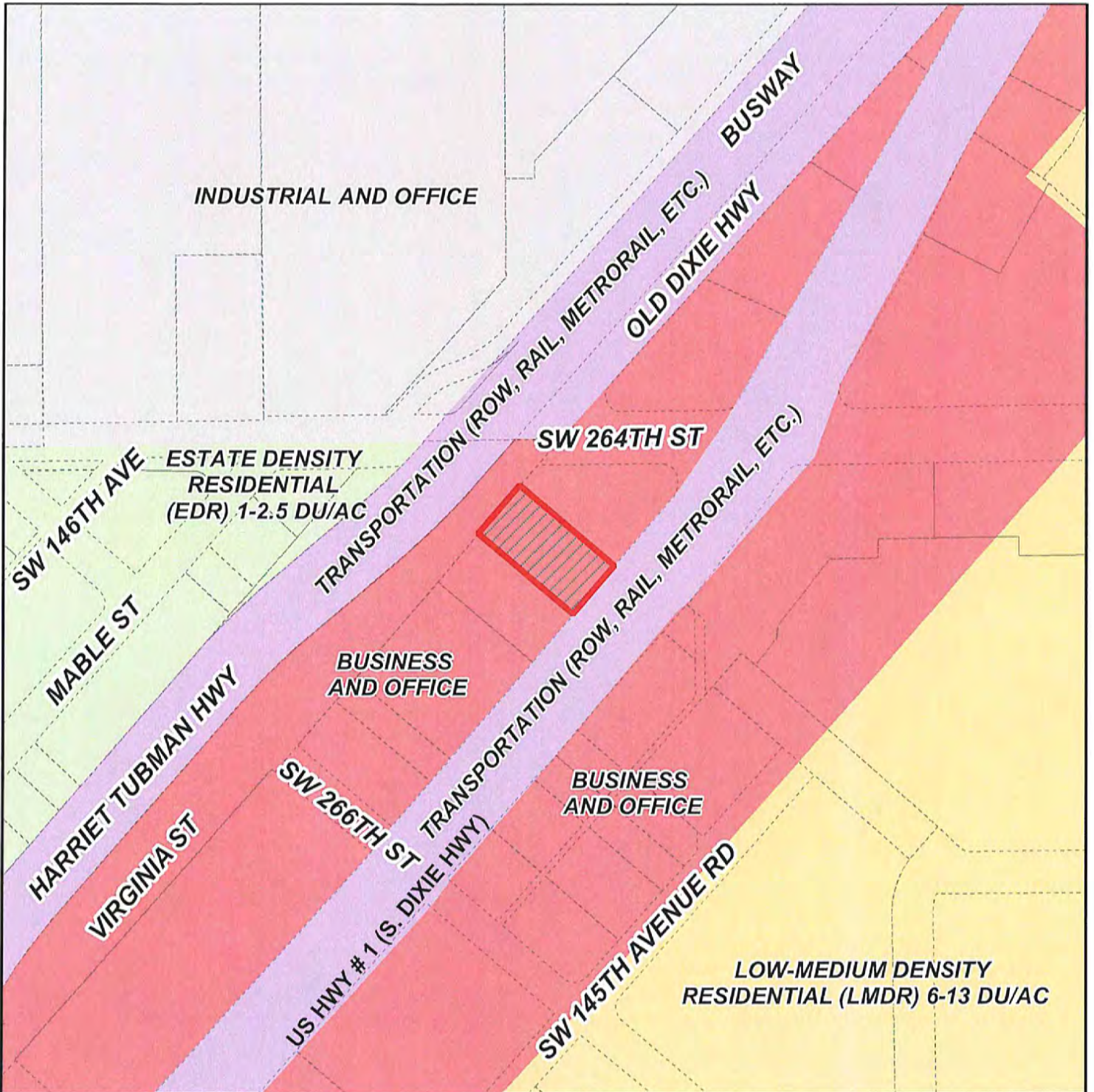
Legend

-  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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: 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>
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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
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