



Public Hearing

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 10

will hold a Public Hearing on the following zoning applications on **January 27, 2026, at 6:30p.m.** at **Kendall Village Center Civic Pavilion, 8625 SW 124 Avenue, Miami, FL.**

THIS IS AN IN-PERSON MEETING

APPLICANT: VALEMAR HOLDING, LLC. Z2023000505

The applicant seeks approval to rezone the subject property from RU-5 (Residential and Semi-Professional Office District) to RU-4 (50 units per net acre) to permit the development of a four-story, 40-unit multi-family residential building. In conjunction with the rezoning, the applicant requests deletion of a recorded Declaration of Restrictions and a recorded Modification of Declaration of Restrictions that currently limits the property's permitted uses and maximum number of units. The application further seeks approval to reduce the required common open space, allow the building to be located closer to the front property line, and permit off-street parking spaces within 25 feet of the right-of-way along SW 147 Avenue.

- (1) DISTRICT BOUNDARY CHANGE from RU-5, Residential-Semi-Professional Office District, to RU-4, High Density Apartment House District.
- (2) DELETION of a Declaration of Restrictions, recorded in Official Records Book 21417, Pages 3910-3915, and Modification of Declaration of Restrictions Recorded at Official Records Book 21417, Pages 3910-3915, as recorded in Official Records Book 25570, Pages 4757-4764, both as they apply solely to the Property.

The purpose of this request is to remove restrictions tying the site to specific uses and a limited number of units, thereby allowing the applicant to submit plans for a 40-unit multi-family residential development within a four (4)-story building.

- (3) NON-USE VARIANCE to permit 29.67% of common open space (40% required).
- (4) NON-USE VARIANCE to permit a front setback of 25' (26'-6" required).
- (5) NON-USE VARIANCE to permit off-street parking spaces to setback closer than 25 feet to the right-of-way (not permitted).

Plans are on file with the Department of Regulatory and Economic Resources entitled "Valemar Apartments" as prepared by J. Antonio Rodriguez Tellacheche, Architect, consisting of Sheet A-0.1, date-stamped received October 7, 2025; Sheets A-1.1, A-1.2, A-2.1, G-1.1, G-1.2, and the trash truck route, date-stamped received August 26, 2025; and landscape plan Sheets L-1 and L-2, as prepared by Enrique D. Nunez, ASLA, Landscape Architect, date-stamped received October 30, 2025, for a total of 9 sheets. Plans may be modified at the public hearing.

LOCATION: Lying at the southeast corner of SW 147th Avenue and theoretical SW 28th Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±1.41-gross (±1.10-net) Acres

APPLICANT: EDGAR VELAZQUEZ Z2025000071

The application is to allow an existing single-family residence with a covered terrace addition to be located closer to the rear property line than required by Code.

NON-USE VARIANCE of the setback requirements to permit an existing single-family residence with a covered terrace addition to setback 8'-1" (15' required for 50% of the lineal footage of the width of the house and 25' required for the balance) from the rear (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Public Hearing to Legalize Aluminum Roof Addition for:", as prepared by Calc Engineering, dated stamped received 9/30/2025, for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 5100 SW 87 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.19 Acre

This is an in-person meeting. visit our website at:

<https://www.miamidade.gov/zoning/community-council-10.asp>