



# FINAL AGENDA

**Community Zoning Appeals Board 8**  
 Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL  
 Wednesday, April 29, 2026 at 7:00 pm

**PREVIOUSLY DEFERRED**

A.	Z2024000244	LR Miami Airport Hotel, LLC	24-244	53-40-36	N
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**APPEALS**

**CURRENT**

1.	Z2025000156	Boniface Pierrilien	25-156	52-41-35	N
2.	Z2025000199	Muhammad Arif Hasham	25-199	53-41-10	N
3.	Z2025000213	2280 NW 41 ST, LLC	25-213	53-41-22	N
4.	Z2025000235	Hemisphere 79, LLC	25-235	53-41-09	N

Final plans submitted by the applicant are available by accessing the link below for each corresponding application:

[A.Z2024000244](#)

- 1. [Z2025000156](#)
- 2. [Z2025000199](#)
- 3. [Z2025000213](#)
- 4. [Z2025000235](#)



# Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

## COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF APRIL 29, 2026

DR. MARTIN LUTHER KING, JR., CENTER, CONFERENCE ROOMS 1 - 4

2525 NW 62 STREET, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

**SWEARING IN OF WITNESSES**

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**A. LR MIAMI AIRPORT HOTEL, LLC. Z2024000244**

**Area 08/District 06**

The application seeks to modify a previously approved Development Order (DO) for the “Waterford at Blue Lagoon” Development of Regional Impact (DRI) in order to reduce the acreage by removing the subject property from the boundaries of the DRI. Additionally, the application seeks to permit approval of the general development plans for a subject property located within the SMART Corridor and assign to it the permitted uses and development regulations applicable under the County Code for the SMART Corridor Subzone, in order to develop the property with a mixed-use development, including workforce housing. The application also seeks to modify a condition of a previously approved resolution in order to submit a revised general development plan reflecting the proposed mixed-use development, including the existing hotel that shall continue to be located on the subject property, and to permit a combination of both landscaped and hard surface within the building frontage zone, which is otherwise not permitted by Code.

(1) DELETION of ±11.3-gross (±10-net) acres of the DRI (“Blue Lagoon”) legally described as follows:

“LOT 5, BLOCK 2, BLUE LAGOON WEST SECTION TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 122 AT PAGE 74 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.”

The purpose of request #1 is to allow the applicant to remove the subject property from the legal description of the “Waterford at Blue Lagoon” DRI, and to reflect the removal of the subject property from the DRI Master Development Plan (Map H), dated February 2022, as shown on the updated Map H dated and stamped received March 11, 2026

(2) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the “SMART Corridor Subzone of the Rapid Transit Zone”, the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 of the County Code.

(3) MODIFICATION of Condition #2 of Resolution #4-ZAB-406-84, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, reading as follows:

FROM: “2. “That the approval of the plan shall be substantially in accordance with the plans submitted for the public hearing entitled “Hotel Sofitel Miami”, prepared by Designmark, consisting of 5 sheets dated 8-21-84; landscape plans entitled “Miami Sofitel”, prepared by Goleman & Rolfe Assoc., Inc., dated revised 8-31-84; fire safety & paving and drainage plans entitled “Miami Sofitel”, as prepared by Bechamps, Aylward & Assoc., Inc., consisting of 2 sheets dated 9-14-84; and lake plans entitled “Lake Cross Sections”, as prepared by Bechamps, Aylward & Assoc., Inc., consisting of 2 sheets and undated.”

TO: “2. “That the final site plan must conform to the general development plans dated stamped received 6/3/2025 as approved pursuant to this Special Exception.”

The purpose of request #3 is to allow the applicant to submit general development plans showing the existing hotel as well as the mixed-use development being proposed.

(4) NON-USE VARIANCE of zoning regulations requiring that the building frontage zone shall be hard-surfaced; to waive same to permit a combination of both landscaped and hard-surfaces in some areas of the building frontage zone.

**LOCATION:** 5800 Blue Lagoon Drive, Miami-Dade County, Florida  
**SIZE OF PROPERTY:** ± 11.3-gross (± 10-net) acres

Department of Regulatory and  
Economic Resources  
Recommendation:

**That the Community Zoning Appeals Board (CZAB) #8 recommends approval with conditions, to the Board of County Commissioners (BCC).**

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_  
**Deferred from March 4, 2026**

DEFERRED \_\_\_\_\_

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**1. BONIFACE PIERRILIEN Z2025000156**

**Area 08/District 03**

The application is to permit proposed additions to an existing single-family residence to be located closer to the rear property line than required by Code.

NON-USE VARIANCE to permit proposed additions to an existing single-family residence to setback a minimum of 12' (15' required for 50% of the lineal footage width of the house, and 25' required for the balance) from the rear (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "RU1 Zoning Hearing for Rear Addition", as prepared by Arshad Viqar P.E., dated stamped received 9/30/2025, consisting of a total of 2 sheets. Plans may be modified at the public hearing.

**LOCATION:** 960 NW 116 Terrace, Miami-Dade County, Florida.  
**SIZE OF PROPERTY:** 0.12 Acre

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED \_\_\_\_\_



**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Community Zoning Appeals Board 8**

**PH: Z24-244**

**April 29, 2026**

Item No. A

<b>Recommendation Summary</b>	
<b>Commission District</b>	6
<b>Applicant</b>	LR Miami Airport Hotel, LLC.
<b>Summary of Requests</b>	The applicant seeks to modify a previously approved Development Order (DO) for the Development of Regional Impact (DRI) to reduce the DRI boundaries. Additionally, the applicant is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located within the SMART Corridor, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", in order to develop the property with a mixed-use development, including workforce housing. The applicant also seeks to modify a condition of a previously approved resolution to allow for a revised general development plan reflecting the proposed mixed-use development, including the retention of the existing hotel on the subject property, and to permit a combination of landscaped and hard surface areas within the building frontage zone, which is otherwise not permitted by the Code.
<b>Location</b>	5800 Blue Lagoon Drive, Miami-Dade County, Florida
<b>Property Size</b>	±11.3-gross (±10-net) acres
<b>Existing Zoning</b>	IU-2, Heavy Industrial Manufacturing District
<b>Existing Land Use</b>	Sofitel Hotel
<b>2030-2040 CDMP Land Use Designation</b>	<i>Office Residential &amp; Within One-Quarter (¼) Mile of a Rapid Transit Activity Corridor (see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the requested land use categories on the LUP map and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Sections</b>	Section 33-311(A)(7) Generalized Modification Standards Section 33C-3.3 (I) Review and approval procedures for development in SMART Corridor Subzone, Section 33C-3.1(B) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum) <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>That the Community Zoning Appeals Board (CZAB) #8 recommends approval with conditions, to the Board of County Commissioners (BCC).</b>

**COMMUNITY ZONING APPEALS BOARD JURISDICTION:**

Staff notes that this application is being heard by Community Zoning Appeals Board (CZAB) #8 for recommendation only. The final decision will be rendered by the Board of County Commissioners (BCC) pursuant to Section 33-314(A)(1) of the Zoning Code.

**PROCEDURAL HISTORY:**

This application was deferred from the March 4, 2026, CZAB #8 meeting due to an inadvertent error in the legal advertisement, and was re-advertised for the April 29, 2026, CZAB #8 meeting.

The public hearing on this item has not been held.

**REQUESTS:**

- (1) DELETION of ±11.3-gross (±10-net) acres of the DRI (“Blue Lagoon”) legally described as follows:

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The purpose of request #1 is to allow the applicant to remove the subject property from the legal description of the “Waterford at Blue Lagoon” DRI, and to reflect the removal of the subject property from the DRI Master Development Plan (Map H), dated February 2022, as shown on the updated Map H dated and stamped received March 11, 2026.

- (2) SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the “SMART Corridor Subzone of the Rapid Transit Zone”, the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 of the County Code.

- (3) MODIFICATION of Condition #2 of Resolution #4-ZAB-406-84, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, reading as follows:

FROM: “2. “That the approval of the plan shall be substantially in accordance with the plans submitted for the public hearing entitled “Hotel Sofitel Miami”, prepared by Designmark, consisting of 5 sheets dated 8-21-84; landscape plans entitled “Miami Sofitel”, prepared by Goleman & Rolfe Assoc., Inc., dated revised 8-31-84; fire safety & paving and drainage plans entitled “Miami Sofitel”, as prepared by Bechamps, Aylward & Assoc., Inc., consisting of 2 sheets dated 9-14-84; and lake plans entitled “Lake Cross Sections”, as prepared by Bechamps, Aylward & Assoc., Inc., consisting of 2 sheets and undated.”

TO: “2. “That the final site plan must conform to the general development plans dated stamped received 6/3/2025 as approved pursuant to this Special Exception.”

The purpose of request #3 is to allow the applicant to submit general development plans showing the existing hotel as well as the mixed-use development being proposed.

- (4) NON-USE VARIANCE of zoning regulations requiring that the building frontage zone shall be hard-surfaced; to waive same to permit a combination of both landscaped and hard-surfaces in some areas of the building frontage zone.

## **PROJECT HISTORY AND DESCRIPTION:**

Pursuant to Resolution #Z-32-90, the ±388-acre subject property was approved as a Development of Regional Impact (DRI), permitting approximately 3.7 million square feet of office space, 100,000 square feet of retail uses, restaurant uses with a combined total of 750 seats, a 10,000-square-foot health club, and three (3) hotels totaling 1,200 rooms. In 1996, pursuant to Resolution #Z-46-96, the Development Order was amended to increase office space to 4.53 million square feet, reduce support retail space to 30,000 square feet, and decrease restaurant seating to a combined total of 500 seats, while leaving the health club and three hotels unchanged. In 1998, pursuant to Resolution #Z-24-98, the Development Order was further amended to permit five (5) hotels with a combined total of 1,400 rooms, reduce office square footage, and extend the project build-out date. Subsequently, pursuant to Resolution #Z-7-12, the build-out date was further extended to November 2021.

More recently, in 2016, pursuant to Resolution #CZAB8-16-17, CZAB#8 reviewed and recommended approval of a modification to the Development Order that included, among other changes, the reduction in the Development of Regional Impact (DRI) acreage through the removal of the ±11.3-gross (±10-net) acre Sofitel Hotel parcel, which is the subject of the current request. At that time, staff and CZAB determined that the deletion of this parcel would not result in adverse impacts to the DRI or alter the approved DRI development program, as the existing 281-room Sofitel Hotel, constructed in 1986, predated the DRI approval. The 2016 recommendation also contemplated a redistribution of uses within the remaining DRI, including reductions in office space and hotel rooms and the introduction of residential units, while maintaining the overall mix of uses. Accordingly, the current request to remove the ±11.3-gross (±10-net) acre parcel from the DRI program is consistent with, and builds upon, the modification previously reviewed and recommended for approval by CZAB#8 in 2016.

The removal of the ±11.3-gross (±10-net) acre parcel required final approval by the Board of County Commissioners (BCC); however, the applicant withdrew that portion of the request in 2016 prior to final BCC action. As a result, pursuant to Resolution #Z-8-22, the modification ultimately approved was limited to changes to the previously approved Development Order conditions, including a decrease in office uses, an increase in residential uses within the DRI development program, an extension of the project build-out date, and a District Boundary Change.

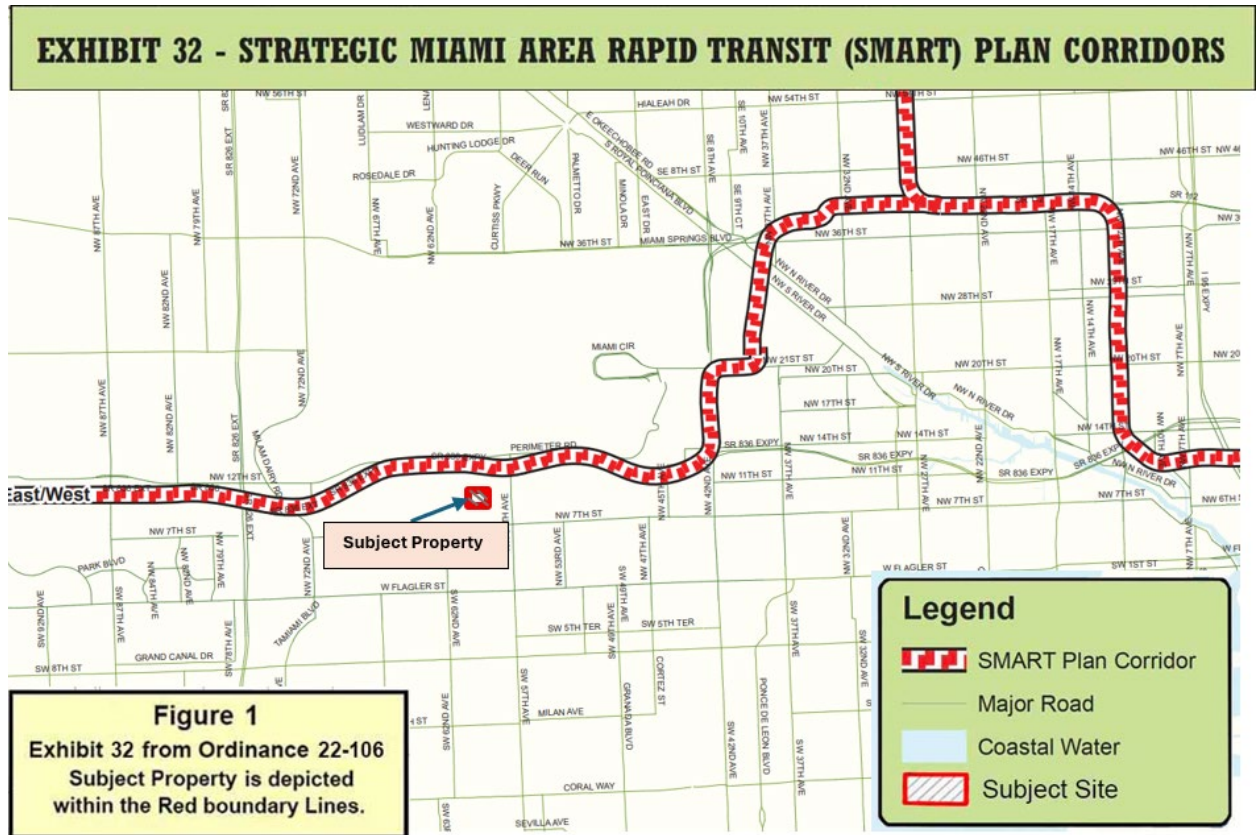
As part of this application, the applicant now seeks to reconsider the removal of the ±11.3-gross (±10-net) acre parcel from the Development of Regional Impact (DRI) program the applicant plans to develop the site with a mixed-use project in accordance with the SMART Plan Corridor RTZ Subzone. Staff notes that, as previously stated in the 2016 application, “the deletion of the ±11.3-gross (±10-net) acre Sofitel Hotel parcel from the DRI will not result in adverse impacts to the DRI nor alter the approved DRI development program.” The existing 281-room hotel was constructed in 1986 and predates the approval of the DRI, which was established pursuant to Resolution #Z-30-90, adopted by the Board of County Commissioners on February 8, 1990, as amended.

Staff notes that the subject property is located within unincorporated Miami-Dade County, and within a 1/4 mile of the East-West Corridor, a CDMP designated Rapid Transit Activity Corridor. The East-West Corridor is also one of the six rapid transit corridors identified as a part of the Strategic Miami Area Rapid Transit (SMART) Plan adopted by the Miami-Dade County's Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board of County Commissioners (BCC) by Resolution #R-523-16.

In April 20, 2021, the Board of County Commissioners (BCC) had adopted Ordinance #21-33 related to the Rapid Transit System- Development Zone (RTZ), codified in Section 33C of the County Code. Subsequently, on September 1, 2022, the Board adopted Ordinance #22-106, amending Section 33C of the Code, to include within the Rapid Transit Zone, all land areas that are located wholly or partially within one-half mile of each of the aforementioned SMART Plan Corridors (Smart Corridors). Ordinance #22-106 includes Exhibit 32, which identifies the six SMART Plan Corridors, including the East-West Corridor extending from western Miami-Dade County through Downtown Miami and continuing east toward Miami Beach, as illustrated in the map below. Figure 1 (on next Page 5) shows Exhibit 32 superimposed with the subject property which is located in close proximity to the RTZ SMART Corridor. These developable parcels such as the subject site, located within the 1/4-mile Buffer Area of a SMART Plan Corridor, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. The SMART Corridor Subzone, found under Section 33C-3.3 of Chapter 33C, provides the permitted uses, development standards, regulatory framework, site plan review standards, and procedures for zoning approvals; revises requirements pertaining to workforce housing units; amends procedures for other subzones and non-Metrorail development areas based on the new standard procedures.

However, in order to implement that, the SMART Corridor Subzone regulations provided under Section 33C-3.1, Standard Procedures for RTZ subzones, require a two-step development approval process. The first step, or "Initial Review", requires the Board to hold a public hearing and decide the application equivalent to a rezoning. The second step, or "Final Review", consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the main request, this application consists of the initial review of the general development plans for the subject property that is located within a 1/4-mile of a SMART Plan Corridor, in order to assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone".

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**Figure 1**

The applicant has submitted general development plans depicting the anticipated massing and location of the proposed residential structures on the subject site, providing a conceptual layout that will be further refined through the Administrative Site Plan Review (ASPR) process. The applicant seeks approval of these general development plans to develop the property with a mixed-use project consisting of two (2) eight (8)-story mixed-use buildings with attached parking structures, in addition to the existing fifteen (15)-story hotel. The Project is contemplated to include 600 dwelling units (300 per building), of which seventy-five (75) will be designated as Workforce Housing Units (WFUs), approximately 1,151 parking spaces, approximately 14,900 square feet of amenity space, and 6,000 square feet of retail space (request #2).

As part of this application, the applicant also seeks to modify a condition of a previously approved resolution to allow for a revised general development plan reflecting the proposed mixed-use development, including the retention of the existing hotel on the subject property, and to permit a combination of landscaped and hard surface areas within the building frontage zone, which is otherwise not permitted by the Code (requests #3 and #4). Staff notes that these requests are necessary to ensure that the previously approved plans are revised to incorporate the proposed general development plan, including the existing hotel, and that the requested ancillary non-use variance will allow for the preservation of existing mature trees on the site.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	IU-2; hotel	Office Residential, Water
<b>North</b>	IU-2; office	Office Residential
<b>South</b>	IU-2; office	Office Residential
<b>East</b>	IU-2; hotel	Office Residential
<b>West</b>	IU-2; water	Water

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is currently developed with an existing 281-room hotel, constructed in 1986 and predating the approval of the Development of Regional Impact (DRI), which was established in 1990 pursuant to Resolution #Z-32-90, as amended. The site is located within the Waterford at Blue Lagoon DRI and is in close proximity to State Road 836, a major east-west expressway, and Miami International Airport, located to the north. The surrounding area is characterized by a mix of office, hotel, and commercial uses, with residential uses located within the City of Miami to the south. The property is located within the Urban Development Boundary (UDB) and the County's Urban Infill Area (UIA) and is within one-quarter ( $\frac{1}{4}$ ) mile of the East-West SMART Plan Corridor, a CDMP-designated Rapid Transit Activity Corridor, placing it within the RTZ SMART Corridor Subzone.

**SUMMARY OF THE IMPACTS:**

Approval of this application will result in a reduction of the boundaries of the Waterford at Blue Lagoon Development of Regional Impact (DRI) and the redevelopment of the site under the SMART Corridor Subzone of the Rapid Transit Zone (RTZ). Staff notes that the applicant has submitted supporting documentation, including the 2012 DRI Annual Report, which indicates that all required improvements under the original Development Order have been completed. The removal of the  $\pm 11.3$ -gross ( $\pm 10$ -net) acre parcel will provide the applicant with additional flexibility for future development of the site, including a mix of residential and commercial uses, and will facilitate the provision of additional housing opportunities and improved access to commercial uses within the Blue Lagoon area, which is located in close proximity to Miami International Airport and State Road 836. As part of this application, the applicant has submitted a General Development Plan proposing a mixed-use development consisting of 787 residential units (including the 281 existing hotel units) and approximately 6,000 square feet of retail space. The request has been reviewed by the applicable Miami-Dade County departments, all of which have expressed no objections to the proposed General Development Plan. Should CZAB recommend approval of the DRI boundary reduction, along with the Special Exception and Non-Use Variances, the application will proceed to the Board of County Commissioners for final action. Based on staff's analysis and the departmental memoranda received, staff finds that the removal of the subject parcel from the DRI will not result in adverse impacts to traffic, environmental resources, or emergency services. In addition, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the proposed development is expected to generate approximately 258 PM peak hour vehicle trips. However, the subject property is located within the Urban Infill Area, where traffic concurrency does not apply. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

## **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated **Office/Residential** on the CDMP Land Use Plan (LUP) map. *Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses.* The CDMP Land Use Element interpretative text for the Office/Residential use also states that *within the Office/Residential Category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area.*

The applicant is requesting to remove the subject parcel, which is owned by the applicant, from the Waterford at Blue Lagoon Development of Regional Impact (DRI), as established pursuant to Resolution #Z-32-90. Approval of the application would provide additional flexibility for the future development of the site and allow for the inclusion of residential uses, including workforce housing, within a mixed-use development. Staff finds that the removal of the ±11.3-gross (±10-net) acre parcel from the DRI is **consistent** with the criteria outlined in **Policy LU-1B** of the Land Use Element interpretative text of the Miami-Dade Comprehensive Development Master Plan (CDMP), which states that *major centers of activity, industrial complexes, regional shopping centers, large scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multimodal accessibility.* Specifically, the site is located within unincorporated Miami-Dade County, in close proximity to Miami International Airport and State Road 836, and within one-quarter (¼) mile of the East/West Corridor, a CDMP-designated Rapid Transit Activity Corridor and one of the six corridors identified under the Strategic Miami Area Rapid Transit (SMART) Plan adopted by the Miami-Dade County Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board of County Commissioners through Resolution #R-523-16. These locational characteristics support the policy's intent to concentrate mixed-use and employment-supportive development in areas capable of accommodating increased density and intensity, while reinforcing the subject site's function as a structuring element of the County's urban development pattern.

As previously noted, the subject site is located within one-quarter (¼) mile of the East/West Corridor, one of the six (6) SMART Plan corridors, and is also situated within a CDMP-designated Rapid Transit Activity Corridor. The Mixed-Use Development provisions of the CDMP Land Use Element encourage higher density and intensity of compatible, transit-oriented, and supportive development within these areas. Developable parcels located wholly or partially within one-quarter (¼) mile of a SMART Plan Corridor Rapid Transit Zone (RTZ) Subzone, such as the subject site, may be developed with a variety of land uses, residential densities, and building intensities **consistent** with and in conformance with the thresholds established in the CDMP. Accordingly, removal of the subject property from the DRI would allow the site to fully take advantage of the additional density and intensity currently permitted under the SMART Plan Corridor RTZ Subzone, thereby facilitating a compact, mixed-use, and transit-supportive development pattern **consistent** with CDMP objectives.

Further, staff finds that the proposed removal of the subject parcel from the DRI is **consistent** with Policy **LU-1C** of the CDMP Land Use Element interpretative text, which provides that *Miami-Dade County shall give priority to infill development on vacant or underutilized sites within currently urbanized areas and to the redevelopment of substandard or underdeveloped, environmentally suitable urban areas contiguous to existing urban development where adequate urban services and facilities are available or projected to accommodate additional demand.* The subject property is located within the Urban Development Boundary (UDB), within an established urbanized area, and is served by existing transportation infrastructure, utilities, emergency

services, and other public facilities. The proposed removal of the DRI and future proposal to be presented at BCC for the redevelopment of the site at increased density and intensity is **consistent** with the SMART Plan Corridor RTZ Subzone supports efficient land use, infrastructure optimization, and sustainable urban growth in a location specifically identified by the CDMP for such development.

Therefore, staff opines that the request to remove the subject property ( $\pm 11.3$ -gross ( $\pm 10$ -net) acre parcel) from the DRI program is **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density thresholds permitted on the CDMP Land Use Plan map. Staff further finds that approval of the application will not result in significant impacts that would disrupt or degrade the safety and tranquility of surrounding properties and that the proposed development would be compatible with the surrounding area, as further discussed in the Zoning Analysis below.

As part of this application, the applicant is also requesting a Special Exception for a general development plan for the purpose of assigning to the subject property, located within the "SMART Corridor Subzone of the Rapid Transit Zone," the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-3.3 of the County Code. This request is accompanied by a general development plan that serves as a conceptual framework illustrating the proposed layout, massing, and intensity of development, which will be further refined at the time of Administrative Site Plan Review (ASPR). As indicated in the plans, the proposed development consists of two (2) eight (8)-story mixed-use buildings with attached parking structures, in addition to the existing fifteen (15)-story hotel (the "Project"). The Project is contemplated to include 600 dwelling units (300 per building), of which seventy-five (75) will be designated as Workforce Housing Units (WFUs), approximately 1,151 parking spaces, approximately 14,900 square feet of amenity space, and 6,000 square feet of retail space. The Project is consistent with the standards of Chapter 33C of the County Code and the regulations of the SMART Corridor Subzone and Mixed-Use Corridor (MCD) district. It is noted that the plans, data tables, and renderings submitted are conceptual in nature and provided for reference purposes only, as final approval of the site plan, zoning data, access, and development program will be addressed through a separate Administrative Site Plan Review application (Application #Z2024000247), which is currently under review.

Staff opines that the proposed development furthers the County's policies promoting the redevelopment of infill and underutilized urban areas, such as the subject site, where existing infrastructure and services have the capacity to accommodate additional demand. The project will introduce residential uses in proximity to employment centers and neighborhood-serving retail, allowing residents to live closer to where they work and access goods and services conveniently. Staff further finds that the proposed residential density is **compatible** with the existing and surrounding land uses and designations, which include a mix of office, hotel, and commercial uses, with residential development located within the City of Miami to the south. Accordingly, the proposed development is **consistent** with County policies encouraging increased residential density and intensity within the Urban Development Boundary (UDB).

Therefore, staff opines that the request to remove the subject property ( $\pm 11.3$ -gross ( $\pm 10$ -net) acres) from the DRI program, include it within the SMART Corridor Subzone, and assign the applicable permitted uses and development regulations is **consistent** with the CDMP Land Use Element interpretative text and the maximum density permitted under the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant

impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

### **ZONING ANALYSIS:**

The applicant seeks approval of a request to delete ±11.3-gross (±10-net) acres from the legal description of the DRI (request #1). When the application to permit the deletion of a portion of the legal description in a Development Order established pursuant to Resolution #Z-32-90 is analyzed under Section 33-311(A)(7) Generalized Modification Standards, staff opines that the approval of said request would be **compatible** with the surrounding area for the reasons stated below. In staff's opinion, approval of the proposed deletion would not generate excessive noise or traffic, provoke excessive overcrowding of people or tend to provoke a nuisance based on the memoranda from the departments reviewing the application. For example, the memoranda submitted by the Miami-Dade County Environmental Department indicate that the approval of the application will not create additional impacts on the environmental or water resources in this area and meets all applicable LOS standards for an initial development order as specified in the CDMIP for potable water supply, wastewater disposal and flood protection. Further, the Miami-Dade Fire Rescue Department (MDFRD) and the Miami-Dade Police Department (MDPD) do not object to the application. In addition, the memorandum from Department of Regulatory and Economic Resources Development Services Division - Platting and Traffic Review Section indicates that the proposed DRI boundary change will not result in excessive traffic and meets the traffic concurrency criteria. Such memorandum also indicates that the proposed redevelopment will generate approximately an additional 258 PM peak hour vehicle trips and that the applicant meets the traffic concurrency because it lies within the Urban Infill Area where traffic concurrency doesn't apply. Based on said memorandums, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area within the DRI and the surrounding areas, staff opines that approval of the application would be **compatible** with the area concerned.

As part of this application, the applicant has submitted the required documentation describing the proposed reduction of acreage of the DRI. Staff notes that the applicant request to reduce the acreage within the DRI contributes to a reduction in the calculations for traffic and other impacts within the DRI. Notwithstanding, staff notes that the future development of this ±11.3-gross (±10-net) site, required a similar concurrency review to determine the impacts on the surrounding community. In addition, at the time the DRI was approved in 1991, the DRI Developer was required to make a series of infrastructure improvements. Documents submitted by the applicant include the 2012 DRI Annual Report which indicates that all required improvements for the DRI have long been satisfied. Pursuant to Florida Statute Section 380.06(7)(a), "any proposed change to a previously approved development of regional impact shall be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations, including, but not limited to, procedures for notice to the applicant and the public regarding the issuance of development orders." Accordingly, the County has exclusive jurisdiction over any changes to DRI orders. Furthermore, staff's review of the original Waterford at Blue Lagoon Development of Regional Impact (DRI) documentation indicates that, in certain amendments, the legal description of the subject parcel was either not included or the accompanying exhibits and maps identified the subject parcel as "NOT A PART." For example, court-filed documents associated with the original Development Order under Resolution #Z-32-90, as well as Resolution #Z-46-96, do not include the legal description of the subject parcel, and the corresponding plans clearly label the subject parcel as "NOT A PART." Additionally, staff notes that the subject parcel has not been allocated specific use assignments

or development program allocations within the DRI, unlike other parcels within the DRI such as the Core Parcel located to the west, which were expressly assigned defined development rights and uses under prior Development Order amendments.

To ensure clarity regarding the DRI development rights associated with the subject property moving forward, staff has incorporated additional conditions of approval. These conditions provide that all DRI development rights previously allocated to or associated with the subject property shall revert to and be retained by the remaining properties within the DRI boundary. Furthermore, any existing or proposed development on the subject property, including the existing 281 hotel rooms and the proposed residential units, shall be treated as non-DRI development and shall not be entitled to any DRI development rights, vested concurrency, or infrastructure impact mitigation credits. The property owner shall be responsible for independently satisfying all applicable concurrency requirements, obtaining the necessary development approvals, and mitigating any impacts associated with future development.

Based on the documentation submitted, the DRI history, and the memoranda from the reviewing departments, staff concludes that the proposed reduction in acreage is compatible with the surrounding area. **Therefore, staff recommends that the CZAB provide a recommendation of approval, with conditions, to the BCC for the removal of the ±11.3-gross (±10-net) acre parcel from the Development of Regional Impact (DRI) program under Section 33-311(A)(7), Modification Standards.**

When analyzing the request for a Special Exception to permit approval of an initial review of the general development plans for a subject property that is located within the SMART Corridor, and assign to it the permitted uses and development regulations that are applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone of the RTZ" (request #2), under Section 33-311(A)(3) Special Exceptions, and Section 33C-3.1(B) Initial Review, staff supports the request and opines that based on the foregoing analysis and for reasons stated above and below, the proposed request would be **compatible** with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses.

Staff supports the request and opines that for the reasons explained in the Comprehensive Development Master Plan Analysis section, approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with the natural transition of trend of development in the surrounding area. Staff notes that approval of the request would also authorize for the site all the applicable permitted uses identified under Section 33C-3.3(B) (see Addendum). Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the ±11.3-gross (±10-net) acres subject site as a mixed-use development consisting of two (2) eight (8)-story mixed-use buildings with attached parking structures, in addition to the existing fifteen (15)-story hotel. The Project is contemplated to include 600 dwelling units (300 per building), of which seventy-five (75) will be designated as Workforce Housing Units (WFUs), approximately 1,151 parking spaces, approximately 14,900 square feet of amenity space, and 6,000 square feet of retail space. Based on the general development plans the project provides approximately 1.61 acres (16.1%) of open space, and with regards to Floor Area Ratio (FAR), meets the minimum floor area ratio of 0.5 as required by subsection 33C-3.3(C)

of the code, and provides 2.0 as the maximum FAR. The maximum building height for the proposed development will be 8 stories and an existing to remain 15 stories hotel, constructed in 1986. Staff notes that there are taller buildings to the south and east of the subject property. As such, staff opines that the proposed development will be compatible to the surrounding neighborhood. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; lot coverage; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 below).



**Figure 2**

Attached plans consists of the subject property's general development plans depicting the location and massing of the proposed buildings and provides a potential concept plan for the subject

property which would be further detailed through the Administrative Site Plan Review (ASPR) ('Final Review') process currently under review under ASPR #Z2024000247. Staff notes that the proposed development complies with all the development standards and general requirements set forth in Section 33C-3.3(D) regarding density, setbacks, heights of buildings, FAR, open space, lot coverage, and landscaping. As designed, would be within the density, massing and floor area ratio threshold that would be allowed under the aforementioned SMART Corridor RTZ Subzone regulations, would be similar in scale to the surrounding area, will produce a development that will be compatible with the neighborhood, is consistent with, and complements the overall development trend in the area.

In order to effectuate future development of the site in accordance with the applicable SMART Corridor RTZ Subzone regulations, the applicant requests modification of a condition of a previously approved resolution to permit a revised general development plan reflecting the proposed mixed-use development, including retention of the existing hotel on the subject property (request #3). Pursuant to Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval of this request, as the modification to Condition #2 is inextricably intertwined with request #2, which staff supports. The modification is contingent upon approval of the general development plan and the assignment of permitted uses under Section 33C-3.3 of the County Code, thereby allowing development consistent with SMART Corridor Subzone regulations. Staff further notes that, in place of Condition #2 of Resolution #ZAB-406-84, the applicant has submitted a revised general development plan incorporating the existing 281-room hotel and the proposed mixed-use development, including workforce housing units. Accordingly, staff finds the request to be reasonable and **compatible** with the surrounding area, considering the present and future development of the area concerned.

As such, staff opines that approval of the general development plans for a mixed-use development on a subject property within the SMART Corridor (request #2), along with the request for the modification of the prior resolution to allow development on the subject site based on the SMART Corridor RTZ Subzone regulations (request #3), would be **compatible** with the surrounding area in density and scale, will not detrimentally impact the area, and will provide a sensitive well-designed transition to the surrounding neighborhood. **Therefore, staff recommends that the CZAB provide a recommendation of approval, with conditions, to the BCC of request #2 under Section 33-311(A)(3) Special Exceptions and Section 33C-3.1(B) Initial Review, and approval with conditions of request #3 under Section 33-311(A)(7), Generalized Modification Standards.**

Lastly, the applicant seeks to permit a combination of landscaped and hard surface areas within the Building Frontage Zone, which is otherwise not permitted by the Code (request #4). When analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff supports the request and finds that approval, with conditions, would be compatible with the surrounding area and would not adversely affect the character of the neighborhood, generate excessive noise or traffic, create hazardous conditions, or result in overcrowding or nuisance conditions. The proposed development generally complies with the applicable Building Frontage Zone requirements, including maintaining a minimum five (5)-foot clear width at the same grade as the abutting sidewalk to ensure unobstructed pedestrian circulation. Staff also notes that, pursuant to the Code, the Building Frontage Zone shall be hard-surfaced, except for tree grates or tree planters; however, where adjoining ground-story residential uses, the frontage may consist of landscaped areas, hard surfaces, or a combination thereof. In this case, only the portion of the Building Frontage Zone adjoining the proposed retail uses does not comply with the hard-surfacing requirement and instead proposes a combination of hard surface and

landscaped areas. This non-compliant segment is limited to approximately 191 feet and 4 inches of the total 483 feet of Building Frontage Zone, representing approximately 39.6 percent of the overall frontage. Staff finds that this limited deviation is due to the unique configuration of the property and is necessary to preserve existing mature trees and tree canopy.

The requested variance will allow a mix of landscaping and hard surface areas that preserves existing mature trees and tree canopy, while creating an aesthetically cohesive and pedestrian-oriented frontage that substantially complies with Code requirements. Furthermore, the proposed development satisfies all applicable building placement standards, except as modified herein, and promotes a compatible mix of uses within a high-quality pedestrian environment consistent with the goals, policies, and objectives of the Mixed-Use Development section of the Land Use Element of the CDMP. Compliance with all other applicable County Code requirements will continue to be evaluated at the time of Administrative Site Plan Review (ASPR). As such, staff opines that approval with conditions of the requests will maintain 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 that the requested non-use variance for the proposed mixed-use development would be **compatible** with the surrounding area and would not be detrimental to same. **Therefore, staff recommends that the CZAB provide a recommendation of approval, with conditions, to the BCC of request #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** The submitted general development plan provides two (2) primary points of vehicular ingress/egress to the subject property, including one (1) access point from Blue Lagoon Drive/Old Dixie Highway and one (1) primary access point from SW 57 Court/NW 57 Court, which functions as the main entry to the site. In addition, internal circulation is facilitated through a network of drive aisles providing connectivity throughout the development, including access to structured parking garages and surface parking areas, as well as designated drop-off areas serving the residential and hotel components. Pedestrian circulation is integrated throughout the site, with connections to adjacent rights-of-way and transit facilities, including existing bus routes and stops along Blue Lagoon Drive. Parking is provided within two (2) parking garages and surface parking areas distributed throughout the site. The proposed development provides a total of 1,151 parking spaces, where 884 parking spaces are required; therefore, the development exceeds the minimum parking requirements of the Code.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See Above.

**OTHER:** Not applicable.

**RECOMMENDATION:** That the Community Zoning Appeals Board (CZAB) #8 recommends approval with conditions, to the Board of County Commissioners (BCC).

**CONDITIONS FOR APPROVAL:**

1. That all the other conditions of Resolution #4-ZAB-406-84 remain in full force and effect, except as herein modified.
2. That the final site plan must conform to the general development plans dated stamped received 6/3/2025, as approved pursuant to this Special Exception.

3. All DRI development rights previously allocated to, reserved for, or otherwise associated with the Property under the DRI Development Order and the Development Program shall automatically revert to and be retained by the DRI for the benefit of the remaining properties within the DRI boundary, as it may change from time to time, and subject to the DRI Development Order. Without limiting the applicability of any concurrency exceptions adopted by Miami-Dade County that are applicable independent of the DRI Development Order, the Property shall not be subject to any DRI development rights, vested concurrency, obligations or infrastructure impact mitigation credits preserved pursuant to the DRI Development Order.
4. Any and all development on the Property, whether existing (including the existing two hundred eighty-one (281) hotel rooms) or proposed (including the proposed mixed-use development), shall not constitute a part of the DRI Development Program and shall be treated as non-DRI development for which development rights have not been vested under the DRI Development Order and for which DRI infrastructure impact mitigation credits are not available. Owner shall be solely responsible for independently satisfying its own applicable concurrency requirements, obtaining all necessary development approvals, and mitigating all traffic and infrastructure impacts associated with any development on the Property. No development on the Property, and neither Owner nor its successors, shall utilize any concurrency reservations, vested rights, traffic trip allocations, or impact mitigation credits under or attributable to the DRI Development Order or the Development Program.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Environmental review in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in the attached memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in the attached memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Space (PROS) Department as indicated in the attached memorandum.
9. 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.
10. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in the attached memorandum.
11. 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) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their attached combined memorandum.

LR Miami Airport Hotel, LLC.

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ES:JB:SS:EA

*Eric Silva*

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

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<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<i>Building and Neighborhood Compliance</i>	<i>Objection</i>
<i>Miami-Dade County Environmental</i>	<i>No objection*</i>
<i>Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Water and Sewer Department (WASD)</i>	<i>No objection*</i>
<i>Department of Solid Waste Management (DSWM)</i>	<i>No objection</i>
<i>Aviation Department</i>	<i>No objection</i>
<i>Police</i>	<i>No objection</i>
<i>Fire Rescue Department</i>	<i>No objection</i>
<i>Public Schools</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p><b>Office/Residential</b> (Pg. I-43)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Office/Residential</b>. Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large-scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</i></p> <p><i>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the 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 height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would I-44 be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Where SURs</i></p>
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PH: LR Miami Airport Hotel, LLC.  
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	<p><i>or TDRs are transferred to Office/Residential-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the Density Bonus Programs for Affordable Housing, discussed on the preceding pages, the allowances of the Residential communities section may be used within the limits provided in this paragraph. Within the Office/Residential category, business uses ancillary and to serve the onsite use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.</i></p>
<p><b>Mixed Use Development</b> <b>(*SMART Corridor)</b> <b>(Pg. I-44)</b></p>	<p><i>Mixed-use development allows a mix of compatible uses in a high-quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The section of this element, entitled "Urban Centers," addresses mixed-use development occurring within designated urban centers. The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.</i></p> <p><i>Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:</i></p> <ol style="list-style-type: none"> <li><i>1) A single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or</i></li> <li><i>2) Where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.</i></li> </ol> <p><i>Vertical mixed-use development is hereby defined as projects that contain both residential and non-residential components, such as live-work spaces, neighborhood and specialty retail, convenience services, entertainment, other businesses providing for day-to-day living needs, institutional and civic uses, and professional offices. The residential component must be at least 20 percent of the total floor area but no more than 85 percent of the total floor area. Hotels and apartment hotels, governmental offices, civic uses, and schools may be exempt from these mix requirements.</i></p> <p><i>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</i></p> <ol style="list-style-type: none"> <li><i>1. Corridors with a maximum depth of 660 feet that are located along 'Major Roadways' as identified on the adopted Land Use Plan map and in areas designated Residential Communities (with the exception of Estate Density and Low Density), Business and Office, and Office/Residential; or</i></li> <li><i>2. Corridors designated as mixed-use corridors in an area plan that has been accepted by the Board of County Commissioners; or</i></li> </ol>

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	<p>3. <i>Rapid Transit Activity Corridors</i> which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, <b>Northeast Corridor</b>, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.</p> <p>Appropriate design standards are essential to ensure that the uses permitted in mixed-use developments are compatible with each other and adjacent properties and contribute to the character of the street and the surrounding community. A specific objective in designing mixed use developments is that the development should be compatible with any existing, or zoned, or Plan-designated adjoining or adjacent uses. The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. Intensities are generally measured as floor area ratios (FARs), which for a particular property is the square footage of the buildings (not counting parking structures or covered pedestrian walkways that are open to the street), divided by the net land area of the parcel. The maximum intensities and densities shall be the greater of those provided in the table below or the maximum intensities and densities of the underlying land use designation. However, the entire development must fit within the building envelope established by the floor area ratio.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Mixed-Use Developments Located Within:</th> <th style="text-align: left;">Floor Area Ratio Range</th> <th style="text-align: left;">Maximum Residential Density (dwelling units)</th> </tr> </thead> <tbody> <tr> <td>Major Corridors</td> <td>from 1.0 to 1.5</td> <td>36</td> </tr> <tr> <td>Mixed-use Corridors identified in an area plan</td> <td>Up to 2.0</td> <td>60</td> </tr> <tr> <td colspan="3"><i>Rapid Transit Activity Corridors (SMART Corridors)</i></td> </tr> <tr> <td>Within one-quarter mile</td> <td>Up to 2.0</td> <td>60</td> </tr> <tr> <td>Between one-quarter and one-half mile</td> <td>Up to 1.5</td> <td>36</td> </tr> <tr> <td>Between one-half and one mile (East-West Corridor)</td> <td>Up to 1.25</td> <td>18</td> </tr> </tbody> </table>	Mixed-Use Developments Located Within:	Floor Area Ratio Range	Maximum Residential Density (dwelling units)	Major Corridors	from 1.0 to 1.5	36	Mixed-use Corridors identified in an area plan	Up to 2.0	60	<i>Rapid Transit Activity Corridors (SMART Corridors)</i>			Within one-quarter mile	Up to 2.0	60	Between one-quarter and one-half mile	Up to 1.5	36	Between one-half and one mile (East-West Corridor)	Up to 1.25	18
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<b>Policy LU-1B (Page I-2)</b>	Major centers of activity, industrial complexes, regional shopping centers, large scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multimodal accessibility.																					
<b>Policy LU-1C (Page I-2)</b>	Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.																					

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33C-3.1(B) Initial Review</b>	(B) <i>Initial Review.</i> The first step in obtaining development approval pursuant to this chapter for uses other than those permitted uses allowed as of right pursuant to subsection 33C-3(B)(2) shall be the filing of an application for a special exception for a general development plan, in accordance with the following:
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# ZONING RECOMMENDATION ADDENDUM

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	<p>(1) <i>Pre-application Conference. The applicant shall participate in at least one pre-application conference coordinated by the Department, including representatives of the departments and agencies identified in Section 33-303.1 (A) (1) to (9).</i></p> <p>(2) <i>Following the pre-application conference, civic uses that are governmental facilities as defined in subsection 33-303 (b)(1), may be approved in accordance with the procedures for approval of governmental facilities set forth in Section 33-303.</i></p> <p>(3) <i>Application for public hearing.</i></p> <p>(a) <i>Following the pre-application conference, a request to approve one or more additional permitted uses enumerated in this chapter, except civic uses to the extent provided in paragraph (B)(2) above, shall be made by filing an application with the Department in accordance with Section 33-304.</i></p> <p>(b) <i>Applications shall be governed by the procedures set forth in Chapter 33, Article XXXVI.</i></p> <p>(c) <i>The application shall be considered a special exception for a general development plan to be considered and acted upon directly by the Board of County Commissioners.</i></p> <p>(4) <i>Required exhibits. The following exhibits shall be submitted with the application:</i></p> <p>(a) <i>Written exhibits: a narrative describing the properties to be included within the site plan, vision statement, consistency with the intent and purpose of these regulations, statement of conformance with these regulations, overall size and location, relevance to the region, connection to the surrounding urban context and rapid transit system, economic impact on the local economy, and any additional information necessary to explain the development.</i></p> <p>(b) <i>Graphic exhibit(s): a plan depicting the property(ies) to be included in the subzone, the roadway network surrounding the property(ies), the pedestrian connections to the rapid transit system, size and folio of each subject property, and any additional information specified at the pre-application conference to evaluate the character and impact of the proposed development.</i></p>
<p><b>Section 33C-3.3 (l)</b> <b>Review and approval procedures for development in SMART Corridor Subzone</b></p>	<p>(l) <i>Review and approval procedures for development in SMART Corridor Subzone in unincorporated area; exceptions.</i></p> <p>(1) <i>Applications for development in the SMART Corridor Subzone in the unincorporated area shall be governed by Section 33C-3.1, except as provided in this subsection (l), and except for the following:</i></p> <p>(a) <i>Applications that seek approval as provided in Section 33C-5; or</i>          (b) <i>Applications that seek approval in accordance with Chapter 33 and that provide:</i></p> <p style="padding-left: 40px;">(i) <i>The minimum floor-area ratio required by subsection (C) above; and</i>          (ii) <i>The minimum workforce housing units required by subsection (B) above.</i></p> <p>(2) <i>Applications in the SMART Corridor Subzone shall be heard as follows:</i></p>

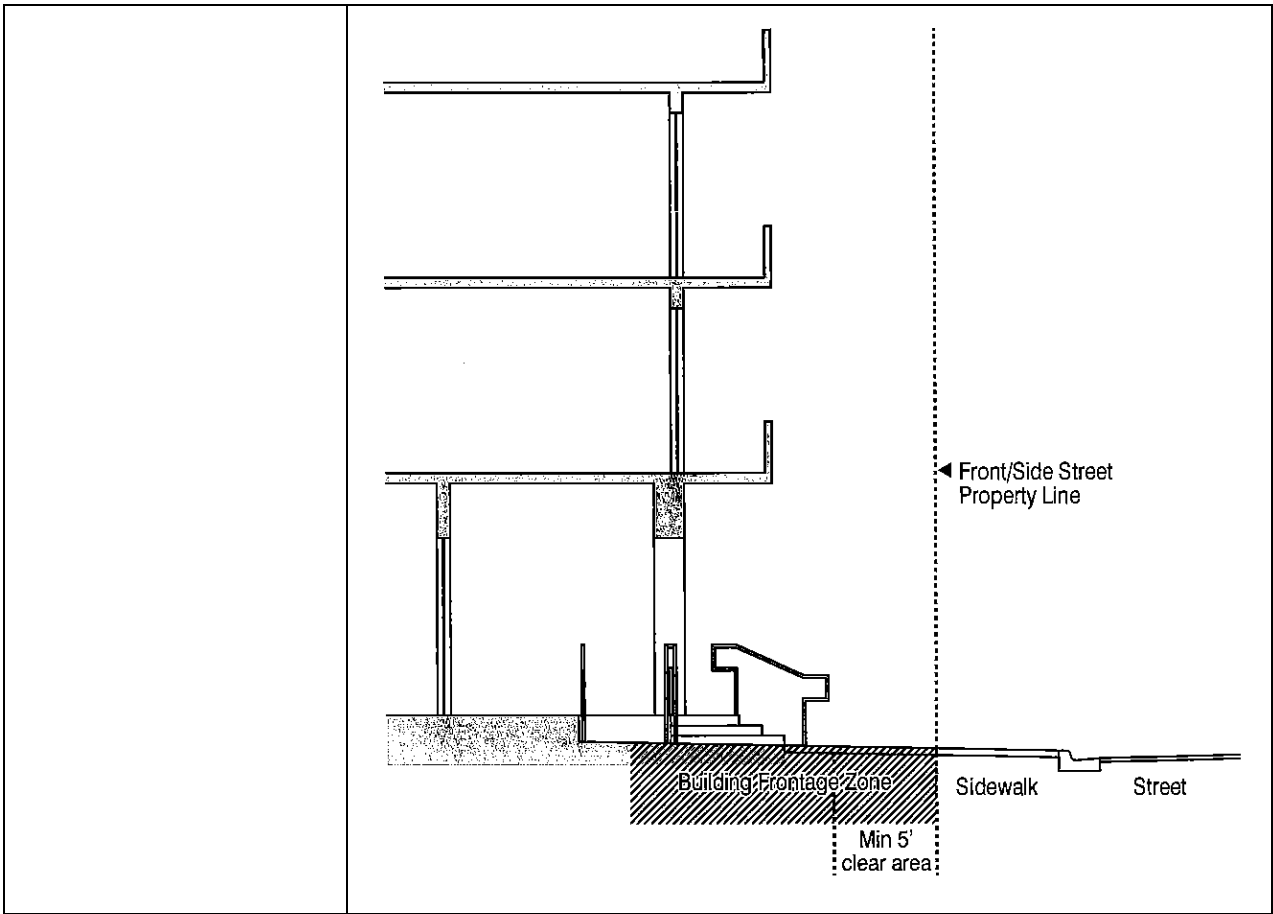
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	<p>(a) Applications for properties in the unincorporated area of less than 5 acres in size and seeking approval of less than 250 residential units shall be heard by the applicable Community Zoning Appeals Board, the decision of which may be appealed to the Board of County Commissioners by an aggrieved or adversely affected party.</p> <p>(b) Applications for properties in the unincorporated area of at least 5 acres in size or seeking approval of at least 250 residential units shall be heard directly by the Board of County Commissioners.</p>
<p><b>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</b></p>	<p><b>Special exceptions</b> (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.</p>
<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to <b>modify</b> or <b>eliminate</b> any provisions of <b>restrictive covenants</b>, 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.</p>
<p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p>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.</p>
<p><b>Sec. 33-493(3)(c)(iv) and (v) - General Site Regulations.</b></p>	<p>(iv) The building frontage zone shall be hard-surfaced except for tree grates or tree planters, except that the building frontage zone adjoining ground-story residential uses may be landscaped, hard-surfaced, or both.</p> <p>(v) A minimum of 5 feet clear width within the building frontage zone shall be at the same grade as the abutting sidewalk and kept clear for pedestrians, as shown in the following diagram:</p>

# ZONING RECOMMENDATION ADDENDUM

PH: LR Miami Airport Hotel, LLC.  
Z24-244



TO: "2. "That in the approval of the plan, the same shall be substantially in accordance with the plans submitted for the public hearing entitled "Velocity Climbing", as prepared by Mateu Architecture Inc., consisting of 8 sheets dated stamped received 12/23/2025, 3 sheets dated stamped received 1/28/2026, for a total of 11 sheets."

The purpose of this request is to modify the previously approved plans to allow the expansion of the existing rock-climbing facility on the subject property to accommodate office space, an exercise room, and a mezzanine climbing area.

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:** 2272-2280 NW 41 Street and 4046 NW 22 Court, Miami-Dade County, Florida  
**SIZE OF PROPERTY:** +/- 0.68 Acre

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED \_\_\_\_\_

**4. HEMISPHERE 79, LLC. Z2025000235**

**Area 08/District 02**

The application is to permit the modifications and deletions of conditions for prior resolutions and covenants, only as it applies to the subject property, in order to submit revised plans for the existing shopping center with a proposed drive-through in building #5.

(1) DELETION of Condition #2 of Resolution #CZAB8-26-12, last modified by Resolution #CZAB8-14-18, passed and adopted by the Community Zoning Appeals Board #8 (CZAB 8), and reading as follows:

"2. That there shall be no more than two drive-through fast food franchises on the site and neither of them shall be located at the location of Building #5, which is on the northeast corner of the site."

(2) MODIFICATION of Condition #2 of Resolution #CZAB8-36-07, last modified by Resolution #CZAB8-26-12, passed and adopted by the Community Zoning Appeals Board 8 (CZAB 8), only as it applies to the subject property, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Wal-Mart Supercenter" as prepared by Creech Engineers, Inc. consisting of (2) sheets, "Walmart Northside at East Hialeah Market Place" as prepared by WHA Design, Inc., consisting of 21 sheets, "Walmart" as prepared by B/R/R Architecture, consisting of 5 sheets, "Landscape Plans" as prepared by HJA Design Studio Landscape Architecture, consisting of 6 sheets, all sheets dated stamped received August 23, 2012, for a total of 32 sheets and clarification sketch LA-1.1 and L-1 dated stamped receive 10/16/12."



**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](http://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.

*Building and Neighborhood Compliance*

**ENFORCEMENT HISTORY**

LR MIAMI AIRPORT HOTEL, LLC

5800 BLUE LAGOON DR  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

PENDING

Z2024000244

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**DATE**

**HEARING NUMBER**

**FOLIO No: 30-3051-051-0080**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

February 12, 2026

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Building Support Case 20240228796-B** was opened on 03/9/2024. A Notice of Violation was issued on 03/19/2024 for "Failure to obtain required building permit(s) prior to commencing work on: Pump changed from STA-RITE P2RA5EL 1 HP to two PENTAIR WISPERFLO WFE-12 3 HP each." Since compliance was not met, Civil Violation Notice **P073394** was issued on 08/26/2025 for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK Pump changed from STA-RITE P2RA5EL 1 HP to two PENTAIR WISPERFLO WFE-12 3 HP each." Citation was paid on 09/30/2025, **however due to non-compliance there are outstanding penalties.**

**Case No. 20260244176** was opened on 11/18/2025. A Notice of Violation was issued on 11/18/2025 for "Failure to obtain required building permit(s) prior to commencing work on: pump changed from STA-RITE P2RA5EL 1 HP to two PENTAIR WISPERFLO WFE-12 3 HP each." This case was opened in error. See another case: 20240228796. **Case is closed.**

**Building Support Case A2023003995-X** was opened on 08/11/2023. A Notice of Violation was issued on 08/14/2023 for the expiration of permit no. 2023005270. Since compliance Civil Violation Notice **P047509** was issued on 11/28/2023 for "SECTION 110.3 OF THE FLORIDA BUILDING CODE: FAILURE TO OBTAIN REQUIRED INSPECTION FOR WORK UNDER EXPIRED PERMIT NUMBER

2023005270." Citation was paid on 12/20/2023, however due to noncompliance, penalties were assessed. A lien was recorded on 07/11/2024 under book 34305/page 4204. The lien was subsequently satisfied on 07/10/2025 under book 34838/page 2605. **There are no outstanding fees.**

**Building Support Case B2024002081-F** was opened on 02/01/2025. Citation **P060525** was issued on 02/01/2025 for "Failure to obtain a Building Recertification." Citation was paid on 03/03/2025. **There are assessed penalties which are currently on appeal.**

**VIOLATOR:**

LR MIAMI AIRPORT HOTEL, LLC

**OUTSTANDING LIENS AND FINES:**

There are outstanding penalties under case 20240228796-B. **Please contact the Building Support Section at 786-315-2424 for details.**

# Memorandum



**Date:** February 18, 2026

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

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

**Subject:** Z2024000244-4<sup>th</sup> Review  
LR Miami Airport Hotel, LLC  
5800 Blue Lagoon Drive  
Special exception for a general development plan under Section 33C-3.1(B)(3);  
removal and/or modification of the DRI (removal of the 10 acre DRI parcel)  
modification of resolution 4-ZAB-306-84 to replace the approved site plan with  
revised plan. Proposing two mixed-use apartment buildings, with retail. Existing  
hotel to remain.  
(IU-2) (10 acres)  
51-53-40

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

#### Potable Water Supply and Wastewater Disposal

According to RER records, the subject property is currently connected to public water and public sanitary sewers. 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.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director 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. Please contact [Glennys.Fernandez-Martinez@miamidade.gov](mailto:Glennys.Fernandez-Martinez@miamidade.gov) or [Faith.Kenyon@miamidade.gov](mailto:Faith.Kenyon@miamidade.gov) for information regarding this covenant.

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

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida

Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

**Conditions of Approval: That the owner submits a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

#### Water Control Review

Any development/ redevelopment involving 2 acres or more of impervious area shall require a 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. Drainage plans shall provide for collection of the stormwater runoff.

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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.

Pursuant to section 24-48.1(1)(f) of the Code, a Class VI Permit shall be required for the construction of the proposed surface water management system. The applicant is advised to contact the RER Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

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

**Conditions of Approval: None**

### Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater) and non-specimen trees. Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Removal 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, including the specimen tree standards.

A landscape plan entitled "Pullman" prepared by Rebeca Liggins, L.A., and dated as received by Miami-Dade County on October 28, 2025, shows the proposed removal of non-specimen and specimen tree resources. Tree Permit #2500333 has not been issued yet; however, RER staff has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

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 properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

### **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:** February 12, 2026

**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 - LR Miami Airport Hotel, LLC  
Application No. Z2024000244 (Revision No.3) - (Pre-App. Z24P-203)

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

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **Per information provided to WASD by the engineer of record for the subject application with WASD Agreement No. 32957, the water and sewer mains in conflict with the proposed development will be removed and relocated.** 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.

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

Application Name: LR Miami Airport Hotel, LLC

Location: The proposed project is located on approximately 10 acres at 5800 Blue Lagoon Drive, with Folio No. 30-3051-051-0080, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking removal of the subject application site from the Blue Lagoon DRI. In addition, the applicant is requesting a special exception in order to develop the property with a mixed-use project consisting of a total of 600 apartment units (High Density) and 6,000 sq. ft. of retail area. The existing Pullman hotel on site will remain.

The estimated total water demand for the proposed project will be 81,600 gallons per day (gpd).

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

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

There is a WASD Agreement No. 32957a for the subject project, with approved points of connection (P.O.C.) dated April 11, 2025. A revision for Agreement No. 32957a to reflect the proposed development with this zoning application was requested on August 13, 2025, and new P.O.C. are pending to be issued.

Per P.O.C. dated April 11, 2025, the developer shall connect to an existing 12-inch water main (E9539-2) in Blue Lagoon Drive, abutting the northern boundary of the property and extend the same 12-inch water main southernly within the property interconnecting the to the existing 12-inch water main (E12083-2) in NW 57<sup>th</sup> Court.

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 (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement No. 32957a is re-offered.

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

Any public water main extension within the property must be in dedicated public R/W and/or in WASD easements to a point as required to abut and provide service to the proposed development.

There is an active Water Supply Certification (WSC) issued on May 13, 2025, with WASD Agreement 32957. Said Certification will be revised to reflect the new proposed development with this application at the time the WASD Agreement No. 32957a is offered. 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. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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 Central District Wastewater Treatment Plant

(CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per P.O.C. dated April 11, 2025, the developer shall connect to an existing 8-inch sewer main (ES336-3) in Blue Lagoon Drive at Manhole No. 25 per WASD Atlas M-135, and to an existing 8-inch sewer main (ES336-2) in NW 57<sup>th</sup> Court. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement No. 32957a is re-offered.

Please note that there are sewer mains within the property, either in existing dedicated R/W or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

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

The sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 106 and P.S. No. 1. 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. No. 106

Existing NAPOT: 6.37 hrs.

Proposed Development: 81,600 gpd

Proposed Projected NAPOT: 7.73 hrs.

P.S. No. 1

Existing NAPOT: 6.31 hrs.

Proposed Development: 81,600 gpd

Proposed Projected NAPOT: 6.32 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](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Suyapa Carbajal at (786) 552-8124 or [suyapa.carbajal@miamidade.gov](mailto:suyapa.carbajal@miamidade.gov)

# Memorandum



**Date:** February 20, 2026

**To:** Eric Silva, AICP, Assistant Director  
Regulatory and Economic Resource Department

**From:**  Raul A. Pino, PLS, Division Chief  
Regulatory and Economic Resource Department

**Subject:** DIC 24-244  
Name: LR Miami Airport Hotel, LLC  
Section 51 Township 53 South Range 40 East

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I. PROJECT LOCATION:

The property is located at 5800 Blue Lagoon Drive.

II. APPLICATION REQUEST:

This application is to redevelop the Property with two (2), eight (8) story mixed-use buildings with attached parking structures and a parking structure in addition to the existing fifteen (15) story hotel.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by NW 57 Court and from the east and the west by Blue Lagoon Drive/NW 11 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> Edition)

The applicant's request for the removal of this site from the Waterford at Blue Lagoon Development of Regional Impact (DRI) does not impact traffic concurrency as the DRI is located within the urban infill area where traffic concurrency does not apply.

The proposed development for a multi-use residential building with 600 multifamily units and 6,000 square feet of Retail use will generate approximately an additional **258 PM** peak hour vehicle trips(\*). The existing hotel will remain on site.

*This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.*

**(\*)** Trip generation based on applicant traffic study.

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

A. Cardinal Distribution

North	21 %	East	37 %
South	23 %	West	19 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station F 2193** located on SR 836/Dolphin Expressway east NW 57 Avenue, has a maximum LOS "E" of 15,010 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 14,301 vehicles and 10 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2193** with its PHP and assigned vehicles is at LOS "E". The 62 vehicle trips generated by this development when combined with the 14,301 and those previously approved through Development Orders, 10, equal 14,373 and will cause this segment to remain at LOS "E" whose range is from 13,390 to 15,010.

**Station F 2198** located on SR 836/Dolphin Expressway west of NW 57 Avenue, has a maximum LOS "D" of 13,390 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 13,645 vehicles and 205 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2198** with its PHP and assigned vehicles is at LOS "F". The 54 vehicle trips generated by this development when combined with the 13,645 and those previously approved through Development Orders, 205, equal 13,904 and will cause this segment to remain at LOS "F" whose range is over 13,390.

**Station 9618** located on Perimeter Road east of NW 57 Avenue, has a maximum LOS "E" of 1,440 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1,534 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9618** with its PHP and assigned vehicles is at LOS "F". The 28 vehicle trips generated by this development when combined with the 1,534 and those previously approved through Development Orders, 0, equal 1,562 and will cause this segment to remain at LOS "F" whose range is over 1,440.

**Station F 1189** located on NW 57 Avenue west of south of Blue Lagoon Drive, has a maximum LOS "E+20" of 8,085 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2,750 vehicles and 65 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 1189** with its PHP and assigned vehicles is at LOS "C". The 114 vehicle trips generated by this

development when combined with the 2,750 and those previously approved through Development Orders, 65, equal 2,922 and will cause this segment to remain at LOS "C" whose range is up to 5,250.

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.

VII. PLATTING REQUIREMENT:

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 5, Block 2, Plat Book 122, Page 74.

VIII. 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 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."

# Memorandum



**Date:** February 11, 2026

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2024000244

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The Miami-Dade Fire Rescue Department has no objection to Special Exception plans uploaded to "EnerGov" on 1/8/2026. Any future site plans will need separate approval.

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](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** Wednesday, February 11, 2026

**To:** Eric Silva  
Assistant Director, Zoning Division  
Department of Regulatory and Economic Resources (RER)

**From:** Miguel Soria, P.E.  
Assistant Director Highway Engineering  
Department of Transportation and Public Works

**Subject:** Review of Z2024000244 (Zoning)  
Applicant Name: LR Miami Airport Hotel, 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 5800 Blue Lagoon Drive, in unincorporated Miami-Dade County.

## **COMMENTS/RECOMMENDATION:**

### **I. CONDITIONS:**

1. This development has been approved for the redevelopment of the property with two (2) eight-story mixed-use buildings with attached parking structures, as well as an additional parking structure, in addition to the existing fifteen-story Pullman Hotel. The project is currently proposed to include 600 dwelling units and approximately 6,000 square feet of retail space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. At the time of the Pavement and Drainage Plans submittal, the plans must show the proper transition at the roundabout west/south of the proposed entrance on NW 57<sup>th</sup> Court, as the roundabout can only accommodate one travel lane.

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at [anamersy.arce@miamidade.gov](mailto:anamersy.arce@miamidade.gov).**

**From:** [HERRERA, ANA I](#)  
**To:** [bsherry@brzoninglaw.com](mailto:bsherry@brzoninglaw.com)  
**Cc:** [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M.](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)  
**Subject:** Preliminary School Concurrency Analysis for LR Miami Airport Hotel, LLC (Z2024000244) (PH3025013100054)  
**Date:** Friday, February 28, 2025 9:16:00 AM  
**Attachments:** [LR Miami Airport Hotel, LLC \(Z2024000244\) \(PH3025013100054\).pdf](#)

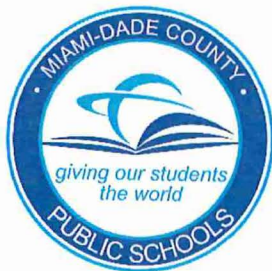
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Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 600 units, which generate 101 students (50 at the elementary, 23 at the middle, and 28 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



**Ana Herrera**

**District Coordinator  
Growth Management**

Office of Governmental Affairs and Land Use  
Facilities Design and Construction  
Miami-Dade County Public Schools  
1450 N.E. Second Avenue  
Miami, Florida 33132  
(305) 995-4603



# Concurrency Management System (CMS)

Miami-Dade County Public Schools

## Miami-Dade County Public Schools

### Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: **PH3025013100054** Local Government (LG): **Miami-Dade**  
 Date Application Received: **1/31/2025 10:15:18 AM** LG Application Number: **Z2024000244**  
 Type of Application: **Public Hearing** Sub Type: **Zoning**  
 Applicant's Name: **LR Miami Airport Hotel, LLC**  
 Address/Location: **5800 BLUE LAGOON DR**  
 Master Folio Number: **3030510510080**  
 Additional Folio Number(s):

PROPOSED # OF UNITS **600**  
 SINGLE-FAMILY DETACHED UNITS: **0**  
 SINGLE-FAMILY ATTACHED UNITS: **0**  
 MULTIFAMILY UNITS: **600**



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1801	FAIRLAWN ELEMENTARY	144	50	50	YES	Current CSA
6331	KINLOCH PARK MIDDLE	243	23	23	YES	Current CSA
7721	SOUTH MIAMI SENIOR	542	28	28	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of <b><u>33.68%</u></b> included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

# Memorandum



**Date:** February 12, 2026

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

**From:** Alejandro Zizold, PROS Chief of Planning, Research and Grants  
Planning, Design and Construction Excellence Division  
Parks, Recreation and Open Spaces Department (PROS) *Alejandro Zizold*

**Subject:** Z2024000244 - LR Miami Airport Hotel LLC, Version 3 (Associated Applications: Z2024P00203, Z2024000247). Based on revised plans submitted on June 3rd, 2025.

**Applicant Name:** Graham Penn on behalf of LR Miami Airport Hotel, LLC

**Project Location:** The applicant site is located on ±10-acres located at 5800 Blue Lagoon Drive, in unincorporated Miami-Dade County (Folio: 30-3051-051-0080). The subject property is within one-quarter (1/4) mile of the East-West Corridor of the County's Strategic Miami Area Rapid Transit ("SMART") Program.

**Proposed Development:** The applicant seeks a Zoning Review to redevelop two (2), eight (8) story mixed-use buildings, with attached parking structures and a parking structure in addition to the existing fifteen (15) story hotel (the "Project"). The Project is currently contemplated to consist of 600 dwelling units (300 per building), seventy-five (75) of which will be dedicated to Workforce Housing Units ("WFUs"), 1,151 parking spaces, and approximately 14,900 square feet of amenity space. The Project also provides 6,000 square feet of retail space.

The Applicant also seeks a special exception for a general development plan pursuant to Section 33C-3.1(B)(3) of the Miami-Dade County Code of Ordinances (the "Code") as well as related changes to the Waterford at Blue Lagoon Development of Regional Impact (the "DRI"), which the Applicant is seeking to remove the Property from.

The developer also seeks approval of the following requests:

- 1) Removal of the Property from the Blue Lagoon DRI;
- 2) Special Exception application for a general development plan under Section 33C-3.1(B)(3);
- 3) A modification of Resolution 4-ZAB-406-84 to replace the approved site plan with the revised plan;
- 4) Non-Use Variance from Section 33-493(3)(c)(i)(b) to permit the existing hotel building to not front along or within the building frontage zone;
- 5) Non-Use Variance from Section 33-493(3)(c)(ii) to permit a building frontage zone width of less than fifteen feet (15') in certain areas; and
- 6) Non-Use Variance from Section 33-493(3)(c)(iv) to allow for a mix of landscaping and hard surfacing at building frontage in order to maintain the existing tree canopy.

As stated in the Letter of Intent, the site plan, zoning data, site access, development program approval is part a separate Administrative Site Plan Review application, currently being processed under Plan No. Z2024000247.

**Current Park Benefit District Area Conditions:** County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

**Table A - County Parks (Local) Within a 3 Mile Radius of Application Area**

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
SUNSET HEIGHTS PARK	960 SW 73 ST	MINI-PARK	0.32	LOCAL
SCHENLEY PARK	2750 SW 57 AVE	NEIGHBORHOOD PARK	2.00	LOCAL
BROTHERS TO THE RESCUE MEMORIAL PARK	2420 SW 72 AVE	COMMUNITY PARK	7.50	LOCAL

SAN JACINTO PARK	4430 SW 15 TERR	MINI-PARK	0.92	LOCAL
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**Impact and Demand:** The proposed **600 multifamily units would generate a population of 1320 and an impact of ±3.63-acres of local parkland** when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there is one Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in PBD 2 which currently meets park concurrency requirements.

As shown, there are several Miami-Dade County local parks and open spaces within the 3-mile distance from the application area. However, **there are no local parks within the 1/4-to-1/2-mile distance from the project site as recommended in the Equity Access Criteria** included in the Miami-Dade County Parks and Open Spaces Master Plan (OSMP) and adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan. **Therefore, PROS recommends that the applicant provides the equivalent local recreation open space within the project or consider a full or partial public parkland conveyance, in-lieu of impact fees.**

**Recommendation:** PROS offers the following recommendations and requests the applicant to coordinate a meeting with the department:

- Given the potential impact of 3.63-acres of local parkland and to provide relief to the Equity Access Criteria, PROS recommends that the applicant consider a full or partial public parkland conveyance, in-lieu of park impact fee payment. **PROS requests that the applicant coordinates a meeting with the Department to explore this recommendation further.**
- Given the location of the property within a Rapid Transit Zone SMART Corridor Subzone, and a previous consideration to bicycle support facilities from Resolution No. Z-32-90 and Resolution No. Z-8-22, PROS highly encourages the applicant to provide a robust first and last mile connections to transit, throughout the property, including but is not limited to bicycle storage rooms, bike racks, lockers, water fountain and/or bicycle repair stations.
- Consider replacing palms trees along sidewalks, outdoor walkways, and leisure areas with clusters of palms or native trees that provide a more substantial shade canopy throughout the year, in order to provide more walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP. Palms provide shade when clustered, they are best used in areas that require little or no shading. This is indicated in Miami-Dade County's Urban Design Manual, Volume I, page 69.
- Consider revising the planting schedule and update the Miami-Dade Landscape Legend and calculations accordingly, as *Rhapis excelsa*, *Bulnesia arborea*, *Acalypha wilkesiana*, and *Pennisetum setaceum* are not Florida native plants.

These recommendations are based on the following policies and objectives of the Recreation and Open Space, Land Use Element and Community Health and Design Element of the Comprehensive Development Master Plan (CDMP):

**ROS-3B** The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

**Objective ROS-8** The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy LU-7B It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

Based on our findings described herein, **PROS has no objections to the applicant's request.** **Additionally, PROS requests that the applicant meet with the department to discuss the anticipated local parkland impact.** PROS looks forward to working with the owners in a collaborative process and in good faith, for the development to help with potential ±3.63-acres of local parkland impact.

Should you have any questions, or if you need any additional information or clarification on this review, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at [irene.cambeyrogonzalez@miamidade.gov](mailto:irene.cambeyrogonzalez@miamidade.gov)

AZ: kr icg



Attachment





**Miami-Dade Aviation Department**

P.O. Box 025504  
Miami, Florida 33102  
T 305-876-7000 F 305-876-0948  
www.miami-airport.com

**Commercial Airport:**  
Miami International Airport

[miamidade.gov](http://miamidade.gov)

**General Aviation Airports:**  
Dade-Collier Training & Transition Airport  
Miami Homestead General Aviation Airport  
Miami Executive Airport  
Miami-Opa Locka Executive Airport

January 13, 2026

Graham Penn, Esq.  
Bercow Radell Fernandez Larkin & Tapanes  
200 S. Biscayne Boulevard, Suite 300  
Miami, FL 33131

**RE: Determination Number DN-26-01-4913 Land-Use / Airspace Analysis for the Proposed LR Miami Airport Hotel, LLC Project Located at 5800 Blue Lagoon Drive (Folio Number: 30-3051-051-0080)**

Dear Mr. Penn:

The Miami-Dade Aviation Department (MDAD) is in receipt of your submittal for a land-use / airspace analysis and determination for the LR Miami Airport Hotel, LLC project, consisting of two proposed mixed-use (office and residential) structures with a maximum elevation of 97.49 feet Above Mean Sea Level (AMSL) / North American Vertical Datum of 1988 (NAVD88) for the proposed West Building and 97.40 feet AMSL/NAVD88 for the proposed East Building. The site is located at 5800 Blue Lagoon Drive in Miami, Florida and further identified as Folio Number 30-3051-051-0080.

**Land-Use Review**

Based upon the information provided, MDAD determined that the site is located within the "65-to-74 DNL Zone" as referenced in the Code of Miami-Dade County, Chapter 33, Article XXXVII, Airport Zoning ("the Code") Section 33-333(A)(2)(b)(i-ii) which requires all new uses to incorporate at least a 25-decibel outdoor-to-indoor Noise Level Reduction (NLR) into design and construction. The property is subject to the land use or noise compatibility disclosure requirement referenced in the Code, Section 33-333(A)(4)(a-d).

**Airspace Review:**

Our review of the plans and data finds that the maximum proposed architectural building heights (elevations) as indicated in the following table conforms to the requirements of the Code of Miami-Dade County, Chapter 33, Article XXXVII Airport Zoning, Sec. 33-333 (B) Height/Airspace Regulations. The maximum structure elevation is expressed in feet North American Vertical Datum 1988 (NAVD 88) (Above Mean Sea Level (AMSL). The structure elevation is composed of the site elevation expressed in feet AMSL and the structure height

expressed in feet Above Ground Level (AGL). This includes the tallest element on the roof, such as the top of any elevator shafts, architectural features, lightning rods, flag poles, or other appurtenances.

WEST BUILDING - AIRSPACE REVIEW TABLE			
POINT	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL / NAVD88)
Pt. 1	25° 46' 58.75"	80° 17' 32.86"	97.49 Feet AMSL
Pt. 2	25° 46' 58.27"	80° 17' 30.33"	97.49 Feet AMSL
Pt. 3	25° 46' 56.64"	80° 17' 30.11"	97.49 Feet AMSL
Pt. 4	25° 46' 55.95"	80° 17' 33.10"	97.49 Feet AMSL
Pt. 5	25° 46' 58.06"	80° 17' 33.71"	97.49 Feet AMSL
Pt. 6	25° 46' 58.01"	80° 17' 32.84"	97.49 Feet AMSL
Pt. 7	25° 46' 58.08"	80° 17' 32.67"	97.49 Feet AMSL
Pt. 8	25° 46' 57.95"	80° 17' 32.40"	97.49 Feet AMSL
Pt. 9	25° 46' 56.92"	80° 17' 30.70"	97.49 Feet AMSL
Pt. 10	25° 46' 56.71"	80° 17' 30.72"	97.49 Feet AMSL

EAST BUILDING - AIRSPACE REVIEW TABLE			
POINT	LATITUDE	LONGITUDE	MAXIMUM ALLOWABLE HEIGHT (AMSL / NAVD88)
Pt. 1	25° 46' 56.41"	80° 17' 26.71"	97.40 Feet AMSL
Pt. 2	25° 46' 55.33"	80° 17' 24.39"	97.40 Feet AMSL
Pt. 3	25° 46' 54.89"	80° 17' 24.53"	97.40 Feet AMSL
Pt. 4	25° 46' 53.07"	80° 17' 25.35"	97.40 Feet AMSL
Pt. 5	25° 46' 52.92"	80° 17' 26.87"	97.40 Feet AMSL
Pt. 6	25° 46' 53.59"	80° 17' 26.67"	97.40 Feet AMSL
Pt. 7	25° 46' 55.08"	80° 17' 27.42"	97.40 Feet AMSL
Pt. 8	25° 46' 56.23"	80° 17' 26.97"	97.40 Feet AMSL
Pt. 9	25° 46' 55.90"	80° 17' 26.56"	97.40 Feet AMSL
Pt. 10	25° 46' 53.79"	80° 17' 25.39"	97.40 Feet AMSL

MDAD is in receipt and does not object to the FAA's Letters of Determination, Aeronautical Study Numbers (ASN) 2025-ASO-15545-OE (West Building) and 2025-ASO-17272-OE (East Building) issued for the structures for "Determinations of No Hazard to Air Navigation". Please be advised that in accordance with Code of Federal Regulation (CFR) Title 14 Part 77, any construction cranes or equipment for this project at this location will also need to be filed by the construction contractor using FAA form 7460-1. The form is available through the FAA website: <https://oeaaa.faa.gov> where the contractor may "e-file" the information. This office will also need to review and approve the construction crane heights and locations associated with this construction project. You may file by completing the "MDAD [Permissible Crane Height Determination Form](https://www.miami-airport.com/facilities_development.asp)" available through this office or our website, [https://www.miami-airport.com/facilities\\_development.asp](https://www.miami-airport.com/facilities_development.asp).

In accordance with FAA requirements, it is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned and at least 10 days prior to the start of construction (7460-2, Part 1) and within 5 days after the construction reaches its greatest height (7460, Part 2). Upon completion of this project, MDAD's Aviation Planning, Land-Use and Grants Division must receive a copy of the surveyor's maximum height certificate. No Certificate of Use or Certificate of Occupancy shall be issued by a municipal building official or Miami-Dade County until approval is obtained from this office after certifying that the structure was built no higher than the height approved by this letter. The approval shall be issued by this office after submission of the required information including as-built elevations certified and prepared signed and sealed by a State of Florida licensed surveyor, architect or engineer. Such elevation as-built certification shall be 8.5" x 11" in size and contain an elevation view of as-built certification with Latitude and Longitude Coordinates in NAD 83 (in degrees, minutes, seconds format with at least 2 decimal places accuracy for the seconds number) noted for the height of the structure and the height of any appurtenances. The height shall also be indicated for the point closest to the airport.

The analysis in this letter is based, in part, on the information you provided which includes specific building locations and heights. Any changes in building locations/layouts or heights will void this analysis. Any future construction or alteration, including an increase to heights requires separate notice to the FAA and MDAD.

This determination expires one year from the date of issuance unless extended, revised or terminated by MDAD's Aviation Planning, Land-Use and Grants Division. Any requests for an extension of the effective period of this determination must be submitted by the applicant prior to the expiration date. At such time, staff will re-evaluate the application or structure to determine if any significant changes to the structure and/or to the review criteria have occurred. MDAD's Aviation Planning, Land-Use and Grants Division will then decide if the determination in this letter may be eligible for an extension of the effective period.

This determination does not constitute MDAD approval or disapproval of the physical development or use involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and the safety of persons and property on the ground based on the information provided and the representations made by the applicant's

Graham Penn, Esq.  
January 13, 2026  
Page 4

attorney and representatives. The proposed structure(s) and uses are subject to all applicable provisions of the Code.

Should you have any questions, please feel free to contact me at 305-876-7036.

Respectfully,



Ammad Riaz, P.E.  
Chief of Aviation Planning

AR/rb

C: J. Ramos  
Charmaine Shinhoster, RER

Miami-Dade Sheriff's Office  
**Memorandum**



**Date:** February 17, 2026

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

**From:** Rosie Cordero-Stutz, Sheriff  
Miami-Dade Sheriff's Office

**Subject:** Review – Zoning Application – Case: No. Z2024000244  
LR Miami Airport Hotel, LLC.

*Chall*

**APPLICATION:**

The applicant, LR Miami Airport Hotel, LLC., is requesting the removal of the property from the Blue Lagoon DRI and/or a modification of the Blue Lagoon DRI to allow the property to be developed with up to 600 residential units and hotel use. The units will consist of 64 studio units, 341 (1) bedroom units, 189 (2) bedroom units, and 6 (3) bedroom units. The 10-acre property is located at 5800 Blue Lagoon Drive in unincorporated, Miami-Dade County, Florida.

**CURRENT POLICE SERVICES:**

The proposed development will be serviced by our Midwest District, located at 9101 NW 25 Street, Miami, Florida. At the time of this project request in 2024, the district received 17 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

**APPLICATION REVIEW:**

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of four additional sworn deputies is required, with an estimated cost of \$493,340. This estimate may change pending further information from the developer regarding the number and type of dwelling units.

Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at [gbd@mldso.com](mailto:gbd@mldso.com).

# Memorandum



**Date:** 02/17/2026

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

**From:** Achaya Kelapanda, Deputy Director of Operations  
Department of Solid Waste Management *Achaya Kelapanda*

**Subject:** LR Miami Airport Hotel, LLC Z2024000244

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The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

**Application:** The applicant, LR Miami Airport Hotel, LLC, is requesting a Special Exception for a General Development Plan to permit a mixed-use development consisting of 787 residential units (including the 281 existing hotel units) and approximately 6,000 square feet of retail use.

**Size:** The subject property is approximately 10 acres.

**Location:** The property is located at 5800 Blue Lagoon Drive, in unincorporated Miami-Dade County.

## **Analysis:**

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc. of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers, as well as anticipated non-committed waste flows. The latest Concurrency Status Determination, issued on September 29, 2025, and valid through September 30, 2026, indicates sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles, or collection facility within ¼ mile of the subject property.

## 2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of both "multi-family establishment" and "commercial establishment", as described in Chapter 15 of the Code of Miami-Dade County. Per the Code, the following is required of both multi-family and commercial establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide waste and recycling services under a single contract.

Should any units developed as a part of this project be similar to a townhome, villa, or rowhouse (and which are then more likely to meet the definition of "residential unit" as provided in the Code), they will receive waste collection service from the DSWM in a manner best suited to the layout and configuration of the development.

## 3. Recycling: Multi-Family and Commercial Establishments

**Section 15-2.2(b)** of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are required to incorporate adequate space and facilities in their building plans to accommodate the required recycling program (i.e., a designated area for residents to store their recycling carts or bins, or, in the case of centralized waste collection, with dumpster containers, a permanent space for recycling carts or larger receptacles). Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at <https://www.miamidade.gov/global/solidwaste/recycling.page>.

**Section 15-2.3a** of the Code requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- 1) High-grade office paper
- 2) Mixed paper
- 3) Corrugated cardboard
- 4) Glass (flint, emerald, amber)
- 5) Aluminum (cans, scrap)
- 6) Steel (cans, scrap)
- 7) other metals/scrap production materials
- 8) Plastics (PETE, HDPE-natural, HDPE-colored)
- 9) Textiles
- 10) Wood

**Section 15-2.3b** of the Code states that the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable. Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for commercial properties may be found on the website at <https://www.miamidade.gov/global/solidwaste/recycling.page>.

#### 4. Recycling and Waste Storage/Setout Requirements

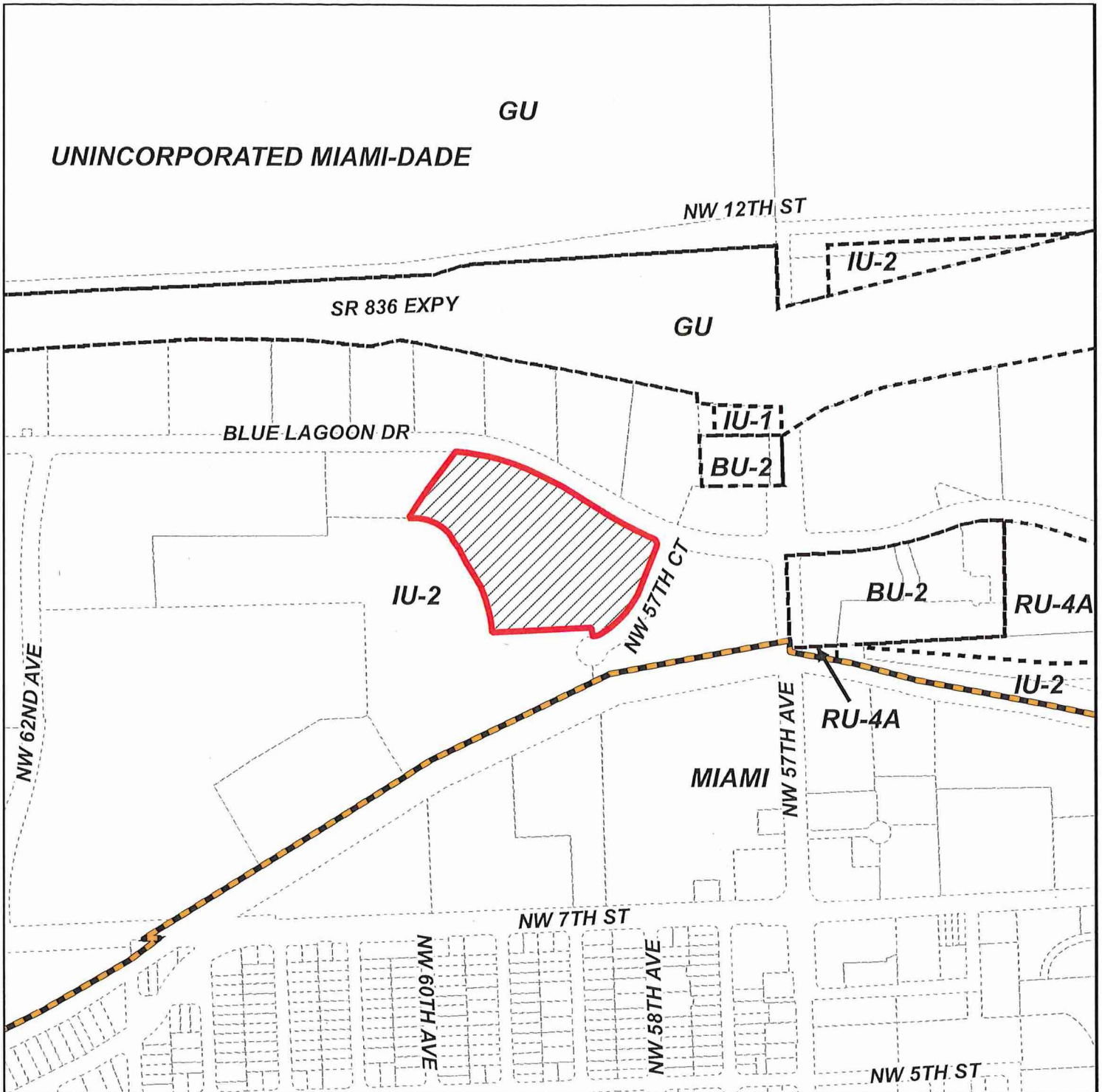
**Section 15-4** of the Code requires that plans for storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of recycling and solid waste collection and storage facilities.

#### 5. Site Circulation Requirements

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and, hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property, should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.



**MIAMI-DADE COUNTY**  
**HEARING MAP**


Process Number

**Z2024000244**

Section: 51/36 Township: 53 Range: 40  
 Applicant: LR Miami Airport Hotel, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 6  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



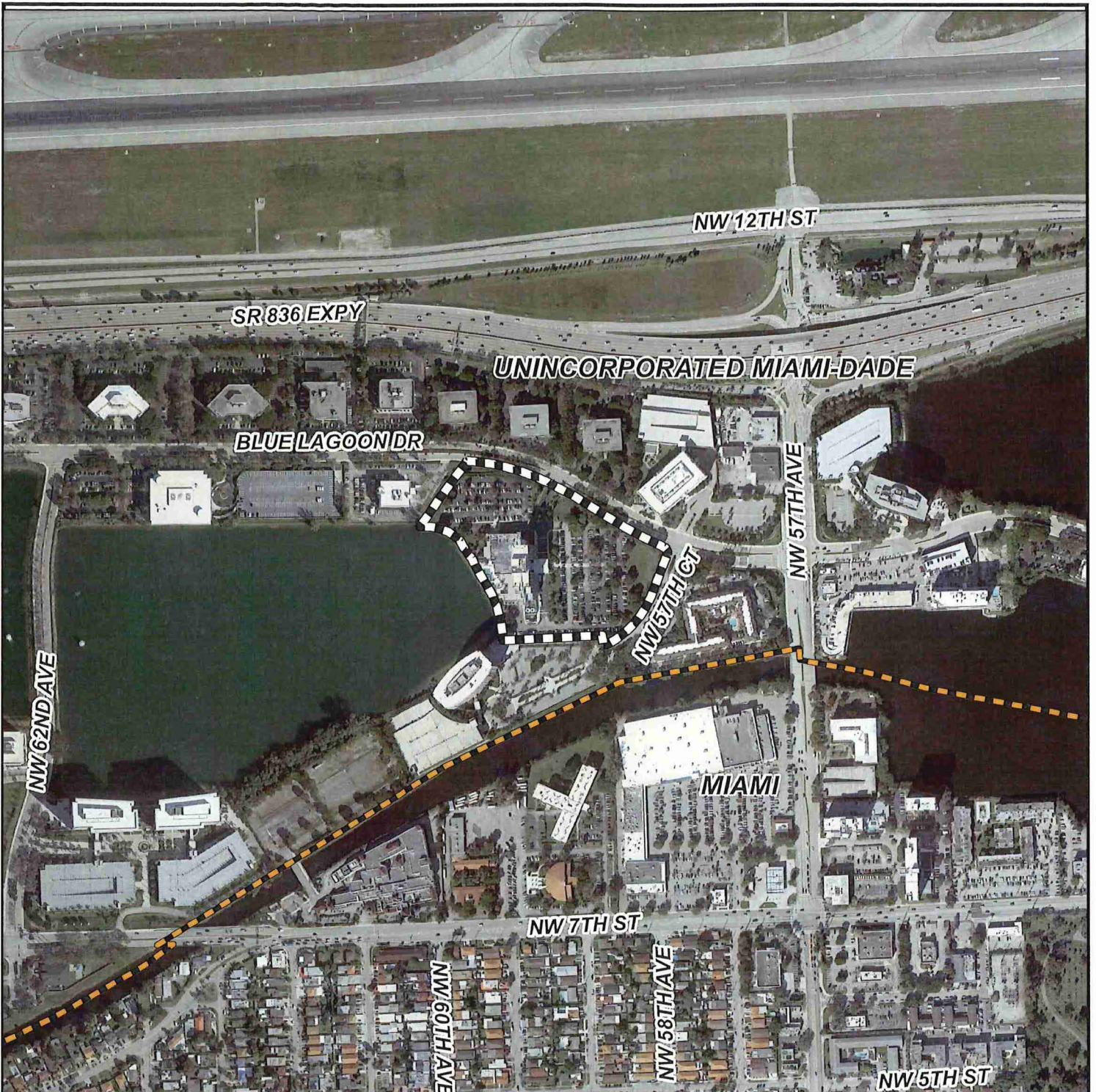
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2024000244**

**Legend**  
 Subject Property  
 Municipalities

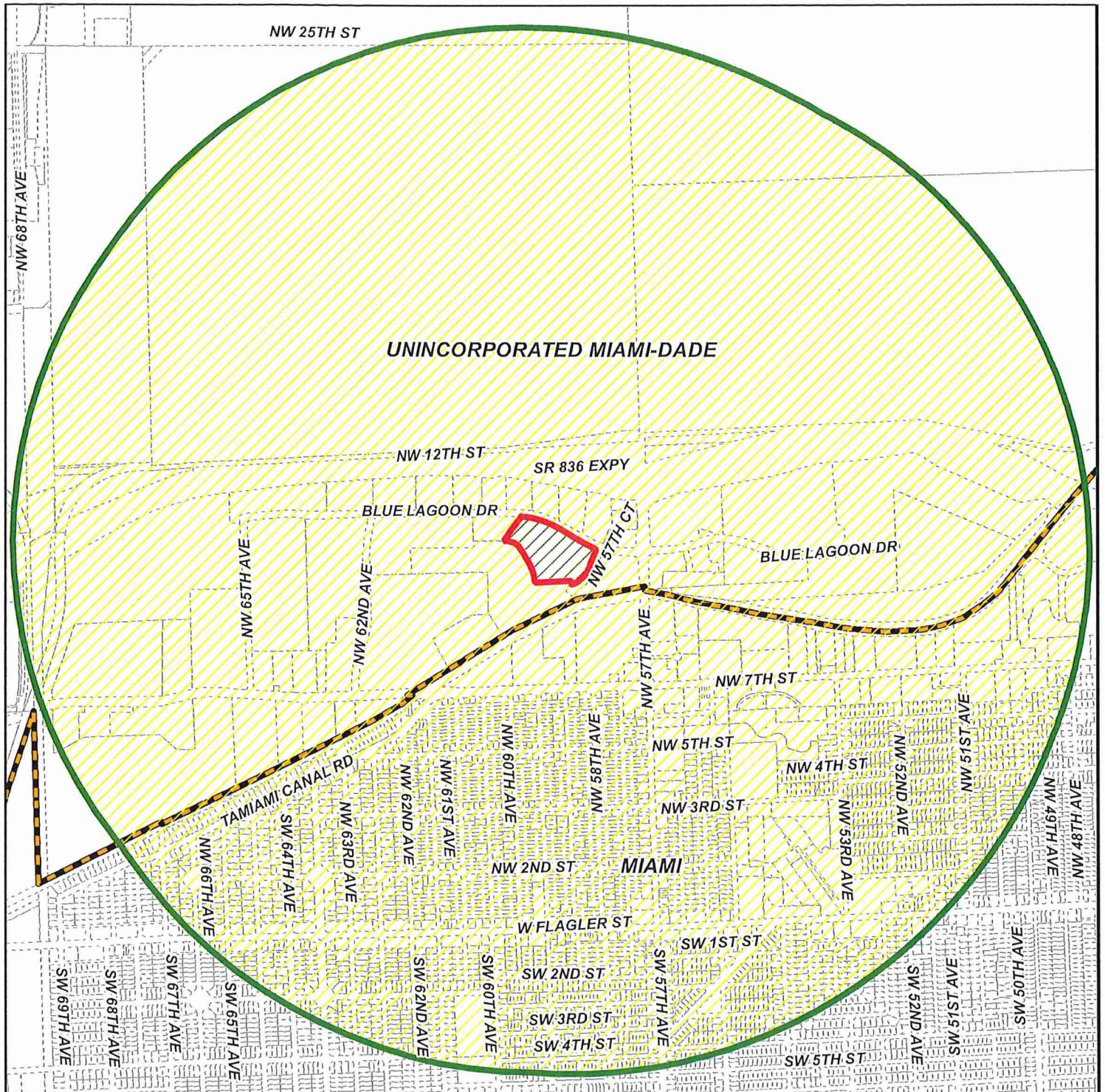


Section: 51/36 Township: 53 Range: 40  
 Applicant: LR Miami Airport Hotel, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 6  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number

**Z2024000244**

RADIUS: 5300

Section: 51/36 Township: 53 Range: 40  
 Applicant: LR Miami Airport Hotel, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 6  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

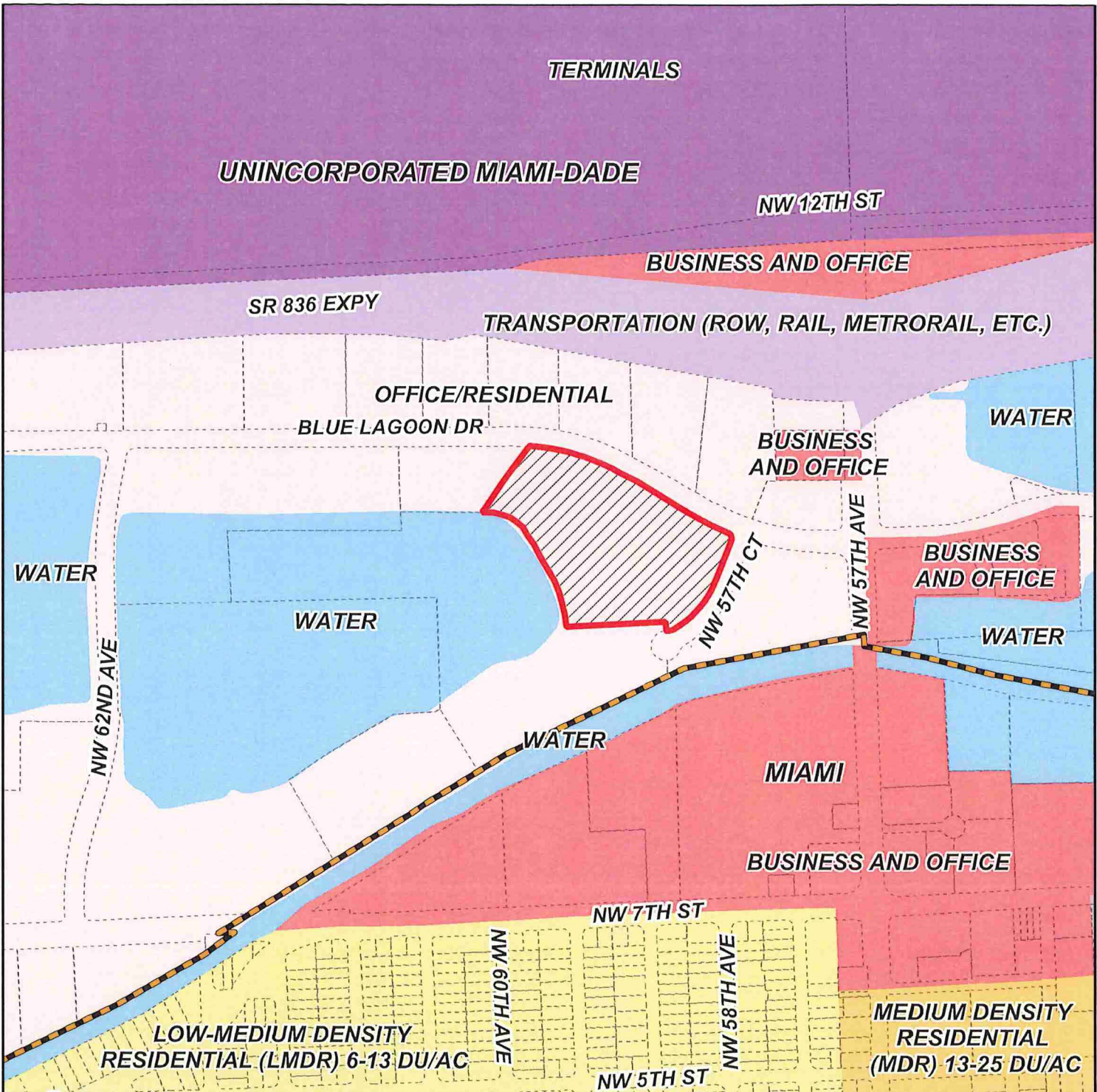
**Legend**

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**

CDMP MAP

Process Number

**Z2024000244**

Section: 51/36 Township: 53 Range: 40  
 Applicant: LR Miami Airport Hotel, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 6  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, January 31, 2025

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Community Zoning Appeals Board 8**

**PH: Z25-156**

**April 29, 2026**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Boniface Pierrilien
<b>Summary of Requests</b>	The applicant seeks to permit proposed additions to an existing single-family residence to setback less than required from the rear (south) property line.
<b>Location</b>	960 NW 116 Terrace, Miami-Dade County, Florida
<b>Property Size</b>	0.12 Acre
<b>Existing Zoning</b>	RU-1, Single-Family Residential District
<b>Existing Land Use</b>	Single-family residence
<b>2030-2040 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6-13 dua <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

NON-USE VARIANCE to permit proposed additions to an existing single-family residence to setback a minimum of 12' (15' required for 50% of the lineal footage width of the house, and 25' required for the balance) from the rear (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "RU1 Zoning Hearing for Rear Addition", as prepared by Arshad Viqar P.E., dated stamped received 9/30/2025, consisting of a total of 2 sheets. Plans may be modified at the public hearing.

**PROJECT DESCRIPTION:**

The submitted plans show an existing one (1)-story, 1,408 sq. ft. single-family residence located on an interior lot, and being setback less than required from the rear property line. Plans indicate that the rear portion of the residence is to be demolished and redeveloped with proposed new additions which would include a den and a recreational area for the family. However, staff notes that these proposed additions would still result in the principal residence encroaching into the rear setback area. Specifically, the single-family residence with its proposed additions would be setback 12' from the rear (south) property line and less than the required 15' for at least 50% of the lineal footage width of the house, and 25' required as the rest of the building setback. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' wood fence is located all along the rear (south) and both the interior side (east/west) property lines of the subject property.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; single-family residence	Low-Medium Density Residential, 6-13 dua
<b>North</b>	RU-1; single-family residence	Low-Medium Density Residential, 6-13 dua
<b>South</b>	RU-1; single-family residence	Low-Medium Density Residential, 6-13 dua
<b>East</b>	RU-1; single-family residence	Low-Medium Density Residential, 6-13 dua
<b>West</b>	RU-1; single-family residence	Low-Medium Density Residential, 6-13 dua

**NEIGHBORHOOD COMPATIBILITY:**

The subject property consists of an existing single-family residence that is on a 5,250 sq. ft., RU-1, Single-Family Residential District, zoned interior lot and located at 960 NW 116 Terrace. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to legalize the existing reduced setback for the single-family residence which would include the proposed additions. Staff opines that since the rear yard area is enclosed with an existing 6' wood fence located along the rear (south) and both the interior side (east/west) property lines, any visual impact that the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The 0.12-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-Medium 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 6 to a maximum of 13 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 sought in the application legalizing the reduced setback for the existing single-family residence 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- Medium Density Residential Communities designation of the CDMP LUP map.

### **ZONING ANALYSIS:**

When the request to permit the existing additions to a single-family residence to setback a minimum of 12' (15' required for 50% of the lineal footage width of the house, and 25' required for the balance) from the rear (south) property line, 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 this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with the existing additions on an interior lot located towards the rear of the subject property. The applicant seeks approval for the additions to a single-family residence which is located closer to the rear property line than is permitted under the zoning standards. Staff supports the request and opines that the encroachment into the rear setback area is minimal in nature and internal to the site and 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' wood fence located along the rear (south) and interior side (east/west) property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the south, east and west of the subject property. Staff recommends as a condition for approval that the said existing 6' wood fence located along the rear (south) and interior side (east/west) property lines remain in place 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 similar approvals within the neighborhood for variances of the setback requirements. Specifically, the adjacent property immediately to the west of the subject site, located at 1025 NW 116 Street, was approved under an Administrative Adjustment V2000000112, for a non-use variance of the setback requirements allowing an addition to setback 20.75' from the rear (north) property line where 25' is required, and for an existing carport addition to setback 5' from the interior side (east) property lines where 6.9' is required. Additionally, another property located to the east, at 814 NW 116 Terrace was approved under an Administrative Adjustment #V2018000110, allowing the single-family residence to setback 20.92' (25' required) from the rear (north) property line, and for a larger lot coverage than allowed by code. Staff also notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setback 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 Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources (RER) indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates no objections. Furthermore, staff opines that the architectural style and scale of the proposed additions to the single-family residence are 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 would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled "RU1 Zoning Hearing for Rear Addition", as prepared by Arshad Viqar P.E., dated stamped received 9/30/2025, consisting of a total of 2 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' wood fence located along the rear (south) and interior side (east/west) property lines of the subject property be maintained as a visual buffer, and that if the fence is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH



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

# ZONING RECOMMENDATION ADDENDUM

Boniface Pierrilien  
PH: Z25-156

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
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

<b>Low Density Residential (Pg. I-31)</b>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. The residential densities allowed in this category shall range from a minimum of 6.0 to a maximum of 13.0 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 7.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 7.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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>					
<b>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</b>	<b>District</b>	<b>Families</b>	<b>Min. Width</b>	<b>Min. Lot Area (Sq. Ft.)</b>	<b>Max. Lot Coverage (% of Lot Area)</b>	<b>Min. Bldg. Size (Cu. Ft.)</b>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)

# ZONING RECOMMENDATION ADDENDUM

Boniface Pierrilien

PH: Z25-156

	RU-1	1	New sub.- 75'	7,500	40%	8,500
<b>Sec. 33-50.</b> <b>- Table of setback lines in residential and estate districts.</b>	<b><i>District/ Families</i></b>	<b><i>Front (Ft.)</i></b>	<b><i>Rear (Ft.)</i></b>	<b><i>Interior Side (Ft.)</i></b>	<b><i>Side Street (Ft.)</i></b>	
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.— 7½'	15	

***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

BONIFACE PIERRILIEN

960 NW 116 TER  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2025000156

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-2135-013-0651**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

September 15, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Case No. A2025003204** was opened on 07/11/2025. A Notice of Violation was issued on 07/14/2025 for the expiration of permit no. 2024064444. This case is pending a compliance inspection on or after October 9, 2025.

**VIOLATOR:**

BONIFACE PIERRILIEN

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum



**Date:** October 2, 2025

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

**From:** Christine Velazquez, Division Chief  
Division of Environmental Resources Management

**Subject:** Z2025000156-2<sup>nd</sup> Review  
Boniface Pierrilien  
960 NW 116 Terrace, Miami-Dade County  
NOV. Proposing addition to single-family residence  
(RU-1) (0.12 Acres)  
35-52-41

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RER-Code Coordination and Public Hearings Section (CCPH) 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 property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application CCPH staff has determined that public sewer lines are not located within feasible distance to the subject site. The proposed addition shall connect to public water and to the OSTDS to the extent that it will have plumbing connections for potable water and/or wastewater.

#### **Conditions of approval: None**

#### Water Control Review

Stormwater should 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, 1-hour 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

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the proposed attached addition on the property will result in the removal of these 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. 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 for additional information or concerns regarding this review.

### **Conditions of approval: None**

### Enforcement History

The Department of Regulatory and Economic Resources, Division of Environmental Resources Management (DERM) has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and found no open and no closed formal enforcement record(s) managed by the Enforcement Section for the property bearing the following folio no. 30-2135-013-0651. Please note that these comments include the results of a search within DERM's enforcement records of open and/or closed violations on the property that is the subject of this request. Said comments do not contain any anticipated violations or enforcement actions, and do not include comments regarding open and/or closed Enforcement cases of other MDC Departments.

### 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:** September 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)

**Subject:** Zoning Application Comments - Marie Bertha Elie  
Application No. Z2025000156

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

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

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

Application Name: Marie Bertha Elie

Location: The proposed project is located at 960 NW 116<sup>th</sup> Terrace, with Folio No. 30-2135-013-0651, in unincorporated Miami-Dade County.

Proposed Development: Per letter of intent dated August 22, 2025, the Applicant is requesting to add an attached addition of 411 sq.ft at the rear of the existing Single Family Residence without the required setbacks. The applicant Mr. Patrick Corriolan informed WASD via phone conversation on September 8, 2025, that the correct Folio # is 30-2135-013-0651.

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

Water: The proposed development is located within the City of North Miami's water service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami's water service area and the water supply will be provided by the Utility of North Miami.

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

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to [http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)

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

North Miami is a Volume Sewer Customer of WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

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.

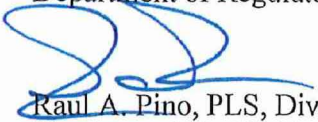
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Benita Ramirez at (786)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

# Memorandum



Date: September 29, 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: Z2025000156  
Name: Boniface Pierrilien  
Location: 960 NW 116 Terrace  
Section 35 Township 52 South Range 41 East

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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 3, Block 4, Plat Book 22, Page 66.

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:** October 08, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000156

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The Miami-Dade Fire Rescue review is limited to site access only. The intent of this application described in the letter of intent uploaded in "Energov" on 08/12/25, is outside MDR purview. Any future site plans will need separate approval.

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** December 9, 2025

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

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

**Subject:** Zoning Review Z2025-000156 Boniface Pierrilien

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The Miami-Dade County Office of Historic Preservation (OHP) has completed its review of the subject application. A previous opinion issued by OHP included conditions for approval due to incorrect or incomplete information submitted by the applicant.

Following a thorough review of newly submitted and corrected documentation, OHP has updated its position and now has no objections to the requested application.

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





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000156**



Section: 35 Township: 52 Range: 41  
 Applicant: Patrick Corriolan  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

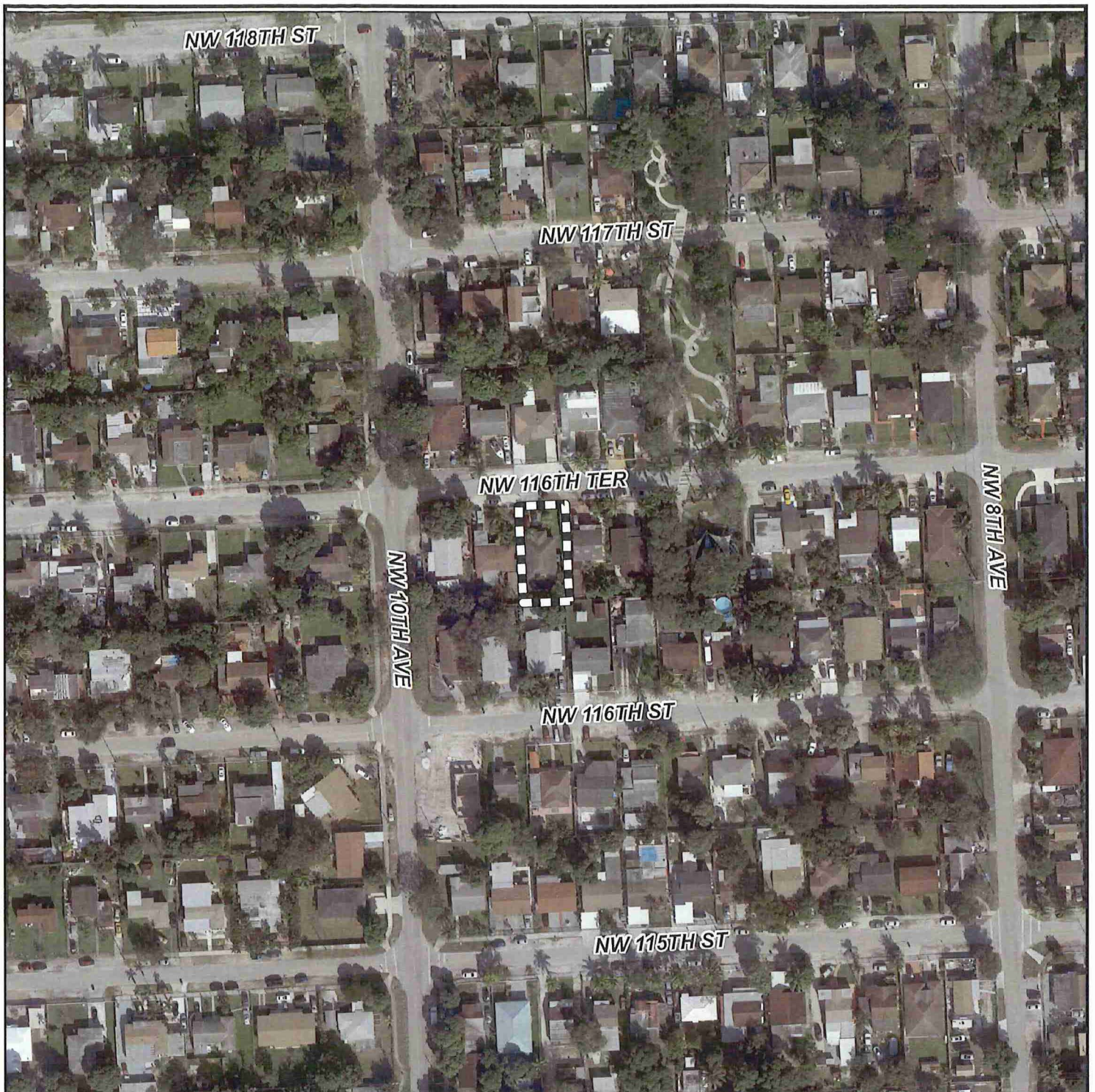
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, September 3, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000156**

**Legend**  
 Subject Property

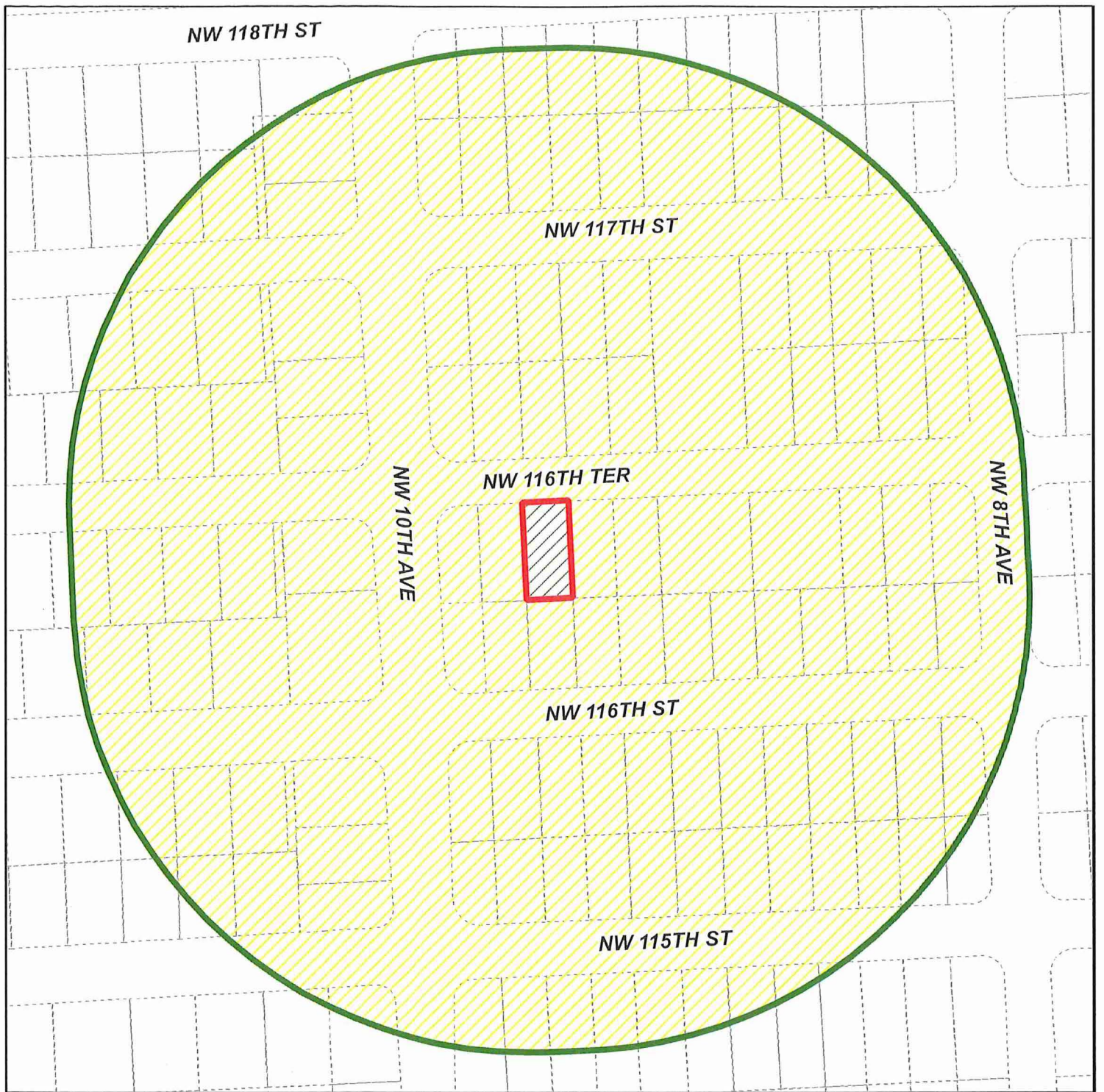


Section: 35 Township: 52 Range: 41  
 Applicant: Patrick Corriolan  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Wednesday, September 3, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 35 Township: 52 Range: 41  
 Applicant: Patrick Corriolan  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000156**  
 RADIUS: 500

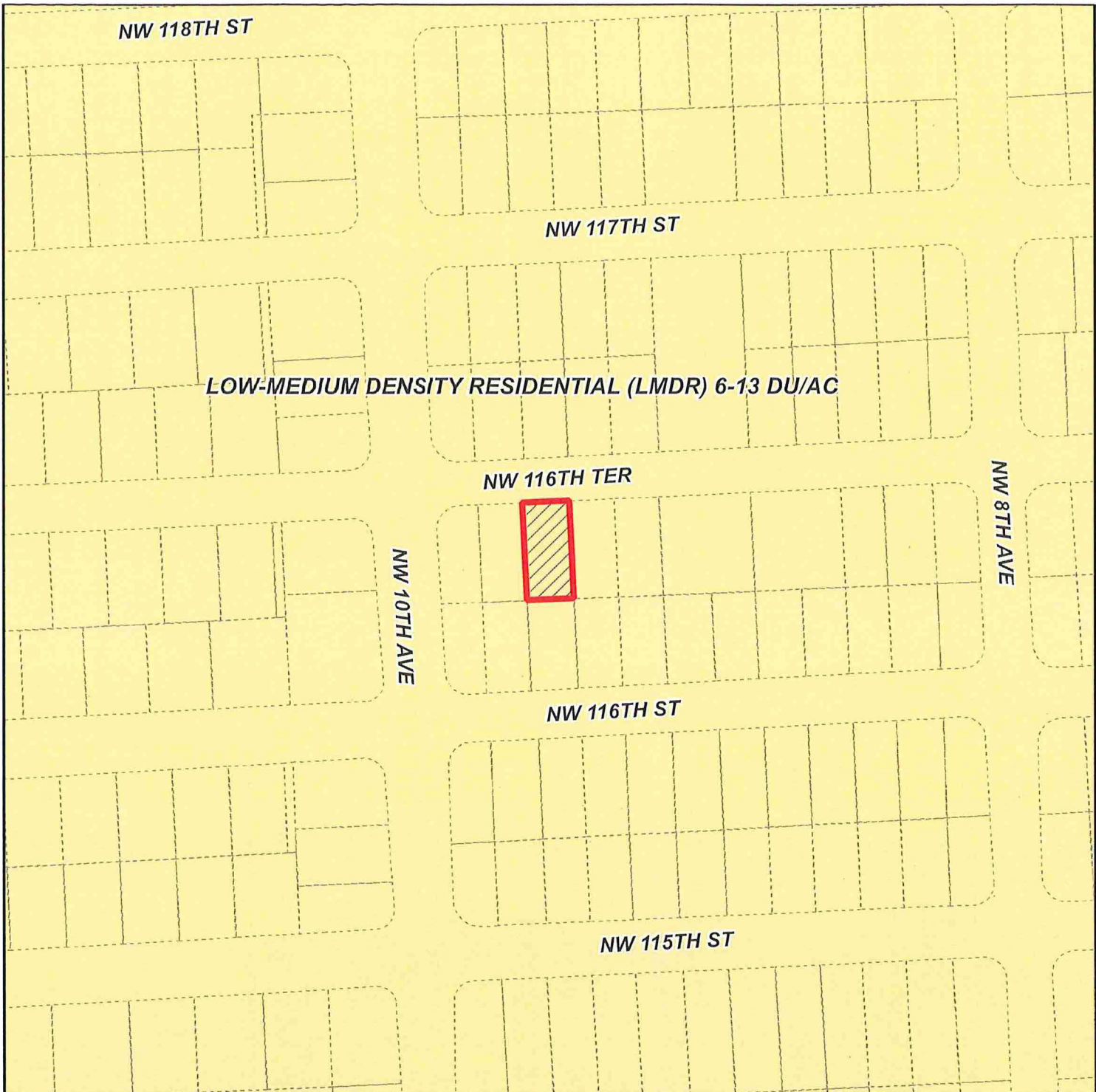
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, September 3, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2025000156**



Section: 35 Township: 52 Range: 41  
 Applicant: Patrick Corriolan  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Wednesday, September 3, 2025

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Community Zoning Appeals Board 8**

PH: Z25-199

April 29 , 2026

Item No. 2

<b>Recommendation Summary</b>	
<b>Commission District</b>	3
<b>Applicant</b>	Muhammad Arif Hasham
<b>Summary of Requests</b>	The applicant seeks to allow a proposed duplex residence on a parcel of land with less lot area and less lot width than otherwise required by Code. Additionally, the applicant seeks to allow the proposed duplex to setback less than required from the front, rear and interior side property lines, and to allow the duplex to have a larger lot coverage than permitted by Code.
<b>Location</b>	Lying east of NW 20 Ave and approximately 75 feet north of NW 71 Street aka 7115 NW 20 Avenue, Miami-Dade County, FL
<b>Property Size</b>	0.08-net acre
<b>Existing Zoning</b>	RU-2, Two-Family Residential District
<b>Existing Land Use</b>	Vacant land
<b>2030-2040 CDMP Land Use Designation</b>	Medium Density Residential (MDR) 13 to 25 dua <i>(See attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the interpretative text, goals, objectives, and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(See attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot area of 3,750 sq. ft. (7,500 sq. ft. minimum required), and with a lot frontage of 37.5' (75' minimum required).
- (2) NON-USE VARIANCE to permit a proposed duplex residence to setback 24'-8" (25' required for 50% of the lineal footage width of the house, and 15' required for the balance) from the front (west) property line, to setback 18'-8" (25' required for 50% of the lineal footage width of the house and 15' required for the balance) from the rear (east) property line, and to setback a minimum of 4.8' (5' minimum required) from the interior side (south) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 34.9% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New 2 story duplex" as prepared by TSI Roomscapes, Inc., consisting of 4 sheets, all dated stamped received 10/30/2025.

**PROJECT DESCRIPTION:**

The subject property is a vacant 0.08-net acre interior lot that is currently zoned as RU-2, Two-Family Residential District. The submitted plans indicate that the applicant intends to develop the vacant parcel with a two (2)-story high duplex residence. In order to effectuate that, the applicant seeks to permit the parcel with a lot area of 3,750 sq. ft., where 7,500 sq. ft. is required, and with

a lot frontage of 37.5', where a minimum of 75' is otherwise required for an RU-2 zoned parcel. Additionally, the applicant seeks to allow the proposed duplex to setback less than required from the front, rear and interior side property lines, and seeks to allow the duplex to have a larger lot coverage than permitted by Code.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-2; Vacant land	Medium Density Residential (13 to 25 du)
<b>North</b>	RU-2; Single-family residence	Medium Density Residential (13 to 25 du)
<b>South</b>	RU-2; Single-family residence and duplex	Medium Density Residential (13 to 25 du)
<b>East</b>	RU-2; Single-family residence	Medium Density Residential (13 to 25 du)
<b>West</b>	RU-2; Single-family residence	Medium Density Residential (13 to 25 du)

**NEIGHBORHOOD COMPATIBILITY:**

The 0.08-acre subject property is an interior lot in an established residential neighborhood and is zoned RU-2, Two-Family Residential District. The area is generally comprised of a single-family residence to the north, a single-family residence and a duplex to the south, a single-family residence to the east and a single-family residence to the west across NW 20 Avenue.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to have a buildable lot in order to be able to develop the currently vacant subject parcel with a 2-story duplex residence as allowed under the RU-2 zoning district standards. The application seeks reduced setbacks for the proposed duplex and for a larger lot coverage and may have a visual impact on the surrounding properties, but it is sufficiently mitigated. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply and will generate approximately 3 PM peak hour vehicle trips. Staff opines that the proposed duplex residence on the property would be developed under the RU-2 zoning district standards and will be compatible with the area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The proposed use for a duplex residence is consistent with the housing types permitted under the CDMP land use interpretative text for Medium Density Residential Communities. *This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* The proposed use for a duplex residence is consistent with the housing types permitted under the CDMP land use interpretative text as it would allow the applicant to develop the 0.08-acre subject property with a maximum of two (2) residential units as the maximum density allowed under the Medium Density category. Additionally, the subject site is zoned RU-2, Two-Family Residential District, which allows the

applicant to develop the subject site with a duplex residence. However, the property is a substandard lot and the approval of request #1 sought in this application would allow the construction of a duplex residence on this parcel of land with less area and lot width than allowed by Code for RU-2 zoning district standards. Since the applicant is not requesting to add additional dwelling units to the site above what is allowed approval of the application with conditions would be **consistent** with the density threshold of the Medium Density Residential Communities map of the CDMP LUP map designation.

The proposed parcel of land furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.* The surrounding area is primarily made up of single-family residences and duplexes on substandard lots and vacant parcels. Staff therefore, opines that the proposed lot frontage, lot size, setbacks and lot coverage requests are compatible with the surrounding area based on the compatibility criteria set forth in the CDMP Land Use Element Policy LU-4A which states that *when evaluating compatibility among proximate land uses, the County shall consider, among other things, such factors as height, bulk, scale of architectural elements as applicable.*

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

### **ZONING ANALYSIS:**

The 0.08-acre subject property is lying east of NW 20 Avenue and approximately 75 feet north of NW 71 Street in an area developed under the RU-2, Two-Family Residential District. The applicant seeks approval to permit a parcel of land with a lot area of 3,750 sq. ft. (7,500 sq. ft. minimum required) and a lot frontage of 37.5' (75' minimum required) (request #1), to permit the proposed duplex residence to setback 24'-8" from the front (west) property line and 18'-8" from the rear (east) property line (25' required for 50% of the lineal footage width of the house and 15' required for the balance, for both), and setback 4.8' (5' required) from the interior side (south) property line (request #2), and to permit a lot coverage of 34.9% (30% maximum permitted) (request #3).

When the requests #1 and #2 are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval of the requested non-use variances with conditions would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. The approval of request #1 sought in this application would allow the construction of a duplex residence on this parcel of land with less area and lot width than allowed by Code for RU-2 zoning district standards. Since the applicant is not requesting to add additional dwelling units to the site above what is allowed approval of the application with conditions would be **consistent** with the current RU-2 zoning district. Staff further opines that the encroachment of the proposed residence onto the rear, front and interior property lines is minimal and would not have significant visual impacts on the adjacent property to the east and south. It is important to mention that request #2 seeking rear and interior setback reductions could have been obtained through the Administrative Adjustment procedure pursuant to Section 33-36.1 of the County Code, were it a stand-alone request. The Administrative Adjustment procedure allows a setback reduction of 50% for the required setbacks therefore the request number #2 could have been approved administratively. Similarly, when analyzing request #3, staff notes that the applicant could have obtained approval

through the administrative adjustment process by asking for a 15% increase of lot coverage to the required 30% which would have allowed an approval for the lot coverage for up to a maximum of 34.5%. However, the applicant seeks a lot coverage of 34.9% which is slightly more than what could have been approved administratively, therefore a public hearing is required. In the same manner request #1 also requires a public hearing and could not be approved administratively. Staff supports these requests and opines that the encroachments into the setback areas, as well as the increase in lot coverage are minimal in nature and internal to the site and that approval with conditions of these non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, would be compatible with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

Staff's research of the area found similar approvals for a substandard lot. For example, pursuant to Resolution #CZAB8-17-12, the property located adjacent to the south was approved to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,750 sq. ft. (7,500 sq. ft. required) and to permit a single-family residence setback 15' (25' required) from the rear (north) property line. Additionally, the property lying east of NW 20 Avenue, approximately 77.11" south of NW 71 Street, A.K.A. 7031 NW 20 Ave was approved pursuant to Resolution # CZAB8-13-17 to permit a parcel of land with a lot frontage of 37.5' (75' required) and lot area of 3,750 sq. ft. (7,500 sq. ft. required).

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states the application meets traffic concurrency criteria, the department does not object to the application and their memorandum explains that the application will generate 3 additional vehicle trips. Further, the RER-Code Coordination and Public Hearings Section, in their memorandum state that they do not object to the requests sought under this application. Additionally, the memorandum from the Water and Sewer Department (WASD) states that they have no objection to this application. Further, the memorandum from the Miami-Dade Fire Rescue Department indicates that the proposed duplex will not have a negative impact on the fire rescue services in the area. Based on the foregoing analysis, staff opines that the proposed duplex would not be detrimental to the neighborhood or create adverse privacy or visual impact on adjacent residences area and that the request would be compatible with the surrounding area. As such approval with conditions of the application would not be an obvious departure from the aesthetic character of the immediate vicinity. **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER COMMENTS:** 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 or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but

not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New 2 story duplex" as prepared by TSI Roomscapes, Inc., consisting of 4 sheets, all dated stamped received 10/30/2025. 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.

ES:JB:SS:PM



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

# ZONING RECOMMENDATION ADDENDUM

Muhammad Arif Hasham  
PH: Z25-199

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

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

<b>Medium Density Residential</b> <i>(Pg. I-31)</i>	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
<b>LU-1C</b> <i>(Pg. I-2)</i>	<i>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.</i>
<b>LU-12</b> <i>(Pg. I-24)</i>	<i>Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law</i>
<b>Objective LU-4</b> <i>(Pg. I-9)</i>	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Sec. 33-49.</b> <b>Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes.</b>	<i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i>
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# ZONING RECOMMENDATION ADDENDUM

Muhammad Arif Hasham

PH: Z25-199

District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
RU-1	1	New sub.-75'	7,500	40%	8,500
		Old sub.-50'	5,000	35%	8,500
RU-1M(a)	1	50'	5,000	45%	8,500
RU-1M(b)	1	60'	6,000	45%	8,500
RU-1Z	1	New sub.-45'	4,500	50%	8,500
		Old sub.*			
RU-2	1	New sub.-75'	7,500	35%	8,500
		Old sub.-None	3,750	30%	8,500
	2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.
		Old sub.-50'	5,550	30%	8,500 front res. 3,000 rear res.
	duplex	New sub.-75'	7,500	30%	8,500
		Old sub.-50'	5,550	30%	8,500

**Sec. 33-50. Table of setback lines in residential and estate districts.**

(a) The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)
RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15
Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.
Canopy carport	5	5	—	2	5

# ZONING RECOMMENDATION ADDENDUM

Muhammad Arif Hasham

PH: Z25-199

Page | 8

	District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)
	RU-2: One				- same as RU-1 res. -	
	Two singles: Front				- same as RU-1 res. -	
	Rear				- same as RU-1 acc. bldg. -	
	Duplex				- same as RU-1 res. -	
	Acc. bldg.				- same as RU-1 acc. bldg. -	
	Canopy carport	5	5	—	2	5
<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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**

MUHAMMAD ARIF HASHAM

7115 NW 20 AVE  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

PENDING

Z2025000199

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**DATE**

**HEARING NUMBER**

**FOLIO No: 30-3110-028-0230**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

December 19, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Building Support Case #2005034312-U** was opened 5/18/2005 for: REPAIR OR DEMOLISH - Structure (A) a 947 Sq. Ft. Frame/Stucco main dwelling. Notice of Violation (NOV) was issued and posted on 5/18/2005, recorded on 5/20/2005 under OR Book 23395 Page 2788. Due to NOV non-compliance the case was scheduled for an Unsafe Structures Appeal Panel hearing on 10/19/2005. The Appeal Panel Decision was recorded on 11/7/2005 under OR Book 23937 Page 1684. An Injunction (Court Case #06-01493-CA-2) was received on 2/20/2006. A Stipulation for Settlement was executed on 3/15/2007. Due to non-compliance with the Stipulation for Settlement, non-compliance letters were issued on 5/30/2007 and 6/17/2008. FPL power disconnect was confirmed on 6/9/2008. Notice to proceed with demolition was issued to a County awarded contractor on 7/30/2008. Demolition completed on 8/29/2008 and compliance inspection conducted on 9/4/2008. Demand for payment of all outstanding enforcement cost issued on 9/17/2008. Due to non-payment, a lien was recorded on July 27, 2011, under OR Book 27771, Page 2209. The lien was forwarded to the Finance Credit and Collection Office on April 11, 2014. **The case was closed on September 5, 2008 and lien satisfied on 03/18/2021 under book 32404/page 547.**

**VIOLATOR:**

MUHAMMAD ARIF HASHAM

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum



**Date:** November 25, 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:** Z2025000199-2<sup>nd</sup> Review  
Muhammad Hasham  
7115 NW 20<sup>th</sup> Avenue  
Non-Use Variance for setback and lot size requirements for a  
proposed duplex.  
(RU-2) (0.086 acres)  
10-53-41

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

#### Potable Water Supply and Wastewater Disposal

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

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

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director 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.

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 Services 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: That the property owner submit a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

#### 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.

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

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

**Conditions of Approval: None**

#### Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "New 2 Story Duplex" prepared by Steven R. Luria, A.I.A., and dated as received by Miami-Dade County on October 30, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. 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 Kelly

Feeney at Kelly.Feeney@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:** November 18, 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 - Hazel Group USA, INC / New Duplex  
Application No. Z20250000199 (Revision No.1)

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

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

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

Application Name: Hazel Group USA, INC / New Duplex

Location: The proposed project is located on 0.08 acres at 7115 NW 20<sup>th</sup> Avenue with Folio No. 30-3110-028-0230, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to develop 1 duplex (2 units).

The estimated total water demand for the proposed project will be 300 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 Hialeah - Preston Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is currently being served by WASD. If a new connection is required for the new proposed development there is an existing 6-inch water main (E8602-17) along NW 20<sup>th</sup> Avenue, abutting the western boundary of the property to where the developer may connect to provide water service to proposed development. 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 and 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 Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is currently being served by WASD. If a new connection is required for the new proposed development there is an existing 8-inch gravity sewer (ES149-22) along NW 20<sup>th</sup> Avenue, abutting the western boundary of the property, to where the developer may connect to provide sewer service to the proposed development. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 107 and P.S. No. 1. 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. 107

Existing NAPOT: 3.93 hrs.  
Proposed Development: 300 gpd  
Proposed Projected NAPOT: 3.93 hrs.

P.S. No. 1

Existing NAPOT: 5.98 hrs.  
Proposed Development: 300 gpd  
Proposed Projected NAPOT: 5.98 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](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Benita Ramirez at (786) 552-8121 or [benita.ramirez@miamidade.gov](mailto:benita.ramirez@miamidade.gov).

# Memorandum



Date: December 30, 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: Z2025000199  
Name: Muhammad Arif Hasham  
Location: 7115 NW 20 Avenue  
Section 10 Township 53 South Range 41 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **3 PM** 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:** November 14, 2025  
**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources  
**From:** Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department  
**Subject:** Z2025000199

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The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in “EnerGov” on 11/04/2025.

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](mailto:acuello@miamidade.gov) or call 305-775-3357.

**From:** [HERRERA, ANA I](#)  
**To:** ["tony@alarmandcameras.com"](mailto:tony@alarmandcameras.com); [davidhugodiaz@outlook.com](mailto:davidhugodiaz@outlook.com)  
**Cc:** [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)  
**Subject:** Muhammad Arif Hasham (Z2025000199) (PH3025091600584) No Impact  
**Date:** Thursday, October 9, 2025 11:33:00 AM  
**Attachments:** [Muhammad Arif Hasham \(Z2025000199\) \(PH3025091600584\) No Impact.pdf](#)

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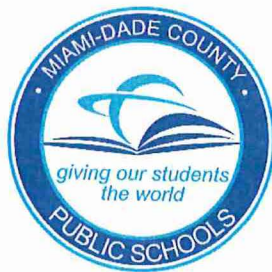
**RE: PUBLIC SCHOOL CONCURRENCY – NO IMPACT  
MUHAMMAD ARIF HASHAM (Z2025000199)  
LOCATED AT 7115 NW 20 AVE  
PH3025091600584 - FOLIO NUMBER.: 3031100280230**

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 2 residential units, which generate 0 students. At this time, the application has no impact on the public schools in the area. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

Should you have any questions, please feel free to contact our office at 305-995-7285.

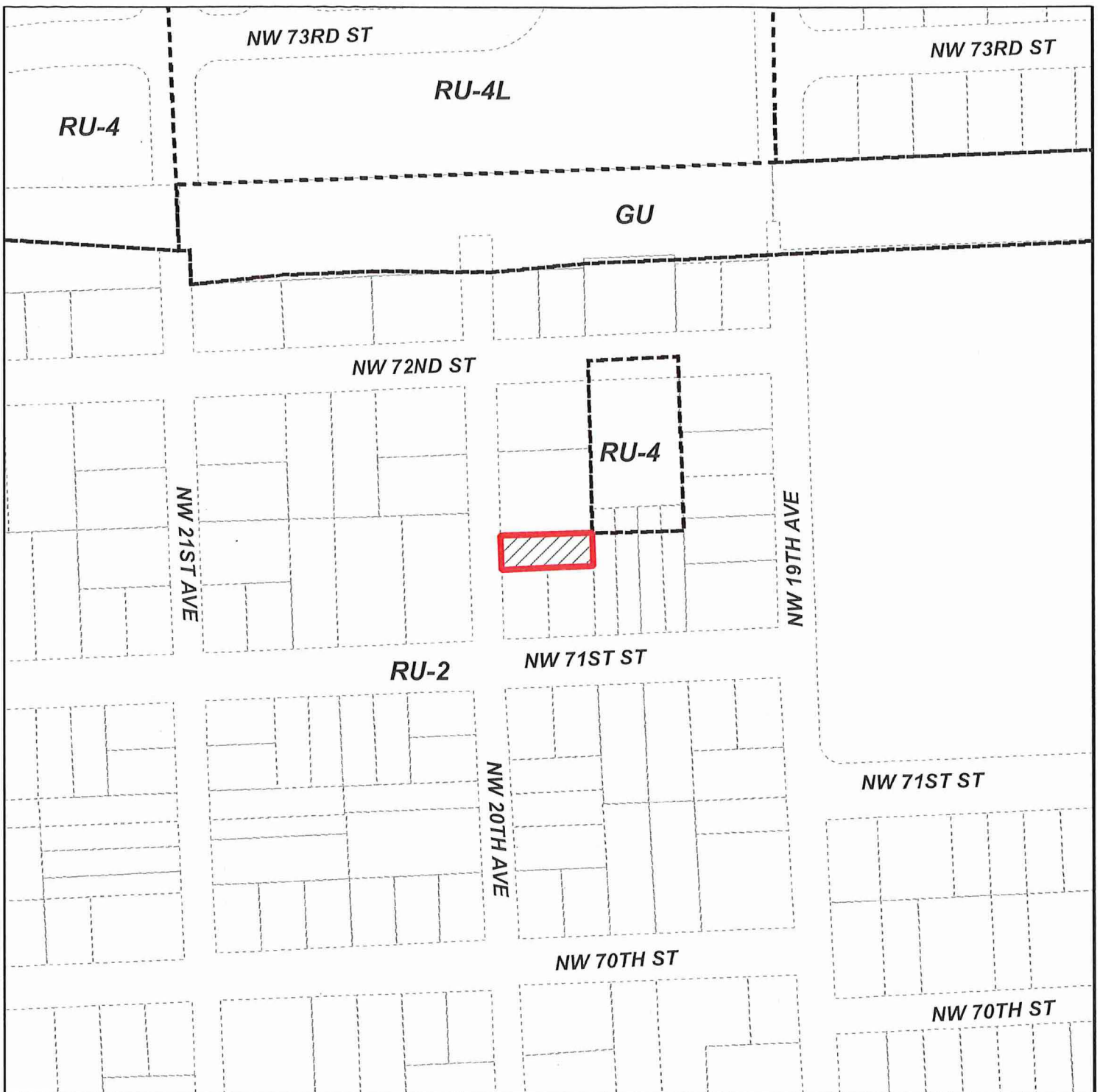


**Ana Herrera**

**District Coordinator  
Growth Management**

Office of Governmental Affairs and Land Use  
Facilities Design and Construction  
Miami-Dade County Public Schools  
1450 N.E. Second Avenue  
Miami, Florida 33132  
(305) 995-4603





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000199**



Section: 10 Township: 53 Range: 41  
 Applicant: Muhammad A Hasham  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

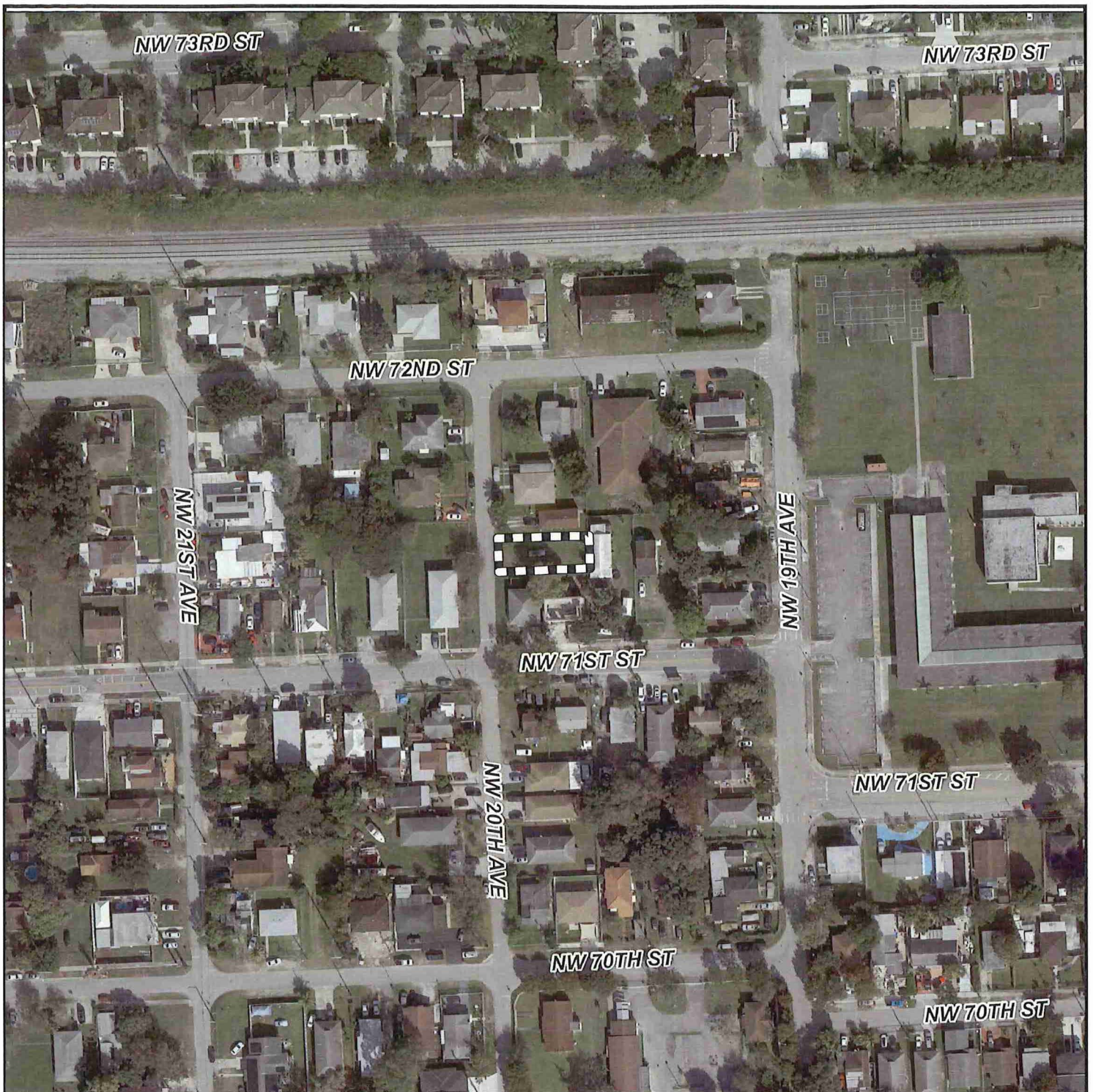
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, September 12, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

**Process Number**  
**Z2025000199**

**Legend**  
 Subject Property



**Section: 10 Township: 53 Range: 41**  
**Applicant: Muhammad A Hasham**  
**Zoning Board: C8**  
**Commission District: 3**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Friday, September 12, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 10 Township: 53 Range: 41  
 Applicant: Muhammad A Hasham  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000199**  
 RADIUS: 500

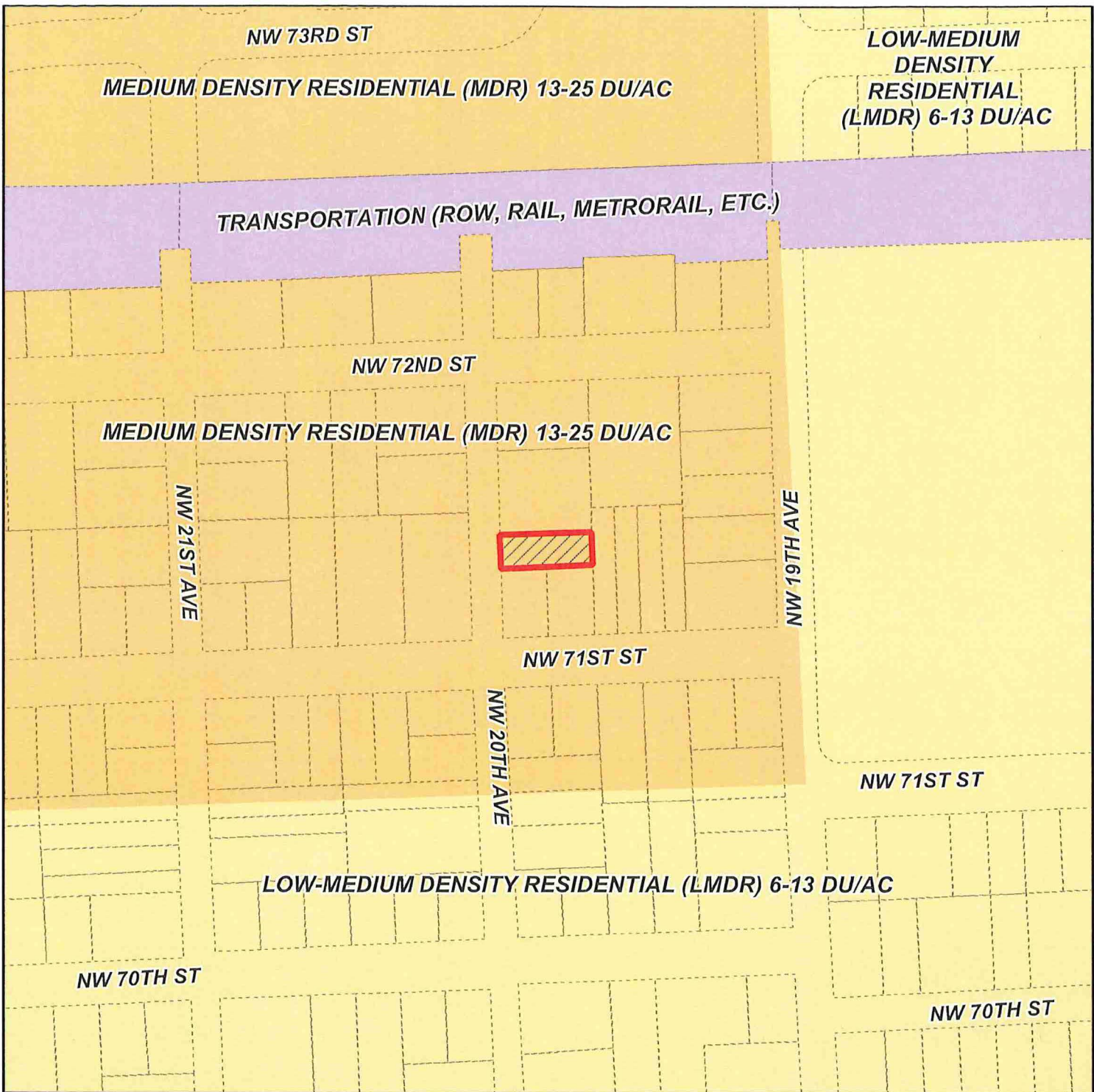
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, September 12, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2025000199**

Section: 10 Township: 53 Range: 41  
 Applicant: Muhammad A Hasham  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, September 12, 2025

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Community Zoning Appeals Board 8**

**PH: Z25-213**

**April 29, 2026**

**Item No. 3**

<b>Recommendation Summary</b>	
<b>Commission District</b>	3
<b>Applicant</b>	2280 NW 41 ST LLC
<b>Summary of Request</b>	The applicant seeks to modify a condition of a previously approved resolution in order to allow the expansion of the existing rock-climbing facility located on the subject property in order to accommodate ancillary office space, an exercise room, and a mezzanine climbing area.
<b>Location</b>	2272-2280 NW 41 Street and 4046 NW 22 Court, Miami-Dade County, Florida.
<b>Property Size</b>	+/-0.68 Acres
<b>Existing Zoning</b>	MCUCD (Model City Urban Center District)
<b>Existing Land Use</b>	Rock-climbing facility
<b>2030-2040 CDMP Land Use Designation</b>	Community Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section</b>	Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

MODIFICATION of Condition #2 of Resolution #CZAB8-6-22, passed and adopted by the Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Velocity Climbing", as prepared by Mateu Architecture Inc., dated stamped received 12/9/2021 and consisting of 11 sheets."

TO: "2. That in the approval of the plan, the same shall be substantially in accordance with the plans submitted for the public hearing entitled "Velocity Climbing", as prepared by Mateu Architecture Inc., consisting of 8 sheets dated stamped received 12/23/2025, 3 sheets dated stamped received 1/28/2026, for a total of 11 sheets."

The purpose of this request is to modify the previously approved plans to allow the expansion of the existing rock-climbing facility on the subject property to accommodate office space, an exercise room, and a mezzanine climbing area.

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 is located within the area designated on the Comprehensive Development master Plan (CDMP) Land Use Plan (LUP) map as a Community Urban Center. In October 2011, pursuant to Resolution #Z-12-11, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Model City Urban Center District (MCUCD). All of the parcels within the boundaries of the MCUCD are regulated by plans and descriptive standards described in Ordinance No. 10-13, for density, building heights, lot standards, setbacks and the urban district and sub-district regulating plans. Staff notes that in addition to the MCUCD standards, the Standard Urban Center District (SUCO) Regulations also provide the regulatory framework for development within the Urban Centers such as the MCUCD. Within the aforementioned MCUC District, the subject parcel is designated MC, Mixed-Use Corridor, and located within the Center sub-district on the underlying regulating plans.

The +/-0.68-acre subject site is an irregularly shaped property consisting of four (4) parcels. The site is located immediately south of NW 41 Street, with NW 22 Court to the east, NW 23 Avenue to the west and State Road 112 to the South. Staff also notes that the subject site is located approximately 875 feet away and in close proximity of the Earlington Heights Metrorail Station. In June 2022, pursuant to Resolution #CZAB8-6-22, the Miami-Dade County Community Zoning Appeals Board 8 (CZAB #8) approved with condition the development of the subject property with a 2-story high Rock-Climbing facility which is a permitted "Civic" use within the MC, Center sub-district, pursuant to the SUCO standards. The building was approved with a total of 64 feet in height and has a main space that is double height, with some of the rock-climbing uses provided on a mezzanine level as well. As part of the approval, the board also granted a non-use variance to allow the glazing area for the windows and fenestrations provided along its building street walls to be a total of 12%, where a minimum of 30% building street wall fenestration required. The submitted plans indicated the existing Rock-Climbing facility with large climbing structures placed along the exterior walls covering all available surface along said street walls. The existing facility fronts along NW 41 Street and NW 23 Avenue. Parking is provided in the form of a surface parking lot that is directly accessed from NW 22 Court.

As part of this application, the applicant proposes to modify a condition of a previously approved resolution to allow for the expansion of the existing rock-climbing facility on the property. The proposed expansion includes a ground-floor office space, an exercise area addition of 1,530 square feet, and a mezzanine climbing area of 6,295 square feet. The applicant has submitted a site plan depicting the proposed addition located at the rear (south) of the existing building on the subject property. In addition, the applicant has submitted landscape plans demonstrating ample landscaping, including trees and shrubs along the perimeter of the proposed building and throughout the property boundaries. Street trees are also proposed along NW 41 Street, NW 23 Avenue, and NW 22 Court.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	MCUCD; MC, Rock-climbing facility	Community Urban Center
<b>North</b>	RU-2; church, duplexes, single-family residence	Low-Medium Density Residential (6 to 13 dua)
<b>South</b>	MCUCD; SR 112 expressway	Transportation

<b>East</b>	MCUCD; MC, single-family residence	Community Urban Center
<b>West</b>	RU-2; single-family residence, duplex	Low-Medium Density Residential (6 to 13 dua)

### **NEIGHBORHOOD COMPATIBILITY:**

The subject property is zoned Model City Urban Center District (MCUCD) within the Mixed-Use Corridor (MC) land use category and Center subdistrict and is currently developed with a rock-climbing facility. Properties to the north are zoned RU-2 and are developed with a church, duplexes, and single-family residences. To the south, the site is bounded by the SR 112 Expressway, which is zoned MCUCD. Properties to the east are zoned MCUCD within the MC subdistrict and are developed with single-family residences. To the west, properties are zoned RU-2 and are developed with single-family residences and duplexes. Staff notes that the subject property is in close proximity to the Earlington Heights Metrorail Station, approximately 875 feet to the southeast.

### **SUMMARY OF THE IMPACTS:**

Approval of this application will allow the expansion of the existing rock-climbing facility as a civic amenity providing recreational opportunities for the surrounding community. Based on memoranda from the departments reviewing this application, staff opines that approval of the application will not create any significant impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application lies within the urban infill area and an urban center, where traffic concurrency does not apply, but that the application will generate approximately an additional 14 PM peak hour vehicle trips. Staff notes that approval of the request could have a visual impact on the neighboring properties but opines that such impacts have been appropriately mitigated.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Model City Urban Center District (MCUCD)**. The Model City Urban Center District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP defines urban centers as the *hubs for future urban development intensification in Miami-Dade County, with a mix of uses that are characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design*. 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 civic use 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 Model City Urban Center District are regulated by plans and descriptive standards described in Ordinance #10-13, which is consistent with the CDMP Land Use Element interpretative text for Urban Centers. MCUCD's regulating plans as well as the Standard Urban Center District Regulations provide the regulatory framework for all development within the urban center, including building placement, building heights, fenestration, setbacks, scale and massing.

Staff notes that the subject property is located within the Center subdistrict and is designated MC, Mixed-Use Corridor, on the regulating plans for the Model City Urban Center District (MCUCD). The MC designation permits civic uses on the parcel, provided such uses comply with applicable development standards. The applicant seeks to expand the existing rock-climbing facility, a permitted civic use within the MC Center subdistrict; however, in order to accommodate the proposed addition, a modification to the previously approved plans is required and must be reviewed at a public hearing. While the Code allows certain building additions to be approved administratively, such approvals are limited to additions not exceeding ten percent (10%) of the existing building square footage, and the proposed addition slightly exceeds this threshold. Staff notes that the submitted plans demonstrate compliance with all other applicable requirements, including building placement, height, setbacks, scale, and massing, as prescribed under the MCUCD regulations. Furthermore, as the requested modification does not alter the permitted use of the property, staff finds that approval, with conditions, would be **consistent** with the CDMP Land Use Element interpretative text for properties designated **Model City Urban Center District** on the CDMP Land Use Plan map.

### **ZONING ANALYSIS:**

As part of this application, the applicant proposes to modify a condition of a previously approved resolution to allow for the expansion of the existing rock-climbing facility on the property. The proposed expansion includes a ground-floor office space, an exercise area addition of 1,530 square feet, and a mezzanine climbing area of 6,295 square feet. The applicant has submitted a site plan depicting the proposed addition located at the rear (south) of the existing building on the subject property. In addition, the applicant has submitted landscape plans demonstrating ample landscaping, including trees and shrubs along the perimeter of the proposed building and throughout the property boundaries. When the request to allow the proposed expansion is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval 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.

As previously mentioned, the subject parcel is currently developed under the Urban Center Standards with a 2-story high Rock-Climbing facility that provides a recreational amenity for public use in this area of the County. The existing building has a maximum height of sixty-four (64) feet and includes a double-height main space, with portions of the climbing area located on a mezzanine level. Approval of the application would allow the applicant the expansion of the existing use to the rear (south) property line consistent with the Standard Urban Center District (SUCO) regulations for such civic uses. The submitted plans indicate that the proposed expansion complies with applicable development standards, including building placement, height, setbacks, overall scale, massing, and lot coverage, and does not exceed the maximum intensities permitted under the MCUCD and SUCO regulations. Additionally, the development complies with the Code minimum parking requirements. Staff further notes that, based on the submitted elevations, the proposed expansion incorporates materials such as metal panel systems and varied colors and textures to articulate the building façade and reduce perceived massing. As such, the proposed modification is consistent with the intent and purpose of the regulations through its use of design, materials, and color.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the proposed expansion 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 Department of Transportation and Public Works (DTPW) reviewed the site plan submitted with the application and has no objection to the modification, subject to conditions, as specified in their attached memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has indicated in the attached memorandum that the application lies within the urban infill area and an urban center, where traffic concurrency does not apply, but that the application will generate approximately an additional 14 PM peak hour vehicle trips. As such, based on the aforementioned analysis, staff opines that the proposed expansion will not result in excessive trips that could have a significant impact on the abutting roadways, would efficiently use the roads, streets and highways which have been constructed, planned or budgeted for in this area, and would not result in excessive traffic. Further, staff opines that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not object to the application. Based on the aforementioned department memoranda, staff opines that the application 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 expansion in relation to the present and future development of the area.

As such, staff opines that approval with conditions of the request to modify the previously approved plans to allow the expansion of the existing rock-climbing facility on the subject property to accommodate office space, an exercise room, and a mezzanine climbing area will maintain the *basic intent and purpose of the Standard Urban Center District (SUCO) 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 that the proposed rock-climbing facility expansion would be **compatible** with the present or future development of the area and is **consistent** with the MCUCD designation on the LUP map of the CDMP. **Based on the foregoing analysis, staff recommends approval with conditions of the request under Section 33-311(A)(7), Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate direct pedestrian access along NW 41 Street and NW 23 Avenue. Vehicular access to the site is provided via NW 22 Court, which leads to a surface parking area located at the rear (south) of the development. Internal circulation is accommodated through a drive aisle connecting the parking area to the main building. The development provides a total of twenty-four (24) parking spaces. As such, the existing rock-climbing facility and the proposed expansion meet the minimum parking requirements of the Code.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That all other conditions of Resolution #CZAB8-6-22 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same shall be substantially in accordance with the plans submitted for the public hearing entitled "Velocity Climbing", as prepared by Mateu Architecture Inc., consisting of 8 sheets dated stamped received 12/23/2025, 3 sheets dated stamped received 1/28/2026, for a total of 11 sheets.
3. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
4. That the use be established and maintained in accordance with the approved plan.
5. 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.
6. That the applicants comply 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*

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

# ZONING RECOMMENDATION ADDENDUM

2280 NW 41 ST LLC  
PH: Z25-213

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

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

<p><b>Urban Centers</b> (Page I-46)</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 <b>Community Centers</b> 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 <b>Community Centers</b> 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>
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# ZONING RECOMMENDATION ADDENDUM

2280 NW 41 ST LLC

PH: Z25-213

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.

**Parking.** Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

# ZONING RECOMMENDATION ADDENDUM

2280 NW 41 ST LLC  
PH: Z25-213

	<p><b>Buildings.</b> 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.</p> <p><b>Density and Intensity.</b> 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.</p>	
	Average Floor Area Ratios (FAR)	<b>Max. Densities</b> Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban 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
	<p>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.</p> <p>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 design requirements of this section and Policy LU-7F.</p>	

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(7) Generalized Modification Standards.</b></p>	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (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.</p>
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*Building and Neighborhood Compliance*

**ENFORCEMENT HISTORY**

2280 NW 41 ST, LLC

2272/2280 NW 41 ST  
4066 NW 22 CT  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2025000213

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-3122-008-1120/30-3122-008-1360/30-3122-008-1140**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

February 6, 2026

**NEIGHBORHOOD REGULATIONS:**

**Folio No.s: 30-3122-008-1120/30-3122-008-1360/30-3122-008-1140**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Folio No.s: 30-3122-008-1120/30-3122-008-1360/30-3122-008-1140**

There are no open/closed cases in BSS.

**VIOLATOR:**

2280 NW 4 ST, LLC

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum



**Date:** February 23, 2026

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

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

**Subject:** Z2025000213-4<sup>th</sup> Review  
2280 NW 41 St. LLC  
2272-2280 NW 41<sup>st</sup> Street and 4046 NW 22<sup>nd</sup> Court  
Proposed modification of previously approved site plans to permit a  
ground floor office, exercise room and mezzanine for an existing  
rock-climbing facility.  
(MCUCD) (0.68 acres)  
22-53-41

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

## Potable Water Supply and Wastewater Disposal

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

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

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

*Please be advised, RER-Environmental Plan Review Services 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

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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.

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

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) maybe required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting.

Please contact the RER Water Control Section (305-372-6681) for additional information.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Velocity Climbing" prepared by Roney J. Mateu, R.A., and dated as received by Miami-Dade County on January 28, 2026, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. 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](mailto:Jackelyn.Alberdi@miamidade.gov) for additional information or concerns regarding this review.

**Conditions of Approval: None**

Pollution Remediation Review

All construction plans (inclusive of drainage) require the review and approval from the RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and DERM-Environmental Monitoring and Restoration Division (EMRD) as it relates to environmental contamination issues. Be advised that the 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 plans for this development. All contaminated soil, groundwater, surface water, solid waste, and/or methane, as applicable, within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil, groundwater, surface water, solid waste, and/or methane contamination, as applicable, will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat. Please contact Thomas Kux at [Thomas.Kux@miamidade.gov](mailto:Thomas.Kux@miamidade.gov) if you have any questions.

**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:** February 9, 2026

**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 - Velocity Climbing Addition  
Application No. Z2025000213 - Revision # 3 - (Pre-App. No. Z24P-262)

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

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

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

Application Name: Velocity Climbing Addition

Location: The proposed project is located on approximately 0.66 acres at 2272-2280 NW 41<sup>st</sup> Street and 4046 NW 22<sup>nd</sup> Court, with Folio Nos. 30-3122-008-1120, 30-3122-008-1360, and 30-3122-008-1140, within the Model City Urban Center District (MCUCD), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting modification of plans approved pursuant to resolution CZAB8-6-22 in order to develop 8,482 sq. ft. of a new Bouldering building within the site.

The estimated total water demand for the proposed project will be 848 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 Hialeah-Preston Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water. If a new connection is required, there is an existing 12-inch water main abutting the property along NW 41<sup>st</sup> Street to where the developer may connect to provide water service to the proposed development.

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 required is 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 Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is connected to sewer. If a new connection is required, there is an existing 8-inch gravity sewer system abutting the property along SW 41<sup>st</sup> Street, SW 23<sup>rd</sup> Avenue, and SW 22<sup>nd</sup> Court to where the developer may connect in order to provide sewer service to the proposed development. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests 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 (P.S.) No. 18 and P.S. No. 1. P.S. No. 18 is currently in OH (OK – HAMA Limited) Moratorium Code Status and unconditional allocation is allowed. P.S. No. 1 is 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. 18

Existing NAPOT: 9.69 hrs.

Proposed Development: 848 gpd

Proposed Projected NAPOT: 9.70 hrs.

P.S. No. 1

Existing NAPOT: 6.20 hrs.

Proposed Development: 848 gpd

Proposed Projected NAPOT: 6.20 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](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov).

# Memorandum



Date: March 2, 2026

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

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

Subject: Z2025000213  
Name: 2280 NW 41 St LLC  
Location: 2270-2280 NW 41 Street and 4046 NW 22 Court  
Section 22 Township 53 South Range 41 East

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

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

This application meets the traffic concurrency criteria because it lies within the urban infill area and an Urban Center where traffic concurrency does not apply. The proposed addition to the existing use will generate approximately an additional **14 PM** 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:** February 08, 2026  
**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources  
**From:** Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department  
**Subject:** Z2025000213

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The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 01/28/2026.

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](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** Thursday, February 26, 2026  
**Subject:** Review of Z2025000213  
Applicant Name: Velocity Climbing

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**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 2280 NW 41<sup>st</sup> Street in Miami, Florida.

**COMMENTS/RECOMMENDATION:**

I. CONDITIONS:

1. The proposed development seeks an increase in building area to the existing rock-climbing facility, adding 8,482 square feet to the current building area. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. Given that NW 22<sup>nd</sup> Court terminates at the property line, all vehicular maneuvering shall be accommodated within the site limits and shall not encroach upon or impact the public right-of-way.
3. As outlined in the executed covenant, garbage collection and loading activities must be limited to off-peak hours and is not allowed between 7:00 AM and 9:00 AM or between 4:00 PM and 6:00 PM. The plans must include a note stating that garbage collection and loading activities associated with the project shall occur between 7:00 AM and 9:00 AM or between 4:00 PM and 6:00 PM.

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at [anamersy.arce@miamidade.gov](mailto:anamersy.arce@miamidade.gov).**

# Memorandum

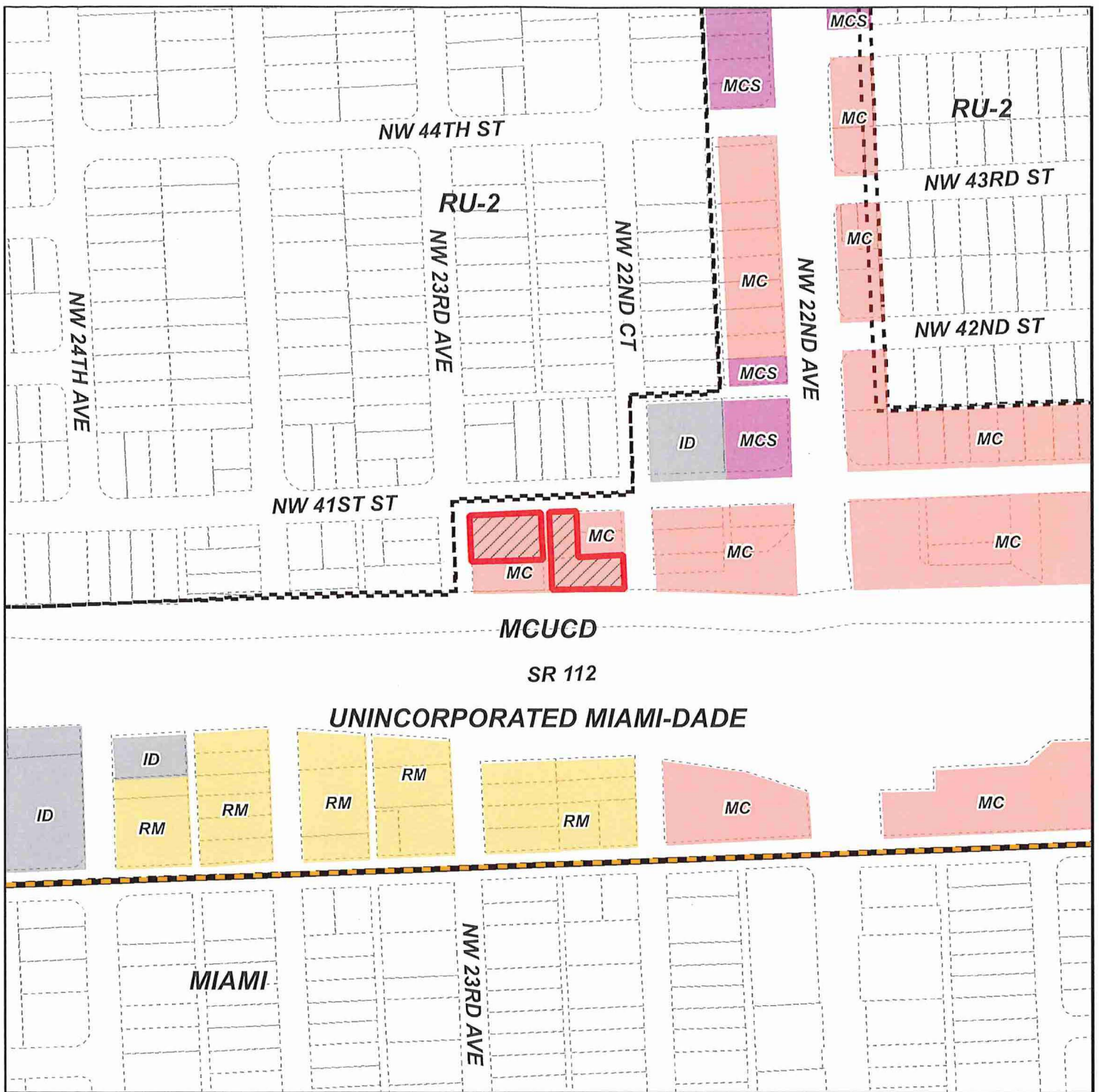


**Date:** October 7, 2025  
**To:** Eric Silva, Assistant Director for Development Services  
Department of Regulatory and Economic Resources  
**From:** Sarah Cody, Historic Preservation Chief  
Department of Regulatory and Economic Resources  
**Subject:** Zoning Review Z2025 – 000213 2280 NW 41 ST, LLC

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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](mailto:sarah.cody@miamidade.gov).





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000213**



Section: 22 Township: 53 Range: 41  
 Applicant: 2280 NW 41 Street, LLC  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

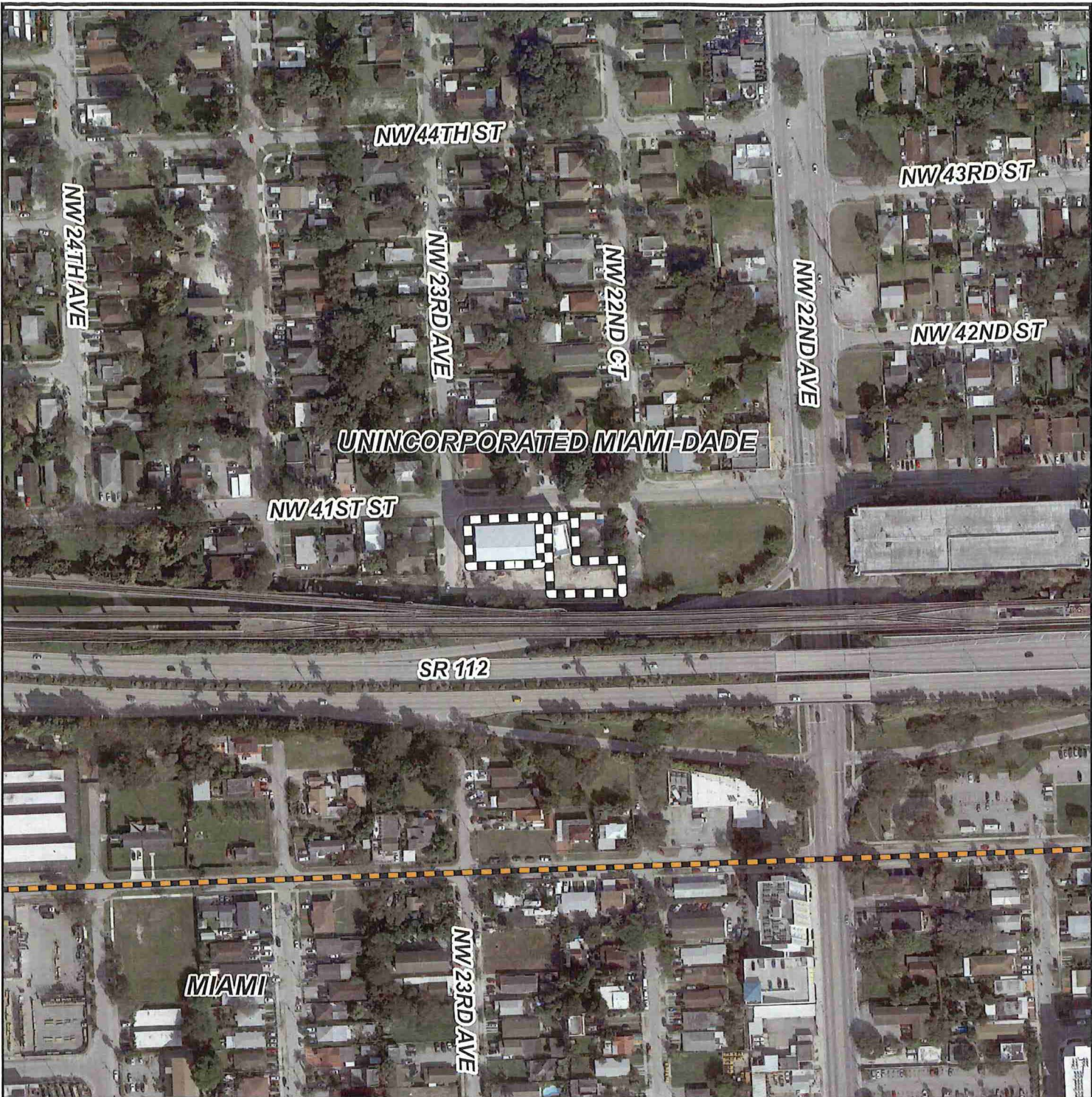
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, October 3, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000213**

**Legend**  
 Subject Property

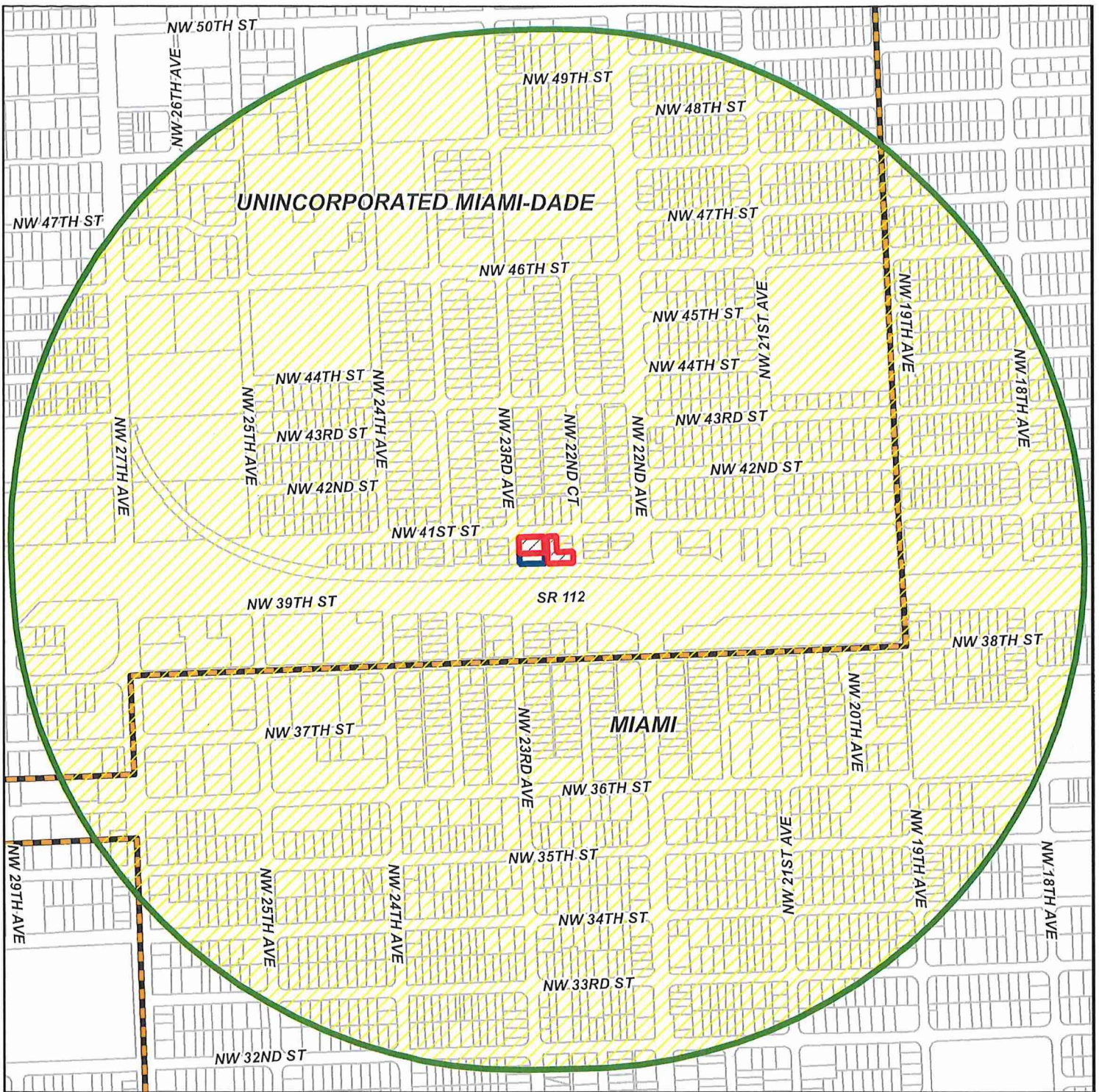


Section: 22 Township: 53 Range: 41  
 Applicant: 2280 NW 41 Street, LLC  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, October 3, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 22 Township: 53 Range: 41  
 Applicant: 2280 NW 41 Street, LLC  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000213**  
 RADIUS: 2640

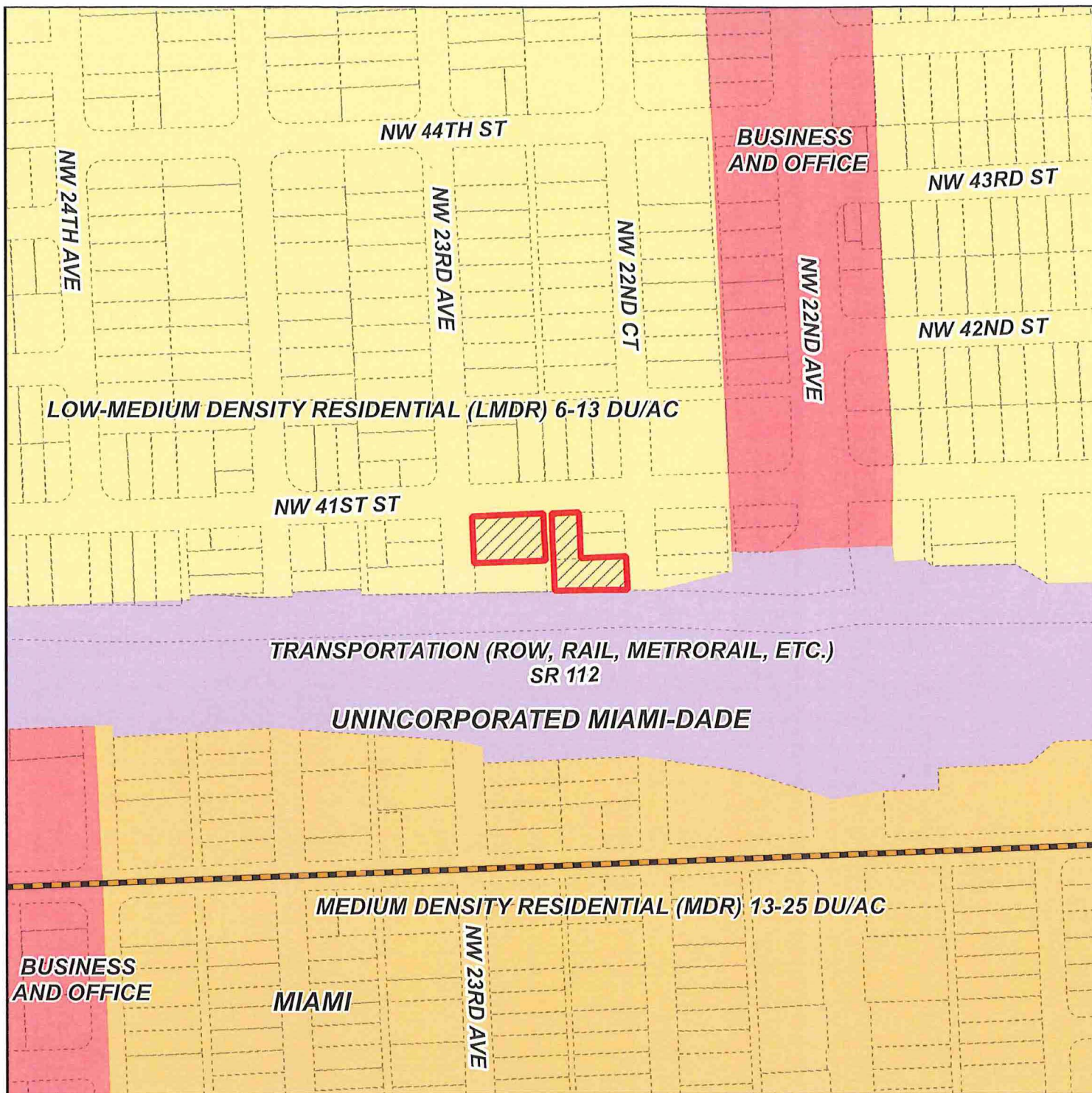
**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Municipalities
-  Properties Tax



SKETCH CREATED ON: Friday, October 3, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Section: 22 Township: 53 Range: 41  
 Applicant: 2280 NW 41 Street, LLC  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID:  
 Scale: NTS

Process Number

**Z2025000213**

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, October 3, 2025

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Community Zoning Appeals Board 8**

**PH: Z25-235**

**April 29, 2026**

**Item No. 4**

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Hemisphere 79, LLC.
<b>Summary of Requests</b>	The applicant is seeking to permit the modifications and deletions of conditions for prior resolutions and covenants, only as it applies to the subject property, in order to submit plans for the vacant outparcel that is part of an existing shopping center, in order to show a proposed fast-food restaurant with a drive-through is to be located on the parcel.
<b>Location</b>	SW corner of NW 32nd Avenue and NW 79th Street AKA 3298 NW 79 Street, Miami-Dade County, Florida.
<b>Property Size</b>	±1.51 acres
<b>Existing Zoning</b>	BU-2, Special Business District
<b>Existing Land Use</b>	Shopping Center (outparcel)
<b>2030-2040 CDMP Land Use Designation</b>	Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section</b>	Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) DELETION of Condition #2 of Resolution #CZAB8-26-12, last modified by Resolution #CZAB8-14-18, passed and adopted by the Community Zoning Appeals Board #8 (CZAB 8), and reading as follows:

“2. That there shall be no more than two drive-through fast food franchises on the site and neither of them shall be located at the location of Building #5, which is on the northeast corner of the site.”

- (2) MODIFICATION of Condition #2 of Resolution #CZAB8-36-07, last modified by Resolution #CZAB8-26-12, passed and adopted by the Community Zoning Appeals Board 8 (CZAB #8), only as it applies to the subject property, and reading as follows:

FROM: “2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Wal-Mart Supercenter" as prepared by Creech Engineers, Inc. consisting of (2) sheets, "Walmart Northside at East Hialeah Market Place" as prepared by WHA Design, Inc., consisting of 21 sheets, "Walmart" as prepared by B/R/R Architecture, consisting of 5 sheets, "Landscape Plans" as prepared by HJA Design Studio Landscape Architecture, consisting of 6 sheets, all sheets dated stamped received August 23, 2012, for a total of 32 sheets and clarification sketch LA-1.1 and L-1 dated stamped receive 10/16/12.”

TO: “2. That in the approval of the plan, the same be substantially in accordance with the submitted plans to the Department of Regulatory and Economic Resources entitled "Sonic Drive-In Restaurant" as prepared by CKE Group

Incorporated consisting of 12 sheets dated stamped received 10/27/2025.”

(3) MODIFICATION of Paragraph #1 of a Declaration of Restrictions recorded in Official Record Book 28420, Pages 3168-3183, only as it applies to the subject property, and reading as follows:

FROM: “1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Wal-Mart Supercenter" as prepared by Creech Engineers, Inc. consisting of (2) sheets, "Walmart Northside at East Hialeah Market Place" as prepared by WHA Design, Inc., consisting of 21 sheets, "Walmart" as prepared by B/R/R Architecture, consisting of 5 sheets, "Landscape Plans" as prepared by HJA Design Studio Landscape Architecture, consisting of 6 sheets, all sheets dated stamped received August 23, 2012, for a total of 32 sheets and clarification sketch LA1.1 and L-1 dated stamped received 10/16/12.”

TO: “1. That in the approval of the plan, the same be substantially in accordance with the submitted plans to the Department of Regulatory and Economic Resources entitled “Sonic Drive-In Restaurant” as prepared by CKE Group Incorporated consisting of 12 sheets dated stamped received 10/27/2025.”

The purpose of requests #1 through #3 is to allow the applicant to delete and modify conditions of previously approved Resolutions and Covenants, only as it applies to the subject property, in order to allow the submittal of revised plans showing the addition of a proposed drive-through in building #5.

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:**

The subject property is currently vacant and consists of an outparcel with its own folio, associated with an existing site plan for a shopping center that has received multiple zoning approvals over the years. Pursuant to Resolution #CZAB8-36-07, the property was part of an approximately 37.59-acre site approved for a district boundary change to BU-2 (Special Business District), along with a non-use variance for setback requirements. In 2012, pursuant to Resolution #CZAB8-26-12, the Community Zoning Appeals Board 8 (CZAB #8) approved a modification of the site plan to allow revised plans incorporating outparcels, a self-storage facility, relocation of retention areas, and the deletion of a prior declaration of restrictions and a condition of the previous resolution. Subsequently, in 2018, pursuant to Resolution #CZAB8-14-18, CZAB #8 approved the deletion of a provision within the declaration of restrictions that had prohibited automobile and gas station uses, thereby allowing the development of a convenience store and gas station on one of the outparcels.

As part of this application, the applicant seeks to delete and modify certain conditions of previously approved resolutions and a prior recorded covenant, only as it applies to the subject property, in order to submit plans for a proposed fast-food restaurant with a drive-thru on the vacant outparcel that is part of an existing shopping center. Specifically, the applicant proposes to allow the proposed restaurant (Building #5) to have a drive-through, where such use is currently prohibited. Condition #2 of Resolution #CZAB8-26-12 limits the overall shopping center site to no more than two drive-through fast-food establishments, and prohibits a drive-

through at the location of Building #5, which is situated at the northeast corner of the existing shopping center.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-2; shopping center	Business and Office
<b>North</b>	NCUAD; retail outlet, parking lot, warehouses, automotive, Metro-Rail	Community Urban Center, Transportation
<b>South</b>	IU-1 and IU-2; railroad, warehouses	Transportation, Industrial and Office
<b>East</b>	BU-2; retail outlet	Business and Office
<b>West</b>	NCUAD; mobile home park	Community Urban center

### **NEIGHBORHOOD COMPATIBILITY:**

The subject property is an outparcel within an existing shopping center, located at the southwest corner of NW 32nd Avenue and NW 79th Street (also known as 3298 NW 79 Street), in Miami-Dade County, Florida, along a well-traveled half-section line roadway (NW 79 Street). The surrounding area is primarily characterized by retail uses, warehouses, automotive uses, and Metrorail facilities to the north, south, and east, with a mobile home park located to the west.

### **SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to develop the site with with a Drive-In fast food restaurant. Based on memoranda from the departments reviewing this application, staff opines that approval of the application will not create any significant impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate approximately an additional 37 PM peak hour vehicle trips.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *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.* The approval of the requests sought in this application would allow the applicant to delete a condition and modify a prior resolution, as well as a provision within a prior declaration of restrictions, which currently limits the site to no more than two drive-through fast-food establishments and prohibits a drive-through at the location of Building #5. The requested modification would permit the development of a fast-food restaurant with a drive-thru within Building #5.

Staff notes that the subject site was previously approved for commercial use at this location, and the proposed fast-food restaurant with a drive-thru, as depicted on the submitted plans, is designed to adequately accommodate on-site vehicular circulation. The site plan includes a dedicated drive-through lane with sufficient stacking capacity to ensure that vehicles queuing for service remain internal to the parcel and do not spill onto NW 79 Street, NW 32 Avenue, or

adjacent outparcels, thereby maintaining safe and efficient traffic flow. Ingress and egress points are clearly defined, and the internal circulation system minimizes conflicts between drive-through traffic, parking areas, and pedestrian movement. Additionally, the location within an existing shopping center along a major arterial roadway is appropriate for a drive-through use and is **compatible** with the surrounding commercial and automotive-oriented uses. Adding a drive-through restaurant is permitted in the Business and Office district. As such, staff opines that the approval of the deletion and modifications to allow the fast-food restaurant with a drive-thru use is **consistent** with the **Business and Office** CDMP LUP map designation, the CDMP Land Use Element Interpretative text for **Business and Office**.

### **ZONING ANALYSIS:**

When the applicant's request to delete Condition #2 of Resolution #CZAB8-26-12, as last modified by Resolution #CZAB8-14-18, which limits the site to no more than two drive-through fast-food establishments and prohibits such use at Building #5 (Request #1); to modify Condition #2 of Resolution #CZAB8-36-07, as last modified by Resolution #CZAB8-26-12; and to modify Paragraph #1 of the Declaration of Restrictions recorded in Official Records Book 28420, Pages 3168–3183 (Requests #2 and #3), all as they apply to the subject property, in order to permit the development of a fast-food restaurant with a drive-thru, are analyzed pursuant to Section 33-311(A)(7), Generalized Modification Standards, staff finds that approval of the requests would be **compatible** with the surrounding area. Staff opines that the approval of the proposed fast-food restaurant with a drive-thru within the existing shopping center will not have an unfavorable economic impact on Miami-Dade County.

As part of this application, the applicant has submitted a complete set of architectural plans depicting the development of the vacant portion of the property with a fast-food restaurant with a drive-thru. The proposed development consists of a 1,520-square-foot building with a 693-square-foot covered patio, which is substantially smaller than the previously approved 3,950-square-foot retail/restaurant building, thereby reducing potential impacts on traffic, utilities, and infrastructure. The site plan incorporates a wraparound drive-through lane with stacking capacity for approximately eight (8) vehicles, designed to ensure that all queuing occurs on-site without encroaching onto NW 79 Street, NW 32 Avenue, or adjacent outparcels. Ingress and egress are clearly defined, and internal circulation allows for efficient movement of vehicles while minimizing conflicts with parking and pedestrian areas. Given the site's location within an existing commercial shopping center along a major arterial roadway, the drive-through use is consistent with the surrounding development pattern and is compatible with adjacent commercial and automotive-oriented uses. As such, staff finds that the proposed drive-through component is appropriately designed and supports approval of the request. To ensure that the proposed changes are properly implemented, the applicant is providing an Amended and Restated Declaration of Restrictions which, among other things, ties the subject property to the proposed site plan for the fast-food restaurant with a drive-thru.

Staff notes that the Platting and Traffic Review Section of the RER indicated in its memorandum that the application will not generate any new additional daily peak hour trips because it lies within the urban infill area where traffic concurrency does the apply. Further, the Department of Regulatory and Economic Resources environmental review memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally, the memorandum from the Miami-Dade Fire Rescue Department does not indicate any objections. Based on the aforementioned Department memoranda, staff opines that the request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity

and reasonableness of the modification or elimination in relation to the present and future development of the area concerned. As such, staff opines that the approval of the requests would be in keeping with the character of the surrounding commercial uses within the shopping center and surrounding area. **Therefore, based on the foregoing analysis, staff recommends approval with conditions, under Section 33-311(A)(7) Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:** None

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval with conditions**

**CONDITIONS FOR APPROVAL:**

1. That all the conditions of Resolutions #CZAB8-36-07, #CZAB8-26-12 and #CZAB8-14-18 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 the submitted plans to the Department of Regulatory and Economic Resources entitled "Sonic Drive-In Restaurant" as prepared by CKE Group Incorporated consisting of 12 sheets dated stamped received 10/27/2025.
3. That all other paragraphs of the Declaration of Restrictions, recorded in Official Record Book 28420, Pages 3168-3183, remain in full force and effect, except as herein modified.

ES:JB:SS:EA

*Eric Silva*

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

# ZONING RECOMMENDATION ADDENDUM

Hemisphere 79, LLC.  
PH: Z25-235

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<i>Building and Neighborhood Compliance</i>	<i>Objection</i>
<i>Miami-Dade County Environmental</i>	<i>No objection</i>
<i>Department of Transportation and Public Works (DTPW)</i>	<i>No objection</i>
<i>Department of Platting and Traffic</i>	<i>No objection*</i>
<i>Water and Sewer Department (WASD)</i>	<i>No objection*</i>
<i>Fire Rescue Department</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p><b><i>Business and Office (Page I-42)</i></b></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 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></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

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

**ENFORCEMENT HISTORY**

HEMISPHERE 79, LLC

3298 NW 79 ST  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

PENDING

Z2025000235

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**DATE**

**HEARING NUMBER**

**FOLIO No: 30-3109-041-0020**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

November 7, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Case No. O20260242696FOG** was opened on 10/06/2025. A Notice of Violation was issued on 10/6/2025 for the following violations under Code Section 24-29: "*Failure to comply with pump out frequency*" and "*Failure to report FCD cleanings electronically.*" This case is pending a follow up inspection. **There are no outstanding fees.**

**Case No. O20260243211FOG** was opened on 10/20/2025 and is pending an initial inspection. There are no outstanding fees.

**VIOLATOR:**

HEMISPHERE 79, LLC

**OUTSTANDING LIENS AND FINES:**

There are no outstanding Liens, Fines, or Fees.

# Memorandum



**Date:** November 24, 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:** Z2025000235-1<sup>st</sup> Review  
Hemisphere 79 LLC  
3298 NW 79<sup>th</sup> Street  
Modification of plans approved under Resolution CZAB8-26-12 to  
allow proposed fast-food restaurant  
(BU-2) (1.51 Acres)  
09-53-41

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The Department of Regulatory and Economic Resources – has performed an environmental review of 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, regarding potable water supply and wastewater disposal.

#### Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of this application 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. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

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 RER 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 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 that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

*Please be advised, Environmental Plan Review Services 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 within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

### **Conditions of Approval: None**

#### Stormwater Management

RER had previously approved a Surface Water Management General Permit via Permit 13-06003-P. The site plan provided with this application proposes changes to the site plan approved under Permit 13-06003-P. Therefore, a Surface Water Management General Permit modification shall be required for any development. This permit shall be obtained prior to any future development order approval.

Pursuant to section 24-48.1(1)(b) of the Code, the applicant is advised that a Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

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 applicant is advised to contact the Water Control Section at (305)372-6681 or [dermwatercontrol@miamidadegov](mailto:dermwatercontrol@miamidadegov) for further information regarding permitting procedures and requirements.

### **Conditions of Approval: None**

#### Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "Sonic Proposed 3280 NW 79th ST" prepared by Eduardo L. Carcache, P.E., and dated as received by Miami-Dade County on October 27, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

**Conditions of Approval: None**

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:** November 17, 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 - Hemisphere 79, LLC  
Application No. Z2025000235 - (Pre-App. No. Z22P-073)

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

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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.

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

Application Name: Hemisphere 79, LLC

Location: The proposed project is located at 3298 NW 79<sup>th</sup> Street, with Folio No. 30-3109-041-0020, in unincorporated Miami-Dade County.

Proposed Development: The applicant proposes the construction of a new 2,213 S.F. Sonic Fast Food Restaurant with drive thru.

The estimated total water demand for the proposed project will be 1,438 gallons per day (gpd).

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

Water: The proposed development is located within the WASD's water service area. The source of water for the future development is the Hialeah-Preston Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The existing parcel is currently being served by WASD. If a new connection is necessary, there is a 12-inch water main (E15040-4), abutting the northern boundary of the property along NW 79<sup>th</sup> Street, to where the developer may connect to provide water service to the proposed project.

Any public water main extension within the property shall be 12-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (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.*

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

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. 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 future development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing parcel is currently being served by WASD. If a new connection is necessary, there is an existing 8-inch sanitary sewer gravity (ES9208-2) within a 15-foot utility easement, abutting the subject parcel on the south, to where the developer may connect and extend a new 8-inch gravity, within the parcel as needed to serve the proposed development. *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 13 and PS 1. 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. 13

Existing NAPOT: 3.96 hrs.  
Proposed Development: 1,438 gpd  
Proposed Projected NAPOT: 4.02 hrs.

P.S. 1

Existing NAPOT: 5.98 hrs.  
Proposed Development: 1,438 gpd  
Proposed Projected NAPOT: 5.98 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](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Benita Ramirez at (786) 552-8121 or [benita.ramirez@miamidade.gov](mailto:benita.ramirez@miamidade.gov).

# Memorandum



Date: January 7, 2026

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

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

Subject: Z2025000235  
Name: Hemisphere 79, LLC  
Location: 3298 NW 79 Street  
Section 09 Township 53 South Range 41 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 Tract B, Plat Book 172, Page 11.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **37 PM** peak hour vehicle trip.

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:** November 14, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000235

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The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 10/27/2025.

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](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** Friday, January 23, 2026  
**Subject:** Review Type: Z2025000235  
Applicant Name: Sonic Drive-In

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## **PROJECT DESCRIPTION:**

The applicant is proposing to develop the vacant portion of the Property with a Sonic Drive-In of 1,520 square feet in size and a covered patio area of 693 square feet. As per letter of intent, this is significantly less than the approved 3,950 square foot retail/restaurant building anticipated by the prior approvals for this site. It should be noted that this application was previously approved under M2023000024.

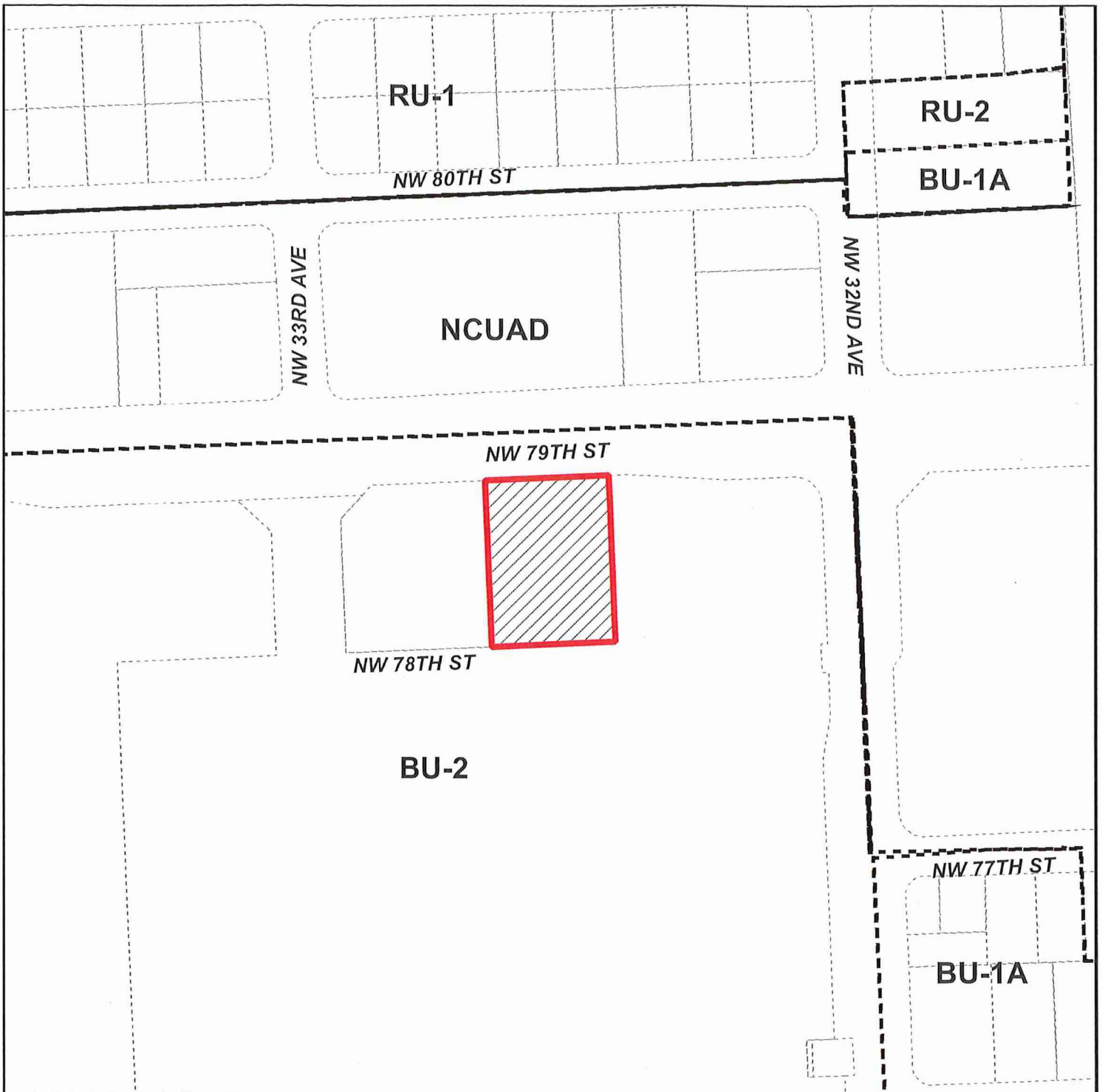
## **PROJECT LOCATION:**

The property is located at 3298 NW 79<sup>th</sup> Street in unincorporated 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.**

Please contact Leanne Garcia Fernandez at [leanne.garciafernandez@miamidade.gov](mailto:leanne.garciafernandez@miamidade.gov) if you have any questions concerning the comments or wish to discuss this matter further.




**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000235**



Section: 09 Township: 53 Range: 41  
 Applicant: HEMISPHERE 79, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

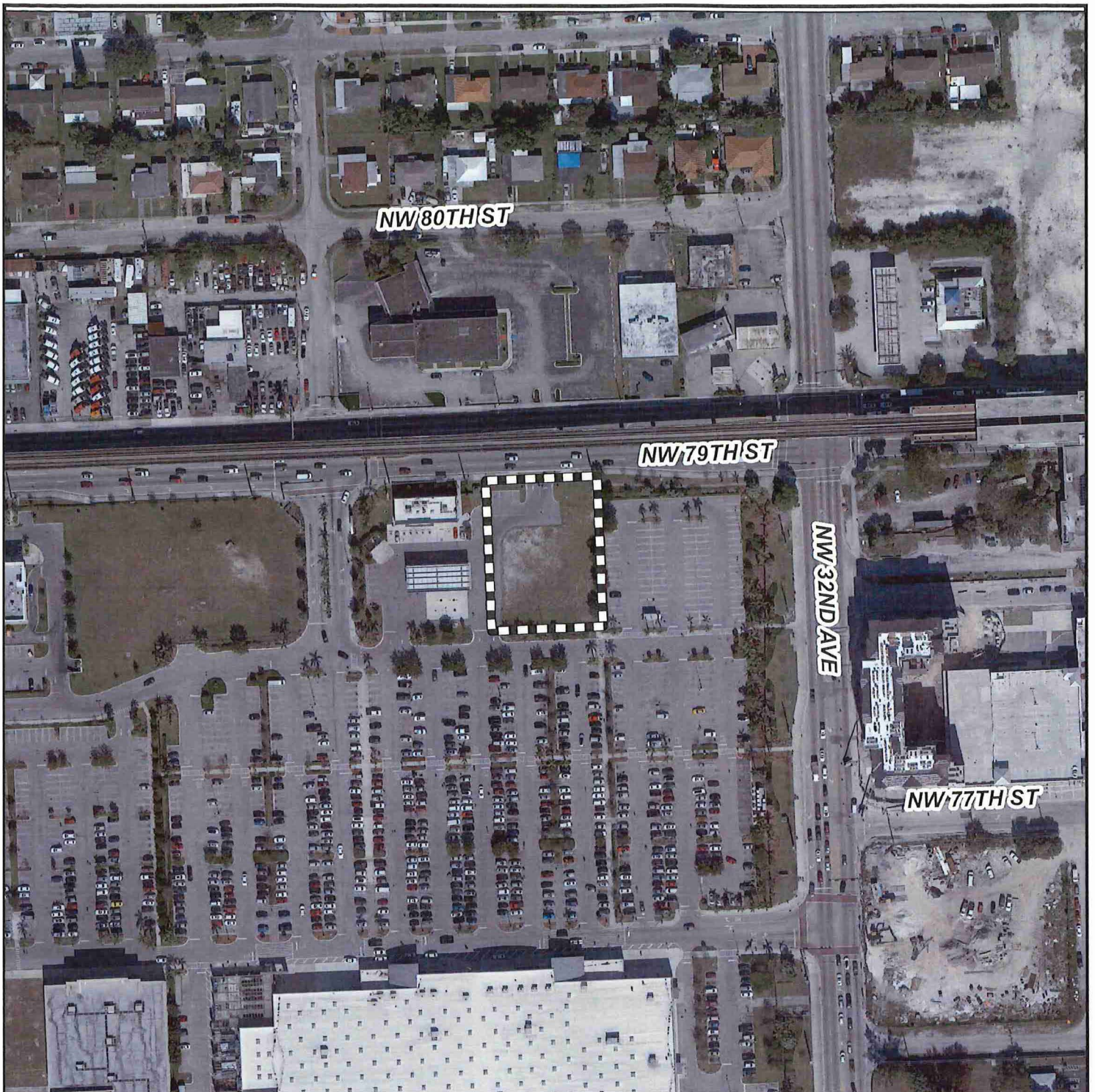
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, October 31, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000235**

**Legend**



Subject Property

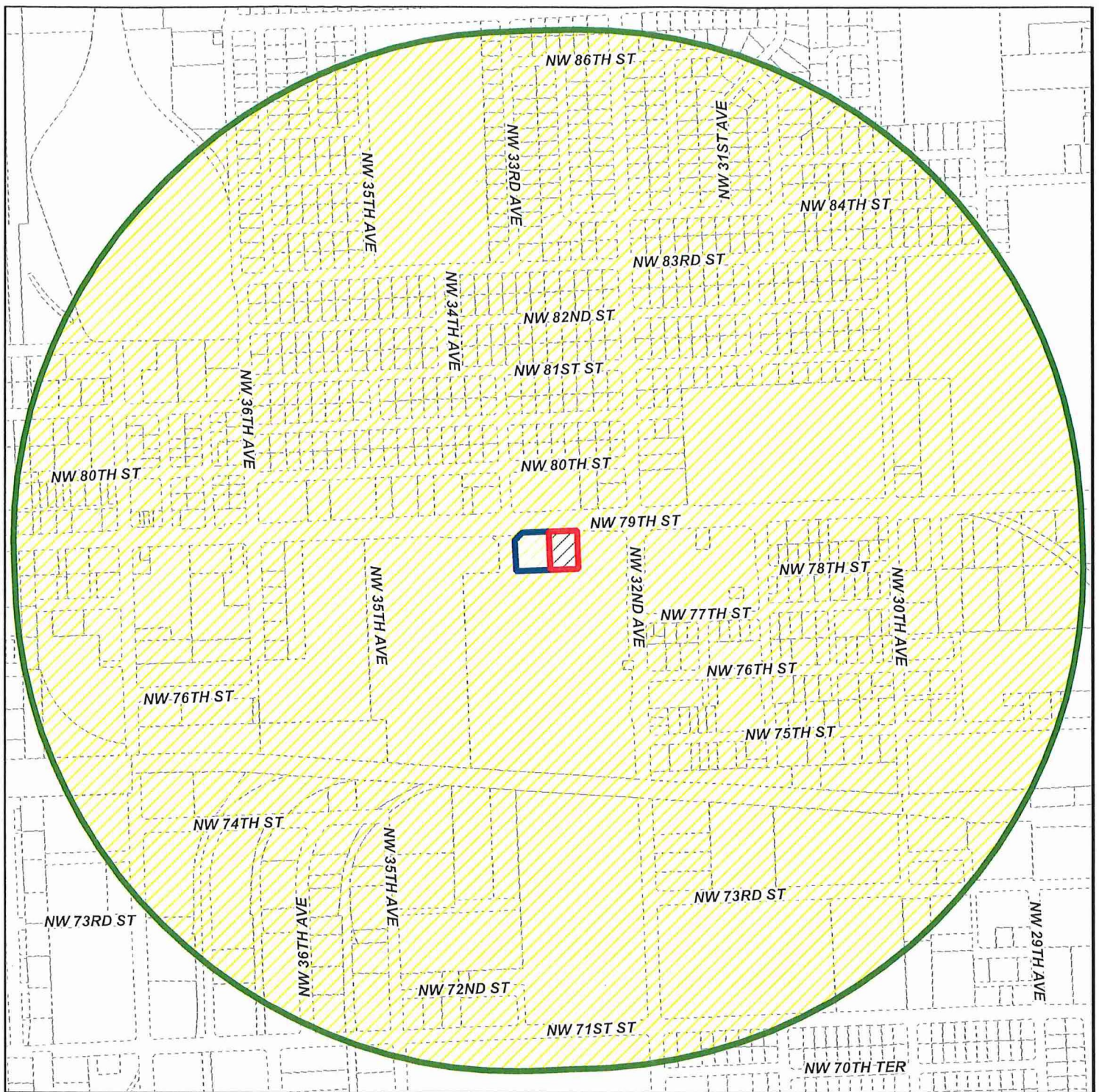


Section: 09 Township: 53 Range: 41  
 Applicant: HEMISPHERE 79, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, October 31, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 09 Township: 53 Range: 41  
 Applicant: HEMISPHERE 79, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000235**  
 RADIUS: 2640

**Legend**

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, October 31, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Section: 09 Township: 53 Range: 41  
 Applicant: HEMISPHERE 79, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000235**

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, October 31, 2025

REVISION	DATE	BY