

**RESOLUTION NO. CZAB11-5-26**

*WHEREAS*, **TARACOMA TOWNHOUSE CONDO** applied for the following:

MODIFICATION of Condition #3 of Resolution No. 4-ZAB-164-72, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing as prepared by Jose R. DeVivero, Architect, and dated December 10, 1971."

TO: "3. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled "Taracoma Townhomes Fence Violation" consisting of 1 sheet, dated stamped received 12/1/25, 1 sheet dated stamped received 10/7/25, and 8 sheets, dated stamped received 7/24/25, all prepared by Felix Rodriguez, PE, SE for a total of 10 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action."

The purpose of this request is to allow the applicant to modify a previously approved resolution, in order to submit revised plans showing the private patios of each unit being enclosed by a 6 foot-high wood fence.

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

SUBJECT PROPERTY: TRACT C-3, "KENDALE LAKES CENTER", according to the thereof, as recorded in Plat Book 90, Page 33, of the Public Records of Miami-Dade County, Florida.

LOCATION: Located west of SW 137 Avenue, between SW 84 Street and Kendale Lakes Blvd, Miami-Dade County, Florida.

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 11 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested MODIFICATION of Condition #3 of Resolution No. 4-ZAB-164-72, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

*WHEREAS*, a motion to approve the application was offered by Manuel Fernandez, seconded by Anthony Valenzuela and upon a poll of the members present the vote was as follows:

|                         |     |                    |     |
|-------------------------|-----|--------------------|-----|
| Alex Diaz               | aye | Manuel Fernandez   | aye |
| Andres Limones          | aye | Anthony Valenzuela | aye |
| Cristhian Mancera Mejia | aye |                    |     |

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 11, that the requested MODIFICATION of Condition #3 of Resolution No. 4-ZAB-164-72, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, be and the same is hereby approved, subject to the following conditions:

1. That all the other conditions of Resolution No. 4-ZAB-164-72, shall remain in full force and effect, except as herein modified.
2. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the departments submitted memoranda.

3. That the applicant applies for a building permit for the fences and any accessory structure from the Department of Regulatory and Economic Resources after final public hearing approval of this application.

*BE IT FURTHER RESOLVED* that the MODIFICATION of Condition #3 of Resolution No. 4-ZAB-164-72, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, shall read as follows:

- “3. That in the approval of the plans, the same be substantially in accordance with that submitted for the hearing entitled “Taracom Townhomes Fence Violation” consisting of 1 sheet, dated stamped received 12/1/25, 1 sheet dated stamped received 10/7/25, and 8 sheets, dated stamped received 7/24/25, all prepared by Felix Rodriguez, PE, SE for a total of 10 sheets. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.”

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

*PASSED AND ADOPTED* this 7<sup>th</sup> day of July, 2026.

ja.

**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 24<sup>th</sup> DAY OF JULY, 2026.**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Jonathan Alvear, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 11, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB11-5-26 adopted by said Community Zoning Appeals Board at its meeting held on the 7<sup>th</sup> day of July, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24<sup>th</sup> day of July, 2026.



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Jonathan Alvear, Deputy Clerk (406742)  
Miami-Dade Department of Regulatory and Economic  
Resources



SEAL



**Department of Regulatory and Economic Resources**

Development Services Division  
111 NW 1st Street • Suite 1110  
Miami, Florida 33128-1902  
T 305-375-2640  
[www.miamidade.gov/economy](http://www.miamidade.gov/economy)

July 24, 2026

Taracoma Townhouse Condo  
c/o Michael Basanta  
13715 SW 84 ST Unit: A  
Miami, FL 33183

Re: Hearing No. 23-527  
Location: Located west of SW 137 Avenue, between SW 84 Street and Kendale  
Lakes Blvd, Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is Resolution No. CZAB11-5-26, adopted by the Community Zoning Appeals Board 11, which approved your application on the above-described property. Please note the conditions under which said approval was granted, in as much as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained, and final inspection approvals received for construction work done or required prior to issuance of the applicable certificates(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application, you must provide a copy of this resolution.

If there are anticipated changes from any plan submitted for the hearing, a plot use plan is to be submitted to this Department in triplicate before any detailed plans are prepared, in as much as building permits will not be issued prior to the approval of said plan.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is July 24, 2026. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

Geri Bonzon- Keenan,  
County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2811  
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in blue ink, appearing to read "JA", written over a light blue horizontal line.

Jonathan Alvear  
Deputy Clerk

Enclosure