



MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
111 NW 1 STREET, MIAMI, FL

DATE OCTOBER 19th, 2023
TIME OF MEETING 9:30 AM

DEFERRED ITEM	1A
PH:	Z2020000084
Applicant	WEST GROUP DEVELOPERS, LLC.
District	02
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from RU-1, Single-family District, to RU-3M, Minimum Apartment House District.
Location	1927 NW 105 Street, Miami-Dade County, Florida.

DEFERRED ITEM	1B
PH:	Z2022000089
Applicant	LIFTED CHURCH, INC.
District	11
Summary of Requests	The applicant seeks expansion of the existing day care center on the subject property into a private school with grades from Pre-K to 6, keeping the same maximum total of 144 students as was previously approved for the facility. Additionally, the applicant seeks to modify a condition of a previously approved resolution, as well as modify the paragraph of a prior covenant only as it applies to the subject property, in order to submit a new site plan for the proposed private school. The applicant also seeks to allow no Electric Vehicle Supply Equipment (EVSE) Ready parking spaces on the facility as otherwise required by Code.
Location	14955 SW 88 Street, Miami-Dade County, Florida

DEFERRED ITEM	1C
PH:	Z2022000173
Applicant	PALM DRIVE ORCHARD, LLC.
District	09
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from AU to EU-M. In the alternative, the applicant seeks to allow proposed structures to have more lot coverage than permitted by Code. With either of these two alternative requests, the applicant seeks to establish a proposed charter senior high school on the subject property for 2,000 students in grades K-12. Additionally, the applicant seeks to allow the proposed charter senior high school to be spaced less than required 1-mile from the Urban Development Boundary (UDB), and to allow parking and driveways to be within 25' of SW 344 Street, SW 193 Avenue and SW 13 Street roadways.
Location	19250 SW 344 Street, Miami-Dade County, Florida

DEFERRED ITEM	1D
PH:	Z2022000221
Applicant	ARCHIMEDES XXII, LLC.
District	08
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from AU, Agriculture District, to EU-M, Single-Family Modified Estate District. Additionally, the applicant seeks non-use variances to permit lots with less lot coverage, lot frontage and area than required by code.
Location	Lying between SW 284 Street and theoretical SW 286 Street and between SW 173 Ave and SW 177 Avenue (Krome Avenue), Miami-Dade County, Florida

APPEAL ITEM	2A
PH:	Z2018000170
Applicant	7500 SW 8 ST, LLC.
District	10
Summary of Requests	The applicant seeks to modify the condition of a prior resolution in order to submit revised plans showing additional parking area onto the adjacent lot to the southwest, for the previously approved and existing medical office. Additionally, the applicant seeks a use variance to allow commercial parking in a residential zoning district where none is allowed by Code, along with ancillary non-use variances to waive the buffer wall where the BU zoned lot abuts the RU zoned parcel, and to permit parking within 25' of SW 76 Avenue. In the alternative, the applicant seeks to permit a rezoning of the subject property from BU-2 and RU-2, to BU-2. With either of the alternatives, the applicant seeks to allow parking spaces that do not meet the minimum Code requirements, and to provide less than the required number of street trees on the subject property.
Location	Lying south of SW 8 Street, between SW 75 Avenue and SW 76 Avenue, AKA 7500 SW 8 Street, 823 & 843 SW 76 Avenue, and 820 & 902 SW 75 Avenue, Miami-Dade County, Florida

CURRENT ITEM	3A
PH:	Z2020000191
Applicant	MIAMI COMMUNITY CHARTER SCHOOLS, INC.
District	09
Summary of Requests	The applicant seeks expansion of an existing charter school to include grades K-12. Additionally, the applicant seeks to modify conditions of a prior resolution and paragraphs of a previously recorded declaration of restrictions in order to submit a new site plan sheet showing an increase in the grade levels from 6-12 to K-12 for a previously approved charter school, including an increase in the total number of students.
Location	18720 SW 352 Street, Miami-Dade County, Florida

CURRENT ITEM	3B
PH:	Z2022000144
Applicant	FRAISA CORPORATION
District	09
Summary of Requests	The applicant seeks to permit the expansion of an existing day care facility onto additional property to the north. Additionally, the applicant seeks to modify conditions of previously approved resolutions in order to submit a new site plan and to increase the number of students. Also, the application seeks to permit less dedication for SW 117 Avenue, permit parking within 25' of the right of way and to permit the width of the parking lot buffer to be less than required by code.
Location	20831 SW 117 Avenue, Miami-Dade County, Florida

CURRENT ITEM	3C
PH:	Z2022000179
Applicant	BETTER HOME INVESTMENTS, LLC.
District	09
Summary of Requests	The applicant seeks approval of a district boundary change from AU, Agricultural District to RU-1M(b), Modified Single-Family Residential District. Additionally, the application seeks to permit the proposed development with 0' of lot frontage on public street and to permit access to such lots by means of a private drive.
Location	18050 SW 110 Avenue, Miami-Dade County, Florida

CURRENT ITEM	3D
PH:	Z2022000218
Applicant	MARTHA MAS, ALEXEY VERDECIA, ROBERTO VERDECIA MAS
District	09
Summary of Requests	The applicants are requesting to permit a parcel of land with less lot area than required by code.
Location	Located approximately 335 feet east of SW 207 Avenue and south of SW 188 Street, Miami-Dade County, Florida

CURRENT ITEM	3E
PH:	Z2022000268
Applicant	JMC GROVES, LLC.
District	08
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from AU (minimum 5 acre lots) to PAD (Planned Area Development) in order to build a 288-unit residential development on the subject property. Additionally, the applicant seeks to permit lots to have zero frontage on a public street, and to permit access to such lots by way of private drives, allow for less common and private open space than required by Code, and to permit Model E with no parking spaces.
Location	Lying south of SW 272 Street and lying on the east and west sides of SW 159 Avenue, Miami-Dade County, Florida

CURRENT ITEM	3F
PH:	Z2023000014
Applicant	INTIRAYMI FIGUEROA
District	08
Summary of Requests	The applicant is requesting to permit an existing single-family residence with a proposed covered entry porch to setback less than required by Code from the front property line. The applicant also seeks to permit two utility sheds on the property, where only one is allowed, with a total area greater than permitted and setback less than required by Code.
Location	16421 SW 292 Street, Miami-Dade County, Florida

CURRENT ITEM	3G
PH:	Z2023000092
Applicant	MT. MORIAH BAPTIST CHURCH, INC.
District	09
Summary of Requests	The application seeks to reduce the required sidewalks and landscape strip abutting the property, to permit a fence to be taller than required, to permit driveways to be wider than permitted and to permit the parking area to be located in front of the principal building. These requirements are applicable within the Urban Centers.
Location	16900 SW 100 Avenue, Miami-Dade County, Florida

CURRENT ITEM	3H
PH:	Z2023000108
Applicant	JOSEPH MILTON REVOCABLE TRUST
District	08
Summary of Requests	The applicant seeks to permit a complex of several buildings (two existing buildings with a pavilion and a proposed garden structure) to be used as a single-family residence.
Location	15175 SW 212 Street, Miami-Dade County, Florida

CURRENT ITEM	3I
PH:	Z2023000111
Applicant	LAA INVESTMENTS, INC.
District	08
Summary of Requests	The applicant seeks approval of a district boundary change from AU, Agricultural District, to EU-M, Single-Family Modified Estate District. Additionally, the applicant also seeks approval to permit a proposed lots with less lot areas and frontages than required by code.
Location	13100 SW 192 Street, Miami-Dade County, Florida

CURRENT ITEM	3J
PH:	Z2023000124
Applicant	GALLERY AT MARTI PARK, LLC.
District	05
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a County-owned property located in close proximity to the Metromover Stations, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the “Metromover Station Subzone”.
Location	450 SW 5 Street and 445 SW 6 Street, City of Miami, Miami-Dade County, Florida

CURRENT ITEM	3K
PH:	Z2023000170
Applicant	JOSE FADUL BATISTA
District	09
Summary of Requests	The applicant is seeking to permit a GU zoned parcel which is trended AU with less lot frontage and less lot area than required by Code.
Location	Lying north of SW 198 Street and approximately 315' west of SW 204 Avenue A/K/A 20401 SW 198 Steet, Miami-Dade County, Florida

COUNTY COMMISSION MEETING OF WEDNESDAY, OCTOBER 19, 2023

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION 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 COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS 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 WITNESS

DEFERRED ITEM

WEST GROUP DEVELOPERS, LLC. Z202000084

BCC/District 02

The application is to permit a rezoning of the subject property from RU-1 (Single-family Residential, minimum 7,500 sq. ft. lots) to RU-3M (Minimum Apartment House District, 12.9 units per acre) which will allow the property to be developed with more residential units than currently allowed under the current zoning designation.

DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District to RU-3M, Minimum Apartment House District.

Location: 1927 NW 105 Street, Miami-Dade County, Florida
Size of Property 4.837 acres

Department of Regulatory and
Economic Resources
Recommendation:

**Approval, subject to the Board's
acceptance of the proffered covenant.**

Protests: 13

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from September 20, 2023

DEFERRED ITEM

LIFTED CHURCH, INC. Z2022000089

BCC/District 11

The application is to permit expansion of the existing day care center on the subject property into a private school with grades from Pre-K to 6, keeping the same maximum total of 144 students as was previously approved for the facility. Additionally, the application seeks to modify a condition of a previously approved resolution, as well as modify the paragraph of a prior covenant only as it applies to the subject property, in order to submit a new site plan for the proposed private school. The application also seeks to allow no Electric Vehicle Supply Equipment (EVSE) Ready parking spaces on the facility as otherwise required by Code.

- (1) SPECIAL EXCEPTION and UNUSUAL USE to permit a private school, grades Pre-K to 6.
- (2) MODIFICATION of Condition #2 of Resolution No. Z-170-93, passed and adopted by the Board of County Commissioners, modified by Resolution No. CZAB11-31-05, as modified by Resolution No. CZAB11-3-12, and last modified by Resolution No. CZAB11-11-19, all passed and adopted by the Community Zoning Appeals Board #11, 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 "Miami Baptist Church Inc.," as prepared by Fanjul & Associates, LLC, dated stamped received 7/18/19, consisting of 1 sheet."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Lifted Academy", as prepared by Merlo & Associates, consisting of 3 sheets, and landscape plans as prepared by Thomas Engineering Group, consisting of 5 sheets, all dated stamped received 5/25/23, for a total of 8 sheets."

(3) MODIFICATION of Paragraph #1 of the Covenant Running with the Land in Lieu of Unity of Title, recorded in Official Record Book 28049, Pages 0297-0310, only as it applies to the subject property, and reading as follows:

From: "1. The Property will be developed in substantial conformity with the site plan entitled, "TD Bank-West Kendall,' as prepared by Bergmann Associates, dated stamped received December 02, 2011, consisting of 6 sheets, "TD Bank" as prepared by Bohler Engineering, dated stamped received December 02, 2011 consisting of 12 sheets, "TD Bank/West Kendall Drive" prepared by Atlas Sign Industries, dated stamped received December 02, 2011, "West Kendal Baptist Church," as prepared by South Bay Architects, consisting of 9 sheets, dated stamped received 4/25/05 and one boundary survey as prepared by Wenceslao Ortega, Professional Surveyor, dated stamped received 04/25/05 and sign plans as prepared by Linville Graphics, Inc. consisting of 6 sheets, dated stamped received 4/25/05. No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Permitting, Environment and Regulatory Affairs or its successor Department."

To: "1. The Property will be developed in substantial conformity with the site plan entitled, "Lifted Academy", as prepared by Merlo & Associates, consisting of 3 sheets, and landscape plans as prepared by Thomas Engineering Group, consisting of 5 sheets, all dated stamped received 5/25/23, for a total of 8 sheets. No modification shall be effected in said site plan without the written consent of the then owner(s) of the Property, and the Director of the Department of Regulatory and Economic Resources or its successor Department."

(4) MODIFICATION of paragraphs of a Covenant Running with the Land in Lieu of Unity of Title, as recorded in Official Record Book 28049, Pages 0297-0310, only as it applies to the subject property, to allow the Covenant to be modified administratively as permitted by County Code, to provide how the Covenant is addressed in cases of annexation or incorporation, and to update other provisions to current standard "Miscellaneous" clauses.

The purpose of requests #2, #3 and #4 is to allow the applicant to modify a previously approved resolution, and to modify a prior covenant only as it applies to the subject property, in order to submit a new site plan for a private school, with the same maximum total of 144 students as was previously approved for the day care center currently located on the subject site, and to allow future modifications of said covenant as permitted by code.

(5) NON-USE VARIANCE to permit 0 EVSE Ready Spaces (4 EVSE Ready Spaces required).

maps consisting of 10 sheets dated stamped received 10/18/22, for a total of 22 sheets. Plans may be modified at public hearing.

LOCATION: 19250 SW 344 Street, Miami-Dade County, Florida
SIZE OF PROPERTY: ±9.49-gross Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions of requests #2 through #6, denial without prejudice of request #1.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from September 20, 2023

DEFERRED ITEM

ARCHIMEDES XXII, LLC. Z2022000221

BCC/District 08

THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #14, WHICH DENIED WITHOUT PREJUDICE, THE FOLLOWING:

The application is to permit a rezoning of the subject parcel from AU, (1 residential unit for every 5 acres) to EU-M (minimum 15,000 square foot lots), which could allow the property to be developed with more residential units than currently allowed. Additionally, the application seeks to permit lots with less lot coverage, lot frontage and area than required by Code.

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District to EU-M, Estate Modified District.
- (2) NON-USE VARIANCE to permit minimum lots size of 11,100 sq. ft. (12,000 sq. ft. gross required).
- (3) NON-USE VARIANCE to permit lots with a minimum frontage of 69' (100' required).
- (4) NON-USE VARIANCE to permit a maximum lot coverage of 46% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "CC SOUTH DADE - PHASE 2" as prepared by WHITMORE CONSULTING ENGINEERS, consisting of four (4) sheets, dated stamped received 12/01/2022 and "PHASE 2 DADE COUNTY FL", as prepared by CRAVEN THOMPSON AND ASSOCIATES, INC, dated stamped received 11/30/22 for a total of twelve (12) sheets. Plans may be modified at public hearing.

LOCATION: Lying between SW 284 Street and theoretical SW 286 Street and between SW 173 Ave and SW 177 Avenue (Krome Avenue), Miami-Dade County, Florida
SIZE OF PROPERTY: 27.32 Acres

Department of Regulatory and
Economic Resources
Recommendation of the appeal:

Approval of request #1 and approval with conditions of request #2, #3 and #4. Subject to the acceptance of the proffered covenant.

Previous Recommendation
to the CZAB:

Approval of request #1 and approval with conditions of request #2, #3 and #4. Subject to the acceptance of the proffered covenant. (Original Staff Recommendation to the CZAB is attached).

Protests: _____ 0 _____

Waivers: _____ 0 _____

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRIDE C.Z.A.B.): _____

DEFERRED: _____

Deferred from September 20, 2023

APPEAL ITEM

7500 SW 8 ST, LLC. Z2018000170

BCC/District 10

THE APPLICANT IS APPEALING THE DECISION OF COMMUNITY ZONING APPEALS BOARD #10, WHICH DENIED WITHOUT PREJUDICE, THE FOLLOWING:

The application is to modify the condition of a prior resolution in order to submit revised plans showing additional parking area onto the adjacent lot to the southwest, for the previously approved and existing medical office. Additionally, the application seeks to allow parking in a residential zoning district where none is allowed by Code, not have the wall buffer where a business zoned lot abuts a residential zoned parcel, and for parking to encroach closer than 25 feet from SW 76 Avenue. In the alternative, the application seeks to permit a rezoning of the subject property from BU-2 (Special Business District) and RU-2 (minimum 7,500 square foot lots) to BU-2. With either of the alternatives, the application seeks to allow parking spaces that do not meet the minimum Code requirements, to provide less than the required number of street trees on the subject property.

- (1) MODIFICATION of Condition #2 of Resolution #4-ZAB-120-91, passed and adopted by Zoning Appeals Board, last modified by Resolution #Z-55-97, passed and adopted by the Board of County Commissioners, reading as follows:

From: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing "Rainbow Health Corporation," as prepared by Bellon & Taylor, Architects, dated last revised 3/10/97, along with a survey of the subject property entitled 'Location Sketch-Sketch of Survey,' as prepared by Nova Surveyors,' Inc. dated 5-13-93, and consisting of two (2) sheets and 'Rainbow Medical Plaza," as prepared by Bellon/Group Architects, dated stamped received 4-9-91, except as herein modified to eliminate compact parking stalls."

To: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Parking Lot Expansion for 7500 SW 8 St, LLC" as prepared by Bellon Architecture, consisting of 4 sheets, dated stamped received 3/15/23."

The purpose of request #1 is to allow the applicant to submit revised plans showing additional parking area onto the adjacent lot to the southwest, for the previously approved medical office.

- (2) USE VARIANCE to permit a parking lot in the RU-2, Two-Family Residential zoning district, as would be permitted in the BU-2, Special Business District zoning district.
- (3) NON-USE VARIANCE to permit parking within 25' of an official right-of-way (not permitted).
- (4) NON-USE VARIANCE to waive the 5' high decorative masonry wall required along the property line for the business lot where it abuts a residential district.

OR IN THE ALTERNATIVE

- (5) DISTRICT BOUNDARY CHANGE from BU-2, Special Business District, and RU-2, Two-Family Residential District, to BU-2, Special Business District.

AND WITH EITHER OF THE ABOVE ALTERNATIVE REQUESTS

- (6) NON-USE VARIANCE to permit parking spaces with a minimum stall depth of 16'-3" (18' required) and a minimum stall width of 7'-1" (8'-6" required).
- (7) NON-USE VARIANCE to permit parking spaces with a minimum back-out dimension of 20' (22' required).
- (8) NON-USE VARIANCE to permit 18 street trees (24 street trees required).

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: Lying south of SW 8 Street, between SW 75 Avenue and SW 76 Avenue, AKA 7500 SW 8 Street, 823 & 843 SW 76 Avenue, and 820 & 902 SW 75 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 1.60 Acres

Department of Regulatory and
Economic Resources
Recommendation of the appeal:

**Denial without prejudice.
(Uphold CZAB decision – requires the
affirmative votes of 2/3 of the Board
members present).**

Previous Recommendation
to the CZAB:

**Denial without prejudice.
(Original Staff Recommendation to the
CZAB is attached)).**

Protests: _____ 0 _____

Waivers: _____ 0 _____

DENIAL OF APPEAL (SUSTAIN C.Z.A.B.): _____

APPROVAL OF APPEAL (OVERRIDE C.Z.A.B.): _____

DEFERRED: _____

CURRENT ITEM

MIAMI COMMUNITY CHARTER SCHOOLS, INC. Z2020000191

BCC/District 09

The applicant is requesting to permit the rezoning of the subject property from AU (minimum 5 gross acre lots) to RU-4L (multi-family residential, maximum of 23 units per acre), which will allow the property to be developed with more residential units than currently allowed under the current zoning designation.

DISTRICT BOUNDARY CHANGE from AU, Agricultural District to RU-4L, Limited Apartment House District.

LOCATION: Located at the northeast corner of S.W. 358th Street and S.W. 192nd Avenue (Tower Rd), aka 35655 SW 192 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 10.33 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

FRAISA CORPORATION Z2022000144

BCC/District 09

The application seeks to modify conditions of prior resolutions in order to submit a revised site plan to expand the existing daycare facility onto additional property showing the proposed expansion and to increase the number of students from 80 to 140 children. The application also seeks to allow for less street dedication for the portion of the site fronting SW 117 Avenue, to permit parking within 25' of the right-of-way along SW 117 Avenue and to permit a parking lot buffer less than required.

(1) UNUSUAL USE to permit the expansion of a previously approved day care center onto additional property to the north.

(2) MODIFICATION of Conditions #2 and #6 of Resolution No. CZAB14-27-98, passed and adopted by the Community Zoning Appeals Board (CZAB) #14 las modified by Resolution No. CZAB14-8-09 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 "Proposed Extension The Second House Day Care #4", as prepared by Remberto Contreras, P.E. and plans entitled "Proposed Daycare Center", as prepared by M.J., all dated stamped received 10/24/08 for a total of 6 sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "2nd House Day Care" as prepared by Osvaldo Marrero Architect, consisting of 4 sheets, with sheets L-1 dated stamped received 3-17-23 and sheets A1, dated stamped received 11/23/22 and sheets A2 and A2.1 dated stamped received 11-10-22."

FROM: "#6. That the use shall be restricted to a maximum number of eighty (80) children.

To: #6. That the use shall be restricted to a maximum number of one-hundred forty (140) children."

The purpose of the request #2 is to allow the applicant to modify the conditions of prior resolutions in order to submit a revised site plan showing the expansion of the existing daycare onto additional property and increase the student count for the school.

(3) NON-USE VARIANCE of the zoning and subdivision regulations requiring section line rights-of-ways to be 80' in width, to waive same to permit a 35' dedication for the east half of SW 117 Avenue (40' required).

(4) NON-USE VARIANCE to permit parking within 25' of an official right-of-way (not permitted).

(5) NON-USE VARIANCE to permit a parking lot buffer with a width of 5' (7' required).

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: 20831 SW 117 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.70 Acre

Department of Regulatory and
Economic Resources
Recommendation:

**Denial without prejudice of request #1,
approval with conditions of requests #2
through #5.**

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

BETTER HOME INVESTMENTS, LLC. Z2022000179

BCC/District 09

The application is to permit a rezoning of the subject parcel from AU (1 residential unit minimum 5 acres gross) to RU-1M(b) (minimum 6,000 square foot lots). Which could allow more residential units than currently allowed.

- 1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to RU-1M(b), Modified Single-Family Residential District.
- 2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (50' required) and to have access to a public street by means of a private drive.

LOCATION: 18050 SW 110 Avenue, Miami-Dade County, FL

SIZE OF PROPERTY: 1.16 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Approval of request #1 and approval with
conditions of request #2.**

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

MARTHA MAS, ALLEXY VERDECIA, ROBERTO VERDECIA MAS Z2022000218

BCC/District 09

The applicant is requesting to permit a parcel of land with less lot area than required by Code.

NON-USE VARIANCE to permit a parcel of land with a lot area of 2.65 gross acres (5 gross acres required).

Survey is on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Lot Vacant #20490" as prepared by Professional Surveyors and Mappers, consisting of 1 sheet dated stamped received 09-13-22. Plan may be modified at Public Hearing.

LOCATION: Located approximately 335 feet east of SW 207 Avenue and south of SW 188 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.65 Acres

Department of Regulatory and Economic Resources
Recommendation:

Approval of request #1 and denial without prejudice of requests #2 and #3.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

JMC GROVES, LLC. Z2022000268

BCC/District 08

The application seeks a rezoning from AU (Agricultural, 1 residence per 5 acres) to PAD (Planned Area Development) in order to develop the subject property with 288 residential units. Additionally, the application also seeks to permit the proposed residences to have no frontage on a public street and be located on private drives, to allow for less common and private open space than required by Code, and to permit unit Model "E" with no parking spaces.

1. DISTRICT BOUNDARY CHANGE from AU, Agricultural District to PAD, Planned Area District.
2. NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit certain residential lots with 0' of frontage and to permit access to a public street by means of private drives.
3. NON-USE VARIANCE to permit 20.83% of common open space (30% required).
4. NON-USE VARIANCE to permit detached single-family residences arranged in clusters and containing a minimum of 36% of private open space and the single-family residences with a minimum of 31% of private open space (125% of the interior gross square footage of the ground floor of each unit required).
5. NON-USE VARIANCE to permit unit Model "E" with 0 parking spaces (2 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "JMC Groves" as prepared by Pazscual, Perez, Kiliddjian, Starr and Associates, consisting of 28 sheets, Corwill Architects, consisting of 32 sheets, Robayna and Associates, consisting of 7 sheets, and Witkin Hults and Partners, consisting of 15 sheets for a total of 82 sheets all dated stamped received 5/2/23. Plans may be modified at public hearing.

LOCATION: Lying south of SW 272 Street and lying on the east and west sides of SW 159 Avenue, Miami-Dade County, Florida
SIZE OF PROPERTY: +/- 38.48-gross (+/-36.45-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of request #1, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20220018) *, and approval with conditions of requests #2 through #5.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM
INTIRAYMI FIGUEROA Z2023000014

BCC/District 08

The application is to allow proposed additions to an existing single-family residence and two existing sheds to be located closer to the front, interior side and side street property lines than required by Code. Additionally, the application seeks to permit two sheds on a lot where only one is allowed and to allow one of the sheds to be larger in size than allowed by Code.

- (1) NON-USE VARIANCE to permit proposed additions to an existing single-family residence to setback 17.62' (25' required) from the front (south) property line.
- (2) NON-USE VARIANCE of the zoning and subdivision regulations limiting one utility shed to one residential lot; to waive same and to permit two (2) sheds on the subject lot.
- (3) NON-USE VARIANCE of the zoning and subdivision regulations requiring a utility shed not to exceed 20% of the sq. ft. of the principal building on the property, up to 400 sq. ft.; to waive same and permit existing Shed #1 with 656.31 sq. ft. and existing Shed #2 with 73.26 sq. ft. for a total of 729.57 sq. ft. (400 sq. ft. maximum permitted).
- (4) NON-USE VARIANCE to permit the existing Shed #1 to setback 7.31' (7.5' required) from the rear (north) property line and to setback a minimum of 2.59' (30' required) from the side street (east) property line.

(5) NON-USE VARIANCE to permit the existing Shed #2 to setback a minimum of 0.85' (20' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Proposed Residence Remodeling for Intiraymi Figueroa" as prepared by Gabriel Salazar, Salazar Architectural Group, dated stamped received 05/23/2023, consisting of a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 16421 SW 292 Street, Miami-Dade County, Florida.
SIZE OF PROPERTY: 0.33 Acre

Department of Regulatory and
Economic Resources
Recommendation:

**Approval with condition of request #1,
denial without prejudice of requests #2
through #5.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

MT. MORIAH BAPTIST CHURCH, INC. Z2023000092

BCC/District 09

The application seeks to reduce the required sidewalks and landscape strip abutting the property, to permit a fence to be taller than required, to permit driveways to be wider than permitted and to permit the parking area to be located in front of the principal building. These requirements are applicable within the Urban Centers.

- (1) NON-USE VARIANCE to permit 5' wide sidewalks (6' wide sidewalk required) and to permit a 5' landscape strip (8' landscape strip required) along the SW 169 Street and SW 100 Avenue street frontages.
- (2) NON-USE VARIANCE to permit a fence to be 6' in height (3'-6" maximum permitted) when located in front of the build to line.
- (3) NON-USE VARIANCE to the Perrine Community Urban Center District (PECUC) Regulations to allow for driveways with a width of 24' (20' maximum allowed for civic uses).
- (4) NON-USE VARIANCE to the Perrine Community Urban Center District (PECUC) Regulations to allow for parking to be located in front of the principal building (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "FAMILY LIFE CENTER HALL", as prepared by CTD Architecture INC.,

consisting of six (6) sheets dated stamped received 7/13/23 and one (1) sheet dated 8/21/2023, for a total of seven (7) sheets. Plans may be modified at public hearing.

LOCATION: 16900 SW 100 Avenue, Miami-Dade County, Florida
SIZE OF PROPERTY: 2.24 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

JOSEPH MILTON REVOCABLE TRUST Z2023000108

BCC/District 08

The application is to allow a complex of buildings to be used as a single-family residence.

UNUSUAL USE to permit a complex of buildings to be used as a single-family residence.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Milton Ranch Renovation", as prepared by Axioma3 Architects (a.k.a. axioma 3 Inc.), sheet A-200 dated stamped received 05/22/2023 and sheets A-100 and A-300 dated stamped received 04/07/2023 consisting of a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 15175 SW 212 Street, Miami-Dade County, FL
SIZE OF PROPERTY: +/- 5.17 Acres Gross

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

JOSE FADUL BATISTA Z2023000170

BCC/District 09

The applicant is requesting to permit a parcel of land with less lot frontage and less lot area than required by code.

NON-USE VARIANCE to permit a parcel of land with a lot frontage of 167.85' (200' required) and a lot area of 1.19 gross acres (5 gross acres required).

A survey is on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Boundary Survey", as prepared by JAF SURVEYING SERVICES, INC, dated stamped received 06/7/2023 consisting of 1 sheet.

LOCATION: Lying north of SW 198 Street and approximately 315' west of SW 204 Avenue A/K/A 20401 SW 198 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 1.19 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

T H E E N D

MDC021

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.