

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Board of County Commissioners**

PH: Z22-218

November 16, 2023  
Item No. 1B

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Martha Mas, Alexy Verdecia, Roberto Verdecia Mas
<b>Summary of Requests</b>	The applicants are requesting to permit a parcel of land with less lot area than required by code.
<b>Location</b>	Lying approximately 335 feet east of SW 207 Avenue and south of SW 188 Street, Miami-Dade County, Florida.
<b>Property Size</b>	2.58 Gross Acres
<b>Existing Zoning</b>	GU, Interim District trended Agricultural
<b>Existing Land Use</b>	Vacant
<b>2030-2040 CDMP Land Use Designation</b>	Agriculture <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(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards other than airport regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Denial without prejudice.</b>

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this application pursuant to Section 20-42(E), which states "If a Community Council, in its capacity as a Community Zoning Appeals Board, does not have sufficient elected or appointed members in office to constitute a quorum at the time an application for zoning action is ready to be noticed for public hearing before that Community Council, such application shall be noticed and scheduled for public hearing directly before the Board of County Commissioners on the next available zoning agenda."

**PROCEDURAL HISTORY:**

Prior to the public hearing being held, this item was deferred to no date certain subject to renote at the applicants request by the Community Zoning Appeals Board (CZAB) 14 from the January 24, 2023 meeting. The applicant then requested to be heard by the BCC pursuant to Section 33-314(A)(5). This item was deferred from the October 19, 2023 meeting of the BCC in order to readvertise the requests sought under this application.

The public hearing for this item has not been held.

**REQUEST:**

- 1) NON-USE VARIANCE to permit a lot area of 2.58 gross acres (5 gross acres min. 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.

**PROJECT DESCRIPTION:**

The applicants seek to approval of a lot which does not meet the lot area requirements for the GU zoned parcel trended Agriculture in order to permit the future development of a single-family residence on the parcel.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	GU w/ AU trend; vacant	Agriculture
<b>North</b>	GU w/ AU trend; residence	Agriculture
<b>South</b>	GU w/ AU trend; residences	Agriculture
<b>East</b>	GU w/ AU trend; residence	Agriculture
<b>West</b>	GU; storage building	Agriculture

**NEIGHBORHOOD COMPATIBILITY:**

The 2.58 gross acre subject property is located in an agricultural area located outside the Urban Development Boundary. The surrounding area is a mix of single-family residences, vacant land and farmland with associated agricultural related service buildings.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicants to obtain approval of a 2.58-gross acre substandard GU zoned parcel trended Agriculture in order to build a single-family residence. Staff opines that approval would lead to the proliferation of substandard lots.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is located outside the Urban Development Boundary and is designated as **Agriculture** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The CDMP interpretative text for the Agriculture land use category, states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences*. In order to protect the agricultural industry, *residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area*. The applicants are requesting to permit a 2.58-gross acre parcel where 5-gross acres is required.

Staff researched several parameters to determine if the subject parcel qualifies for the stated exemption above. The subject site is currently vacant and has not had site improvement permits

to show any grandfathering of this parcel as a legally divided lot. Staff's research indicated that the subject site is not surrounded on three or more contiguous sides by other properties that are predominately and lawfully parcelized. As such, staff opines that the approval of the 2.58 gross acre parcel (5 gross acres minimum required) would be **inconsistent** and would not meet the criteria outlined in the interpretative text for properties designated Agricultural on the CDMP LUP map.

### **ZONING ANALYSIS:**

The applicants are seeking approval of a substandard GU zoned parcel trended agriculture located outside of the Urban Development Boundary (UDB) with a lot area of 2.58 gross acres (5 gross acres required). When the aforementioned request is analyzed under Section 33-311 (A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations, staff opines that although the approval of the request would be **compatible** with the surrounding area staff opines that approval with the request will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which are to protect the general welfare of the public, particularly as it affects the appearance and stability of the community.

Staffs research of the area has found several approvals granted similar to what is being requested by the applicants within the area. For example, pursuant to Resolution #CZAB14-53-05, the property located lying approximately 330' west of SW 202 Avenue and south of SW 188 Street was granted approval to permit a lot area of 2.57-gross acres where 5-gross acres is required. Also, pursuant to Resolution #CZAB14-15-98, the property located at the southeast corner of SW 202 Avenue and SW 190 Street was granted approval to permit the subdivision of a parcel into 2 single-family building sites each containing 2.598-gross acres each where 5-gross acres is required. Lastly, pursuant to Resolution #4ZAB-518-87, the property located on the north side of SW 200 Street and 168' east of theoretical SW 205 Avenue was granted approval to permit a lot area of 1.28- gross acres where 5-gross acres required together with a variance of the required lot frontage.

Although research by staff found several approvals of parcels with less lot area than required by code, staff notes that the subject property is not surrounded on three or more contiguous sides by other properties that are predominately and lawfully parcelized with the same lot area as the subject property. Staff opines approval of the application would lead to the proliferation of sub-standard lots within the immediate vicinity. As such, staff opines that approval of this application would be **inconsistent** with the CDMP and said request should not be approved. **Therefore, staff recommends denial without prejudice under Section 33-311 (A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations Standards.**

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

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

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Denial without prejudice.**

Martha Mas, Alexy Verdecia, Roberto Verdecia Mas  
Z22-218  
Page || 4 of 6

**CONDITIONS FOR APPROVAL:** none

ES:JB:SS:JR

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

**ZONING RECOMMENDATION ADDENDUM**

Martha Mas, Alexy Verdecia, Roberto Verdecia Mas  
 Z22-218

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection

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

<p><b>Agriculture</b> (Pg. 1-58)</p>	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p> <p><i>Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning deemed to be consistent with this Plan unless such use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as</i></p>
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	<p><i>provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.</i></p>
<p><b>Urban Development Boundary (Pg. I-60)</b></p>	<p><i>The Urban Development Boundary (UDB) is included on the LUP map to distinguish the area where urban development may occur through the year 2020 from areas where it should not occur. Development orders permitting urban development will generally be approved within the UDB at some time through the year 2020 provided that level-of-service standards for necessary public facilities will be met. Adequate countywide development capacity will be maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB, when the need for such change is determined to be necessary through the Plan review and amendment process.</i></p> <p><i>The CDMP seeks to facilitate the necessary service improvements within the UDB to accommodate the land uses indicated on the LUP map within the year 2020 time frame. Accordingly, public expenditures for urban service and infrastructure improvements shall be focused on the area within the UDB, and urban infrastructure is discouraged outside the UDB. In particular, the construction of new roads, or the extension, widening and paving of existing arterial or collector roadways to serve areas outside the UDB at public expense will be permitted only if such roadways are shown on the LUP map and in the Transportation Element.</i></p> <p><i>The entire unincorporated area within the UDB is eligible to receive and utilize Severable Use Rights (SURs) in accordance with the provisions of Chapter 33-B, Code of Miami-Dade County. Accordingly, certain developments as specified in Chapter 33-B may be entitled to density or floor area bonuses as authorized in Chapter 33-B. If the existing SUR program is modified pursuant to Land Use Element Policy LU-9C or other transferrable development rights programs are established, all rights established by such programs shall be transferable to receiver sites inside the UDB as established in those programs.</i></p> <p><i>No new commercial agriculture use of property shall be established within the Urban Development Boundary, except on property designated Agriculture on the LUP map or zoned AU (Agricultural) or GU (Interim). All property within the UDB not designated Agriculture or zoned AU or GU shall not be permitted to be used for the establishment of any new commercial agricultural use. An additional exception is that land in utility easements or rights-of-way or airport or other large government – owned properties may be approved for new commercial agricultural uses where the use would be compatible with, and would have no unfavorable effect on, the surrounding area. Commercial agricultural uses include, without limitation, all uses of property associated with commercial horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; apiculture; pisciculture, when the property is used principally for the production of tropical fish; all forms of farm production; and all other such uses, except retail nurseries and retail greenhouses. Incidental agricultural use of property, such as non-profit community or rooftop gardening, specifically authorized by zoning which is otherwise consistent with the LUP map does not constitute commercial agriculture use within the meaning of this provision.</i></p>

**PERTINENT ZONING REQUIREMENTS/STANDARDS**

<p><b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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*Building and Neighborhood Compliance*

**ENFORCEMENT HISTORY**

MARTHA MAS, ALLEXY VERDECIA &  
ROBERTO VERDECIA MAS

Approx. 205 Ave and SW 190 ST  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

PENDING

Z2022000218

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**DATE**

**HEARING NUMBER**

**FOLIO No: 30-6803-000-0055**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

May 23, 2023

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases

**VIOLATOR:**

Martha Mas, Allexy Verdecia & Roberto Verdecia Mas


**OUTSTANDING LIENS AND FINES:**

There are no outstanding Liens, fines, or fees

# Memorandum

**Date:** May 18, 2023

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

**From:** Lisa M. Spadafina, RER Assistant Director  
Division of Environmental Resources Management 

**Subject:** Z2022000218-2<sup>nd</sup> Review  
Martha Mas, Allexy Verdecia, Roberto Verdecia Mas  
SW 188<sup>th</sup> Street and 205<sup>th</sup> Avenue  
DBC from GU to AG; NUV to allow a new single-family residence and  
Ag uses at a 2.58-acre property (where 5 acres are required)  
(GU) (2.58 Acres)  
03-56-38

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The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) 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.

#### Potable Water Service and Wastewater Disposal

Based on feasible distance requirements in the Code, the survey and information submitted with this application, the property is not currently within feasible distance to connect to public water and public sanitary sewers. Consequently, the proposed development would have to be served by an on-site drinking water supply well as source of potable water, and by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of the domestic liquid waste.

In accordance with the Code, the minimum lot size for a single-family residence served by an on-site domestic well and an OSTDS shall be 20,328 square feet (gross). Based on the available information, the existing lot complies with the abovementioned lot size requirements

Please note, prior to DERM approval of an on-site domestic well, the applicant shall demonstrate that the groundwater meets the water quality standards in the Code and the well is located a minimum of 100 feet away from all OSTDSs, surface waters and any other source of contamination. Notwithstanding the foregoing, the DERM approval of the on-site drinking water supply well will be subject to compliance with the minimum drinking water standards for a potable water supply well, including DERM review and approval of the on-site well and water treatment system.

**This analysis is based on water and sanitary sewer infrastructure as it exists at the time of this application. Please be advised that water and sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.**

Please note that the Board of County Commissioners adopted an ordinance related to new septic tank standards in July 2022 and an ordinance related to revised feasible distance provisions in October 2022.

**Conditions of Approval: None**

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day 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

An aerial review of the subject property does not indicate the presence of 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. Please contact Jennifer.Snell@miamidade.gov for additional information or concerns regarding this review.

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.

**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: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** May 10, 2023

**To:** Nathan Kogon, Assistant Director  
Development Services  
Department of Regulatory and Economic Resources (RER)

**From:** Maria A. Valdes, CSM, LEED® Green Associate  
Chief, Planning & Water Certification Section  
Water and Sewer Department (WASD)

A handwritten signature in blue ink, appearing to read "M. Valdes", is written over the "From:" field.

**Subject:** Zoning Application Comments - Verdecia Mas Property  
Application No. Z2022000218 - Revision No. 1 - (Pre-App. No. Z22P-213)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Verdecia Mas Property

Location: The proposed project is located approximately 670 Linear Feet west of the intersection of SW 188<sup>th</sup> Street and SW 204<sup>th</sup> Avenue with Folio No. 30-6803-000-0055, in unincorporated Miami-Dade County, **Outside the Urban Development Boundary (UDB).**

Proposed Development: The applicant is proposing the construction of a residence on a portion of the property and utilize the balance for agricultural purposes. The applicant is also requesting a non-use variance to permit a lot 2.58 gross acres where 5 gross acres are required and a district boundary change from GU (Interim Use) to AG (Agricultural District).

Recommendation: WASD has no objection to this application. There is no water and sewer infrastructure outside the UDB. Per CDMP policy, water and sewer infrastructure outside the UDB is not allowed unless found consistent with the goals and policies of the CDMP.

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 (786) 552-8121 or [benita.ramirez@miamidade.gov](mailto:benita.ramirez@miamidade.gov).

# Memorandum



Date: May 2, 2023

To: Nathan Kogon, Assistant Director  
Department of Regulatory and Economic Resources

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

Subject: Z2022000218  
Name: Martha Mas, Allexy Verdecia and Roberto Verdecia Mas  
Location: SW 188 Street and SW 205 Avenue  
Section 03 Township 56 South Range 38 East

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 dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application **does not** meet the traffic concurrency criteria for an Initial Development Order. It will generate **1 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips exceeds the acceptable level of service on one of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9880	SW 184 Street east of SW 177 Avenue	F	F

Please be advised, this application meets the criteria for *De minimis impact*, as defined in Section 33G, Code of Miami Dade County. Therefore, 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:** April 27, 2023

**To:** Nathan M. Kogon, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2022000218

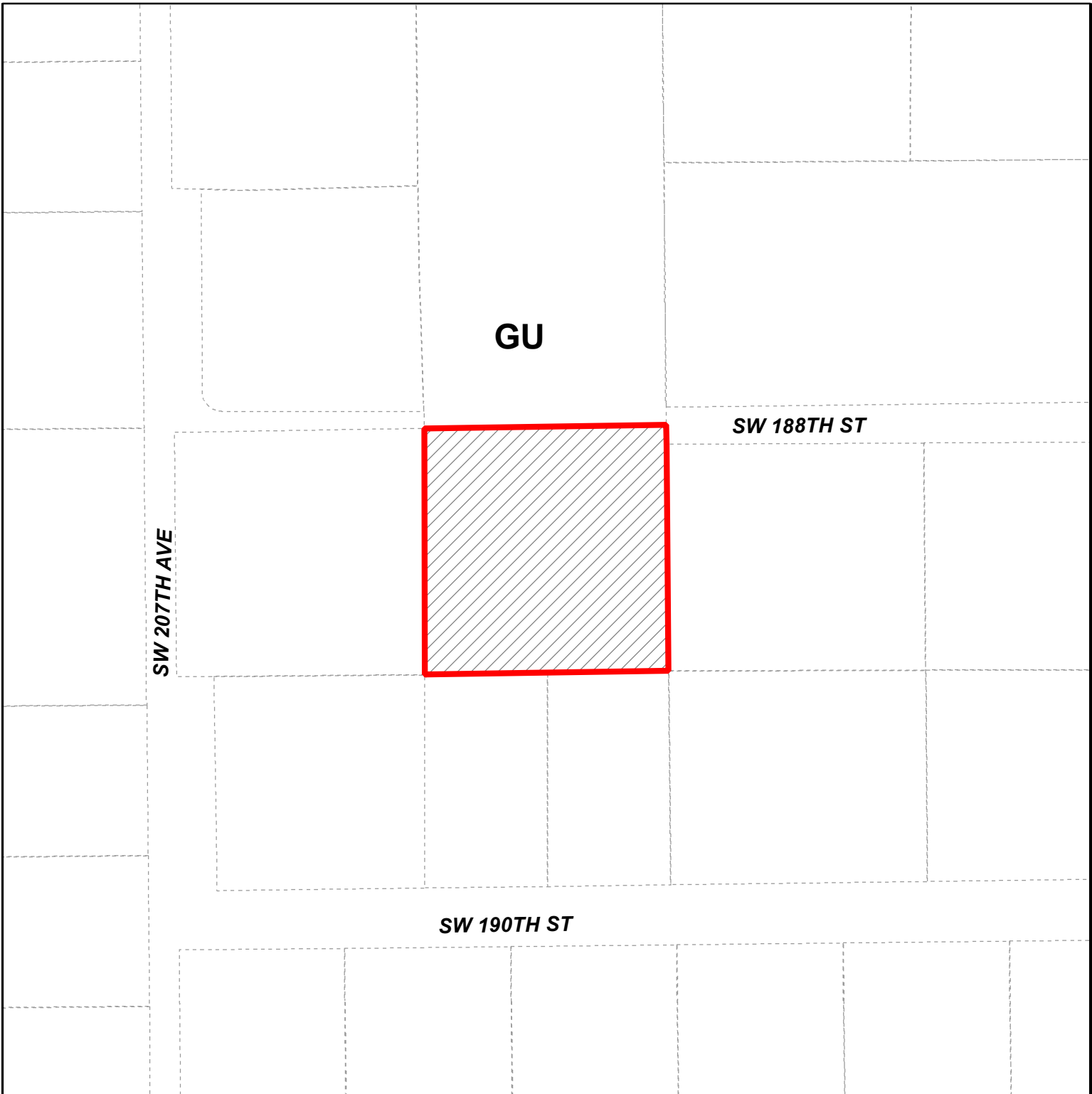
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The Miami-Dade Fire Rescue Department has **no objection** to request for non-use variance uploaded to “EnerGov” on 4/24/2022.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)  
Florida Administrative Code 69A  
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))  
Applicable adopted NFPA Standards  
County Code Chapter 14

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



**MIAMI-DADE COUNTY**

**HEARING MAP**



Process Number

**Z2022000218**



Section: 03 Township: 56 Range: 38  
 Applicant: Martha Mas  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, September 14, 2022

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2021**

**Process Number**  
**Z2022000218**

**Legend**  
 Subject Property

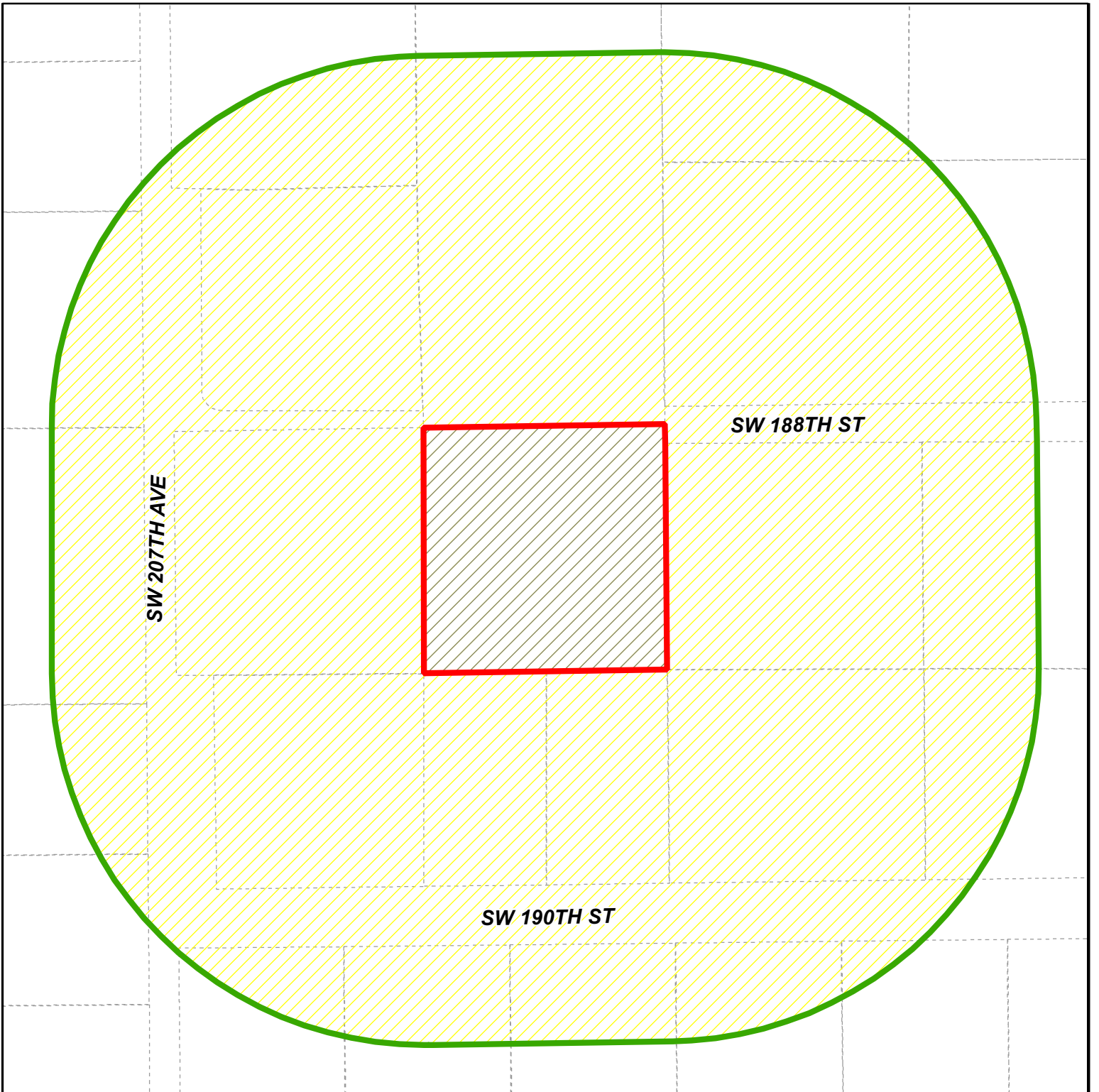


**Section: 03 Township: 56 Range: 38**  
**Applicant: Martha Mas**  
**Zoning Board: C14**  
**Commission District: 9**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Wednesday, September 14, 2022

REVISION	DATE	BY






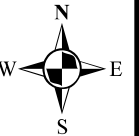
**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 03 Township: 56 Range: 38  
 Applicant: Martha Mas  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2022000218**  
 RADIUS: 500

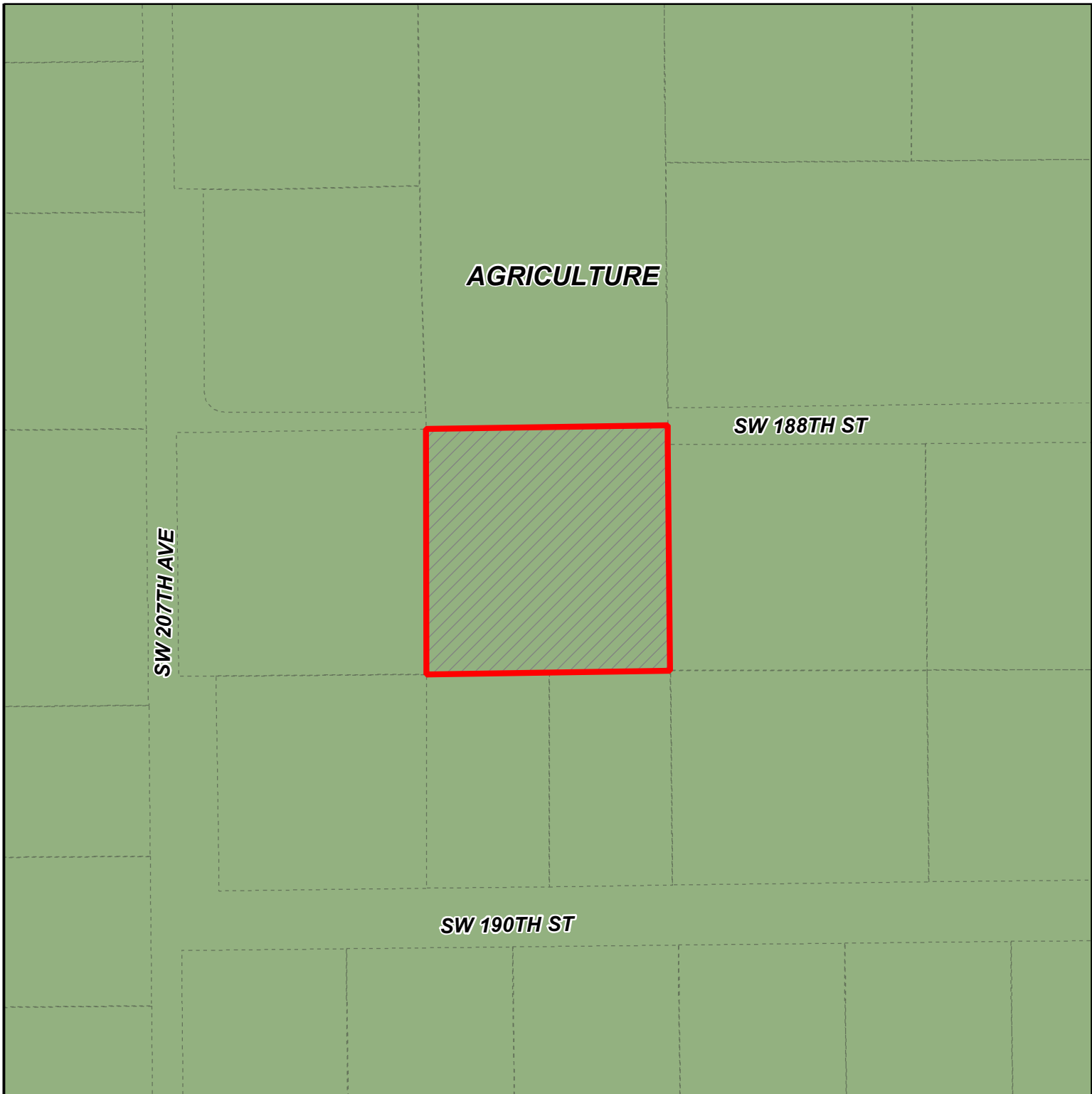
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, September 14, 2022

REVISION	DATE	BY



**MIAMI-DADE COUNTY**

**CDMP MAP**

**Process Number**

**Z2022000218**



**Section: 03 Township: 56 Range: 38**  
**Applicant: Martha Mas**  
**Zoning Board: C14**  
**Commission District: 9**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**

**Legend**

 Subject Property Case



SKETCH CREATED ON: Wednesday, September 14, 2022

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-218  
DATE: SEP 13 2022  
BY: CABR

**DISCLOSURE OF INTEREST\***

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z22-218

DATE: SEP 13 2022  
BY: CABR

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

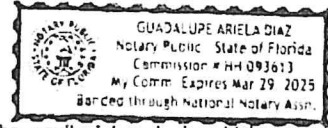
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]*  
Martha Mas (Applicant)

Sworn to and subscribed before me this 2 day of Sept, 2022. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
Guadalupe Ariela Diaz  
(Notary Public)



My commission expires \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.