



FINAL AGENDA

Community Zoning Appeals Board 8
 Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL
 Wednesday, June 18, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2024000013	3072 NW 79 St., LLC	24-13	53-41-09	N
2.	Z2024000067	Twine Investments, LLC	24-67	53-41-15	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF JULY 18, 2025

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.

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

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). 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.

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

PH: Z24-013

June 18, 2025

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	3072 NW 79 ST LLC
Summary of Request	The applicant seeks to allow a proposed liquor package store on the subject site to be spaced less than required from an existing public school.
Location	3072 NW 79 Street, Miami-Dade County, Florida.
Property Size	±0.026 Acres
Existing Zoning	NCUAD, North Central Urban Area District
Existing Land Use	Retail store
2030-2040 CDMP Land Use Designation	Community Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Deferral in order to allow the application to be re-advertised to include another existing public school that is spaced less distance than required from the proposed liquor packaging store.

REQUEST:

SPECIAL EXCEPTION to permit a proposed liquor package store spaced a minimum of 2,107.60' (2,500' required) from an existing public school.

A special purpose "Radial Sketch Survey" as prepared by Landmark Surveying & Associates Inc., dated stamped received 6/10/24 consisting of 1 sheet, the survey is on file and may be examined in the Department of Regulatory and Economic Resources.

PROJECT HISTORY AND DESCRIPTION:

Pursuant to Resolution #Z-14-12, the subject property is a part of a larger tract of land that was rezoned from numerous zoning districts, including the subject parcel, which was zoned BU-3, Liberal Business District, to the **North Central Urban Area District (NCUAD)**. All of the parcels within the boundaries of the approved NCUAD are regulated by plans and standards described in Ordinance #11-065, which are consistent with the Urban Center interpretative text. The NCUAD regulations provide the regulatory framework for all development within the NCUAD. Additionally, said ordinance designated the parcels within the NCUAD that are located to the south of the subject property, as MM, Mixed-Use Main Street and within the Core Sub-district.

The applicant now seeks approval to allow a proposed liquor package store on the subject property to be located at a distance less than the minimum required separation from existing public schools. Pursuant to Section 33-284.83(C) of the Standard Urban Center District Regulations, liquor package stores are permitted within the Core Sub-District; however, such uses must comply with the provisions of Article X of this chapter and all other applicable regulations of

the Code, including the requirement that liquor package stores be located a minimum of 2,500 feet from any church or school.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	NCUAD/MM; retail store	Community Urban Center
North	NCUAD/MM; vacant land	Community Urban Center
South	NCUAD/MM; duplexes	Community Urban Center
East	NCUAD/MM; retail stores	Community Urban Center
West	NCUAD/MM; retail stores	Community Urban Center

COMPREHENSIVE DEVELOPMENT MASTER PLAN and ZONING ANALYSIS:

This application needs to be deferred in order to be re-advertised for the purposes of including another existing public school that is spaced less distance than required from the proposed liquor packaging store. The CDMP and Zoning analysis will be provided in a later recommendation report.

RECOMMENDATION:

Deferral in order to allow the application to be re-advertised to include another existing public school that is spaced less distance than required from the proposed liquor packaging store.

ES:JB:SS:EA:PM

Eric Silva

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

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

PH: Z24-067

June 18, 2025

Item No. 2

Recommendation Summary	
Commission District	3
Applicant	Twine Investments, LLC.
Summary of Request	The applicant seeks to allow a parcel of land with less area and less lot frontage than required by Code.
Location	2141 NW 70 Street, Miami-Dade County, Florida.
Property Size	±0.086-gross (±0.069-net) Acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Inconsistent with interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit a parcel of land with a lot area of 3,018.75 sq. ft. (7,500 sq. ft. required) and a lot frontage of 40.25' (75' required).

PROJECT HISTORY AND DESCRIPTION:

In March 1914, pursuant to Plat Book (PB) 3-106, the subject property was part of a larger tract of land that was divided into smaller sub-standard lots. The subject property is a ±0.086-gross (±0.069-net) acre vacant parcel that is zoned RU-2, Two-Family Residential District, and is located within the Urban Development Boundary. The applicant seeks approval to allow this parcel of land to have less area and less lot frontage than otherwise required by code, in order to be able to develop the property. Any future development on the property will be required to comply with all applicable RU-2, Two-Family Residential District development standards. Staff notes that although no site plans were submitted with this application, that the applicant intends to develop the property with a duplex unit under the RU-2 zoning district standards.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2, vacant land	Low-Medium Density Residential (6 to 13 dua)
North	RU-2, single-family residence	Low-Medium Density Residential (6 to 13 dua)
South	RU-2, single-family residence	Low-Medium Density Residential (6 to 13 dua)
East	RU-2, single-family residence	Low-Medium Density Residential (6 to 13 dua)

West	RU-2, vacant land	Medium Density Residential (13 to 25 dua)
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NEIGHBORHOOD COMPATIBILITY:

The ±0.086-gross (±0.069-net) acre currently vacant subject property is a corner lot in an established residential neighborhood that is zoned RU-2, Two-Family Residential District. The surrounding area although characterized by similarly zoned RU-2 properties, is comprised of existing single-family residences to the north, south, and east, with a vacant parcel located directly to the west of the subject property.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to develop the property with infill housing on a substandard vacant lot that has less lot area and lot width than otherwise required by code. Staff however acknowledges that developing this sub-standard sized lot with anything more than a single-family unit would have negative visual impacts on a neighborhood that is primarily developed with single-family residences. The Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) in their memorandum states that the application meets the traffic concurrency criteria because the parcel lies within the urban infill area of the County where traffic concurrency does not apply. In addition, the application does not exceed the acceptable Level of Service (LOS) on the neighboring roadways, and it will generate approximately 1 PM peak hour vehicle trip.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.086-gross (±0.069-net) acre subject vacant 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**. Per the CDMP, *this category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The type of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.* The applicant seeks approval to allow the subject site to have less lot area and lot frontage than required by Code. Staff notes that although the surrounding properties are also zoned RU-2, they are developed with existing single-family residences, and although the typology is allowed under the RU-2 zoning district, a duplex residence on this sub-standard property would be an over-intensification of the parcel that would have an unfavorable effect on the surrounding area and would be **incompatible** with this neighborhood. As previously mentioned, this designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of one (1) dwelling unit on the ±0.086-gross acre subject site. As such, a duplex with two (2)-units exceeds the permitted density threshold and would be **inconsistent** with the Low-Medium Density Residential designation on the CDMP LUP map. However, staff is supportive of the request that would permit the parcel to have less lot area and lot width allowing the substandard vacant lot to be developed with infill housing, and opines that approval of the application with the condition restricting that the subject property be developed only as a single-family unit, would be **compatible** with the surrounding neighborhood, and would be **consistent** with the density threshold of the Low-Medium Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The ±0.086-gross (±0.069-net) acre subject vacant parcel is located at 2141 NW 70 Street, in an area developed with single-family residences. The applicant seeks approval for a lot area of 3,018.75 sq. ft. (7,500 sq. ft. required) and a lot frontage of 40.25' (75' required). When the abovementioned request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval with conditions of same would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the surrounding area. Staff's notes that although no site plan was submitted with this zoning application, that the applicant intends to develop this RU-2 zoned substandard lot as a duplex (2-units) residence. Staff opines that a proposed duplex residence on a 3,018.75 sq. ft. area with a frontage of 40.25' would be too intense and would be detrimental to that area. Staff further opines that the sub-standard subject site is not appropriate for a duplex residence, and the development of 2-units on this small parcel would be an overutilization of this parcel that would be out of character and **incompatible** with the existing single-family residential neighborhood, and would also be **inconsistent** with the Low-Medium Density Residential designation on the CDMP LUP map. However, as previously indicated, staff has no objections to the proposed request that will allow new development on a vacant substandard lot. Staff opines that approval of the request to allow a parcel of land with less area and less lot frontage than required would be **compatible** with the surrounding area, if the lot is restricted to be developed as a single-family residence use only. As such, staff recommends as a condition for approval that the subject site shall be developed with the maximum of one (1) dwelling unit only.

Staff's research of the area found similar approvals for substandard lots, that had sought to develop their lot with a proposed single-family residence. For example, the adjacent property to the east at 2135 NW 70 Street was approved under Resolution #CZAB8-33-10 for the development of a single-family home on a lot with a reduced frontage of 50.25 feet and a lot area of 3,768 square feet, along with setback reductions. Similarly, the property located further east at 2017 NW 70 Street received approval under Resolution #CZAB8-11-23 for a single-family home on a lot with 50 feet of lot frontage and 3,750 square feet of lot area, which also included approval of non-use variances for reduced setbacks. Based on this precedent and surrounding development patterns, staff opines that the Department would support the development of a single-family residence on the subject property as a more appropriate alternative to the proposed duplex.

Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) do not object to the application and state in their memorandum dated August 29, 2024, that the application meets traffic concurrency criteria, and will generate approximately 1 PM vehicle trip. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their attached memorandum, states that they do not object to the request sought under this application. Additionally, the attached memorandum from the Water and Sewer Department (WASD), states that they have no objection to this application. Further, the attached memorandum from the Miami-Dade Fire Rescue Department, indicates that approval of the application will not have a negative impact on the fire rescue services in the area. Based on the analysis provided previously, staff opines that approval of the application that would allow new development on a vacant substandard lot, would not be detrimental to the neighborhood or create adverse privacy or visual impacts on the adjacent residences in the area, and would be compatible with the surrounding neighborhood. As such, staff opines that 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 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: N/A

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That the subject site shall be developed with the maximum of one (1) dwelling unit.
2. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in its memorandum.

ES:JB:SS:EA:VM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Twine Investments, LLC.
PH: Z24-067

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection*
Platting and Traffic Review Section (RER)	No objection
Fire Rescue	No objection
Water & Sewer WASD	No objection
Building and Neighborhood Compliance (BNC)	No objection
Miami-Dade County office of Historic Preservation	No objection
*Subject to conditions in their memorandum.	

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

Low-Medium Density Residential (Pg. I-31)	This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-49. minimum widths, lot areas, lot coverage, and minimum building sizes.	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:																																																																					
	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>District</th> <th>Families</th> <th>Min. Width</th> <th>Min. Lot Area (Sq. Ft.)</th> <th>Max. Lot Coverage (% of Lot Area)</th> <th>Min. Bldg. Size (Cu. Ft.)</th> </tr> </thead> <tbody> <tr> <td>District</td> <td>Families</td> <td>Min. Width</td> <td>Min. Lot Area (Sq. Ft.)</td> <td>Max. Lot Coverage (% of Lot Area)</td> <td>Min Bldg. Size (Cu Ft)</td> </tr> <tr> <td rowspan="2">RU-1</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>40%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,000</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(a)</td> <td>1</td> <td>50'</td> <td>5,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(b)</td> <td>1</td> <td>60'</td> <td>6,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">RU-1Z</td> <td rowspan="2">1</td> <td>New sub.-45'</td> <td rowspan="2">4,500</td> <td rowspan="2">50%</td> <td rowspan="2">8,500</td> </tr> <tr> <td>Old sub."</td> </tr> <tr> <td rowspan="6">RU-2</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-None</td> <td>3,750</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">2 singles</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500 front res. 5,000 rear res.</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500 front res. 3,000 rear res.</td> </tr> <tr> <td rowspan="2">duplex</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500</td> </tr> </tbody> </table>	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
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Sec. 33-311(A)(4)(b) Non-Use	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																																																																					

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ZONING RECOMMENDATION ADDENDUM

*Twine Investments, LLC.
PH: Z24-067*

<i>Variances From Other Than Airport Regulations</i>	<i>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>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TWINE INVESTMENTS

2141 NW 70 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z20240000067

DATE

HEARING NUMBER

FOLIO: 30-3110-028-1120

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 29, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases.


OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees.

Memorandum

Date: June 10, 2025

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: Z2024000067-2nd Review
Twine Investments LLC
2141 NW 70th Street
NUV for lot coverage and setbacks requirements for proposed duplex
(RU-2) (0.11 acres)
10-53-41

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 related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of the requested non-use variances, the proposed duplex is 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. 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.

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.

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 DERM 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, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM 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, DERM 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: 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

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 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 Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Proposed New Site Plan for a Variance Application" prepared by Carl R. Harrigan, P.E., and dated as received by Miami-Dade County on July 31, 2024, was submitted with the subject application and indicates that tree resources onsite will not be removed. 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 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 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: August 22, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
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) 

Subject: Zoning Application Comments - TWINE INVESTMENTS
Application No. Z2024000067

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. The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: TWINE INVESTMENTS

Location: The proposed project is located on approximately 0.11 acres at 2141 NW 70th Street, with Folio No. 30-3110-028-1120, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance regarding lot width, lot area, and setback requirements in order to develop the subject property with one Duplex (2 Units), replacing vacant land.

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 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 the water. If a new connection is required, there is an existing 6-inch water main (E8435-5) abutting the property along NW 70th Street and another 6-inch water main (E8435-112) abutting the property along NW 21st Court, to where the developer may connect to provide water service for the 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, 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.

There is an existing 8-inch gravity sewer (ES149-23) partially abutting the property along NW 70th Street and another 8-inch gravity sewer (ES8366-8-9) abutting the property along NW 21st Court, 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: 4.50 hrs.
Proposed Development: 300 gpd
Proposed Projected NAPOT: 4.50 hrs.

P.S. No. 1

Existing NAPOT: 4.88 hrs.
Proposed Development: 300 gpd
Proposed Projected NAPOT: 4.88 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, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: August 29, 2024

To: Eric Silva, AICP, 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: Z2024000067
Name: Twine Investments LLC
Location: 2141 NW 70 Street
Section 10 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 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 **1 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: October 10, 2024
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000067

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 10/09/2024.

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@miamidadegov or call 305-775-3357.

Memorandum



Date: August 8, 2024

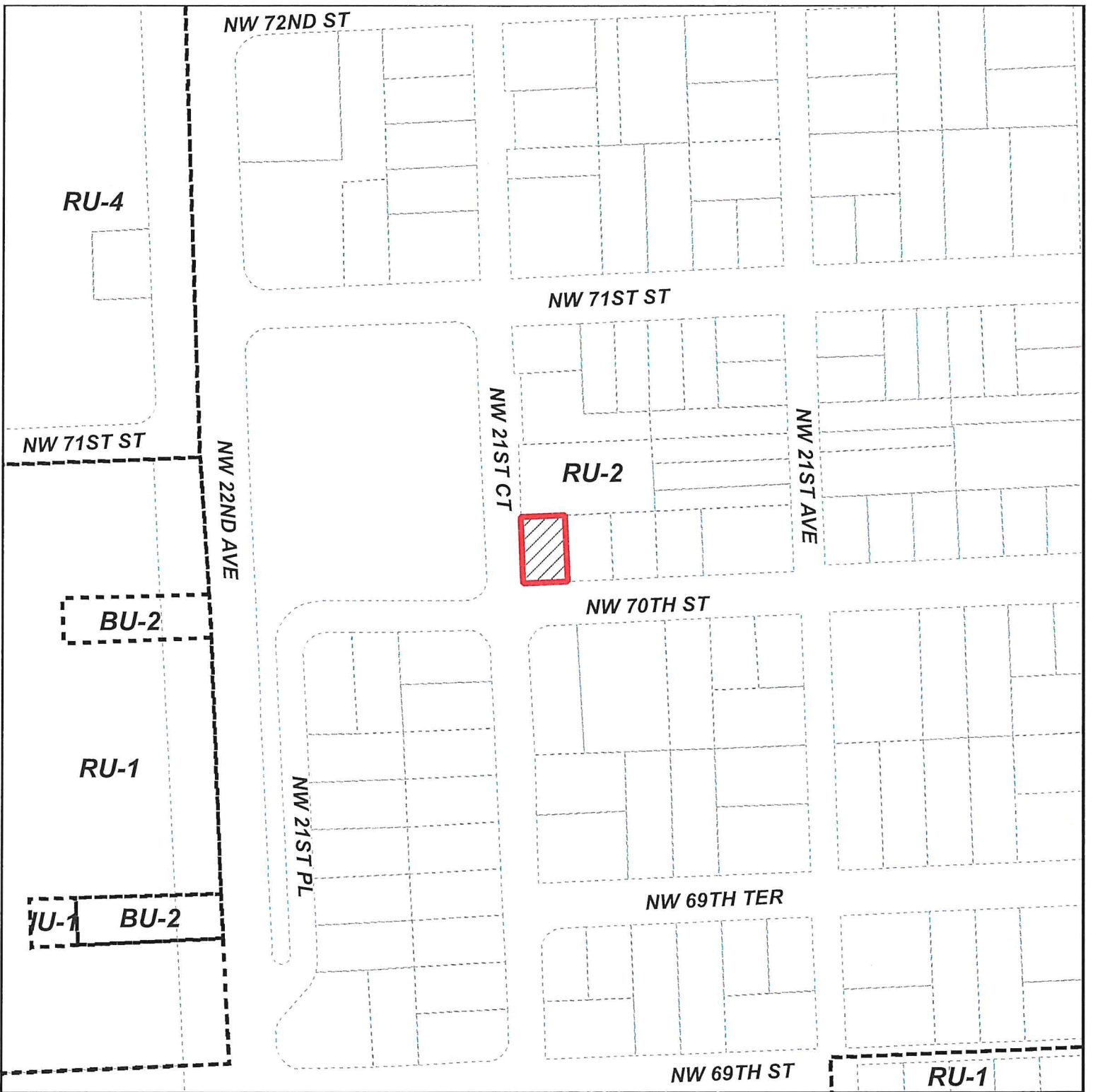
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000067 Twine Investments, LLC

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.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000067



Section: 15 Township: 53 Range: 41
 Applicant: TWINE INVESTMENTS LLC TWINE INVESTMENTS LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		11



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number

Z2024000067

Legend



Subject Property



Section: 15 Township: 53 Range: 41

Applicant: TWINE INVESTMENTS LLC TWINE INVESTMENTS LLC

Zoning Board: C8

Commission District: 3

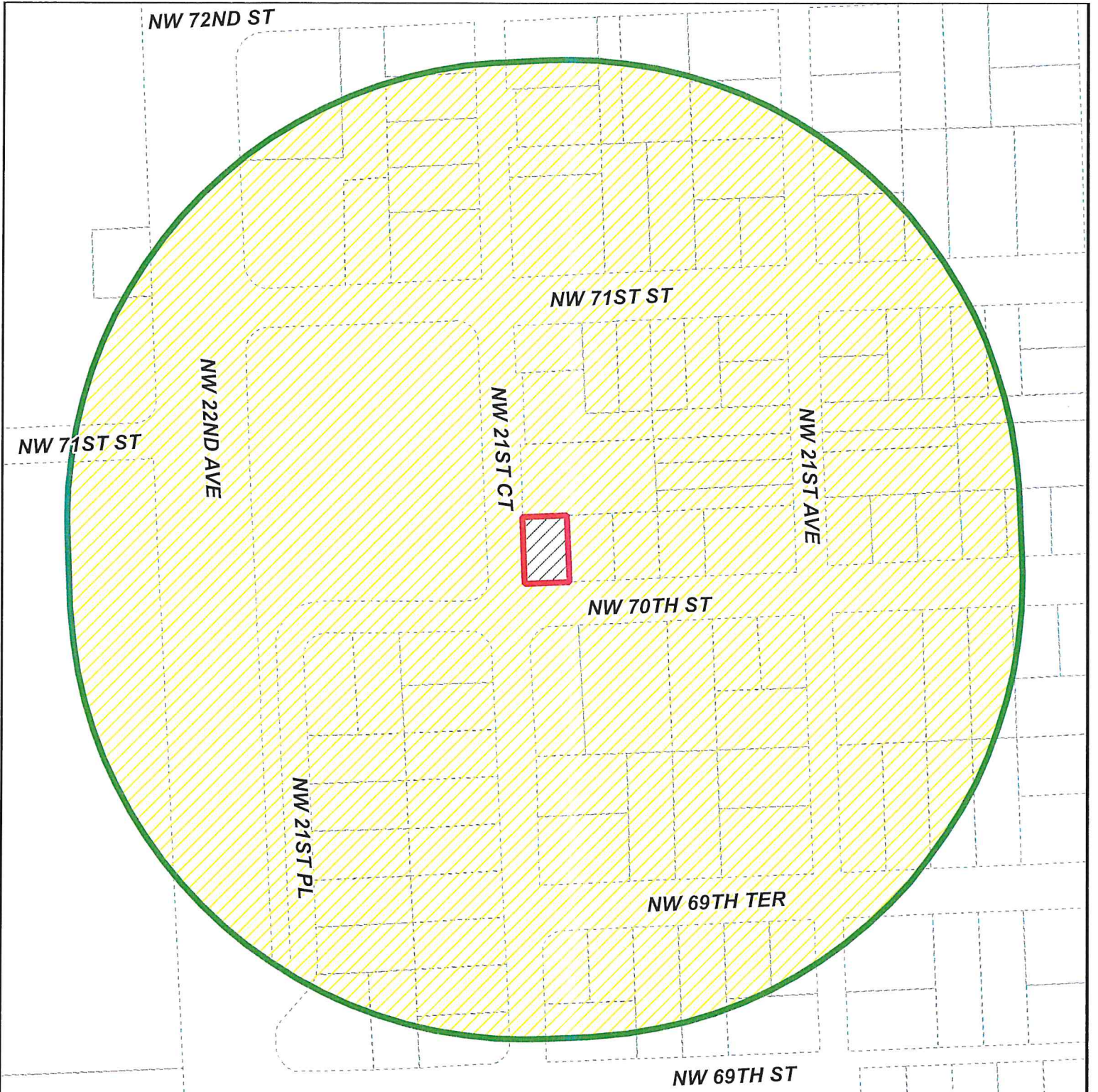
Drafter ID: EDUARDO CESPEDES

Scale: NTS



SKETCH CREATED ON: Tuesday, August 6, 2024

REVISION	DATE	BY
		18






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2024000067
 RADIUS: 500

Section: 15 Township: 53 Range: 41
 Applicant: TWINE INVESTMENTS LLC TWINE INVESTMENTS LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



REVISION	DATE	BY
		19

NW 72ND ST

MEDIUM DENSITY RESIDENTIAL (MDR) 13-25 DU/AC

NW 71ST ST

NW 71ST ST

NW 22ND AVE

NW 21ST CT

NW 21ST AVE



NW 70TH ST

BUSINESS AND OFFICE

LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC

PARKS AND RECREATION

NW 21ST PL

NW 69TH TER

NW 69TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000067

Section: 15 Township: 53 Range: 41

Applicant: TWINE INVESTMENTS LLC TWINE INVESTMENTS LLC

Zoning Board: C8

Commission District: 3

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Legend



Subject Property Case



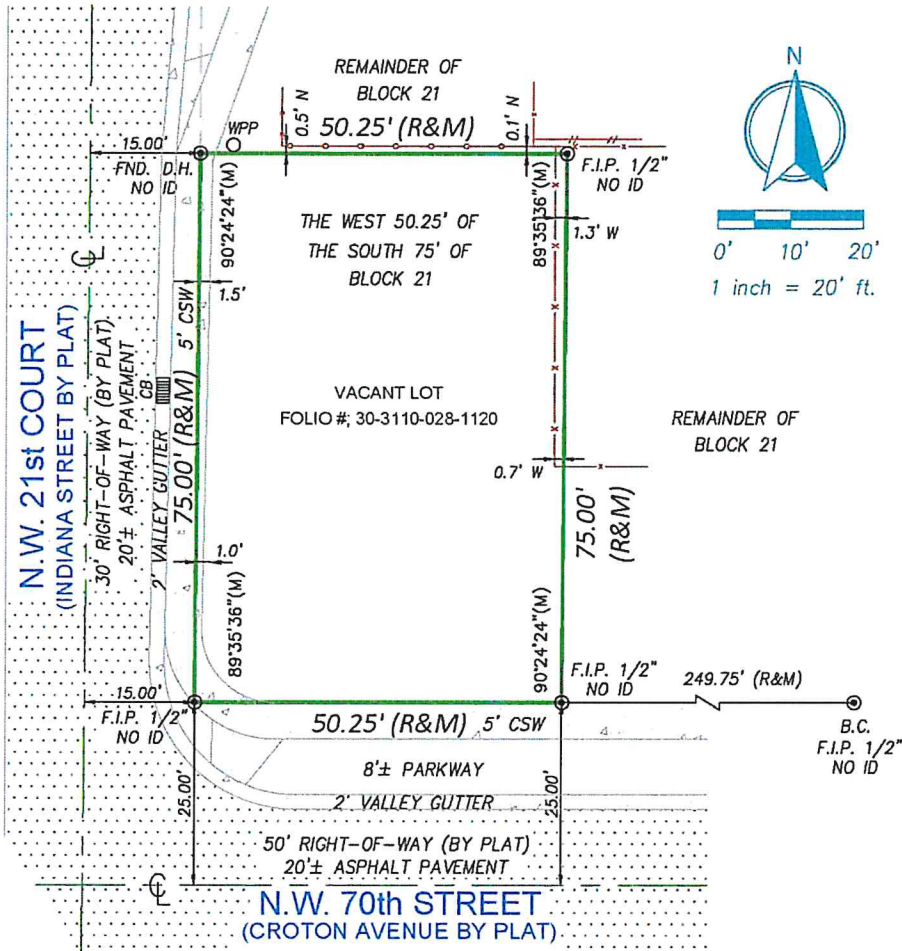
Zoning



REVISION	DATE	BY
		20

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MIAMI-DADE COUNTY
PROCESS NO.: Z24-067
DATE: JUL 31 2024
BY: GONGOL



POINTS OF INTEREST:
FENCES CROSS LOT LINES; SIDEWALK CROSSES ONTO SUBJECT LOT.

MAP OF BOUNDARY SURVEY

Property Address:
2141 NW 70 ST
MIAMI, FL 33147



OnlineLand
SURVEYORS, INC.
6175 NW 153rd St # 401,
Miami Lakes, FL 33014
www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER SJ-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



SIGNED GUILLERMO A. GUERRERO FOR THE FIRM
STATE OF FLORIDA P.S.M. No. 6453

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

21

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-067

Disclosure of Interest

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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____


NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, 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.

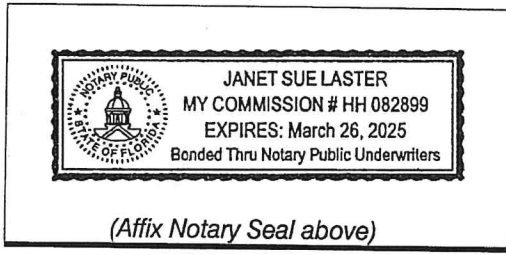
 Signature


 Desirend Gause Print Name

The foregoing instrument was acknowledged before me by means of (how the individual appeared check one):

physical presence online notarization this 1 day of April, 2024

Affiant identified by: personal knowledge satisfactory evidence _____ (type)



 Signature of Notary Public
Janet Laster
 Typed, printed, or stamped name of Notary Public

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2020/1



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MIAMI-DADE COUNTY
PROCESS NO.: Z24-067

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	PERCENTAGE OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and the 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: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: TWINE INVESTMENTS, LLC.

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
X Desiree Gause 1590 NW 58 St Miami FL 33142	X 50%
X Gloria Henry 1590 NW 58 St Miami FL 33142	X 50%
_____	_____
_____	_____

**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.*



LLC
POWER OF ATTORNEY FOR
PUBLIC HEARING

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-067

I THE UNDERSIGNED, do by these presents hereby make, constitute and appoint DATE: JUL 31 2024

FRED ENDARA of the County of MIAMI DADE and the State of

BY: GONGOL

FLORIDA true and lawful Attorney-in-Fact for me and in my name, place, stead, to sign on my behalf, and do all acts necessary, including speak at a public hearing in furtherance of an application for Public Hearing No. with Miami-Dade County for a hearing before the Community Zoning Appeals Board or County Commission of Miami-Dade County. (Explain nature of hearing).

PERMIT A LOT BE SMALLER THAN REQUIRE

concerning the property described as:

PARA VILLA HEIGHTS PB 3 106 W50.25FT OF S75FT OF BLK 21

Granting and giving unto said Attorney-in-Fact, full authority and power to do and perform any and all acts necessary or incident to the performance and execution of the powers herein above expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as the grantor might or could do if personally present, with full power of substitution.

Signed, witnessed, executed and acknowledged on this day of

WITNESSES:

[Signature]

Signature

x Devaris Laster

Print Name

[Signature]

Signature

x Jarcent Wallace

Print Name

TWINE INVESTMENTS LLC

Name of LLC

Desiree Gause

Print Name

Address: 15910 NW 58 St

Miami, FL 33142

By X *[Signature]*

MANAGER)

STATE OF FLORIDA

COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by *Desiree Gause* the

Owner of TWINE INVESTMENTS

(Name)

LLC, on behalf of

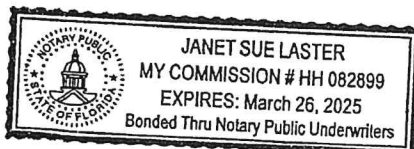
(Title)

(Name)

the LLC. He/She is personally known to me or has produced identification, as

Witness my signature and official seal this 1 day of April, 2024 in the County and State aforesaid.

My Commission Expires:



Notary Public-State of Florida
Janet Laster
Print Name

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-067
DATE: JUL 31 2024
BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO. 724-067

DATE: JUL 31 2024

BY: GONCALVES





Photo Three

Photo Three Caption:

RIGHT View 07-17-24

Clear Photo Three



Photo Four

Photo Four Caption:

LEFT View 07-17-24

Clear Photo Four