



# FINAL AGENDA

**Community Zoning Appeals Board 8**  
 Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL  
 Monday, November 17, 2025 at 7:00 pm

**PREVIOUSLY DEFERRED**

A.	Z2024000078	Virginia Property Investment, LLC	24-78	52-41-35	N
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**APPEALS**

**CURRENT**

1.	Z2024000254	MKA Investments, LLC	24-254	53-41-15	N
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# Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

## COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF NOVEMBER 17, 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.

**SWEARING IN OF WITNESSES**

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**A. VIRGINIA PROPERTY INVESTMENT LLC. Z2024000078**

**Area 08/District 02**

The application is to permit a duplex residence to be located closer to the side street property line than required by Code.

NON-USE VARIANCE to permit a duplex residence to setback a minimum of 9.58' (15' required) from the side street (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Shirley Molieri", as prepared by Arsha Viqar with Miami Permits.Com, consisting of 2 sheets dated stamped received 3/28/2025, and sheets A-2 & A-3 dated stamped received 1/10/2025, for a total of 4 sheets. Plans may be modified at public hearing.

**LOCATION:** 1091 NW 112 Street, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 0.19 acre

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

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

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

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

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

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

DEFERRED \_\_\_\_\_

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**1. MKA INVESTMENTS, LLC. Z2024000254**

**Area 08/District 03**

The application is to permit a Workforce Housing duplex on a RU-1 zoned property (Single-Family Residential), with less lot area than required by Code.

NON-USE VARIANCE to permit a parcel of land with a lot area of 4,547 sq. ft. (5,000 sq. ft. required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "New 2 Story Duplex", as prepared by Fausto E. Guerrero, dated stamped received 7/25/2025, consisting of a total of 4 sheets. Plans may be modified at public hearing.

**LOCATION:** Located on the southwest corner of NW 32 Avenue & NW 61 Street, aka 6034 and 6042 NW 23 Avenue, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 0.10 Acre

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

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

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

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

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

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

DEFERRED \_\_\_\_\_

**NOTICE**

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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.  
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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the [Department of Regulatory and Economic Resources \(RER\)](#), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website ([www.municode.com](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

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

PH: Z24-078

November 17, 2025

Item No. A

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicant</b>	Virginia Property Investment LLC.
<b>Summary of Requests</b>	The application is to permit a duplex residence to setback less than required from the side street (west) property line than otherwise permitted by Code.
<b>Location</b>	1091 NW 112 Street, Miami-Dade County, Florida.
<b>Property Size</b>	0.19 acres
<b>Existing Zoning</b>	RU-2, Two-Family Residential District.
<b>Existing Land Use</b>	Duplex residence
<b>2030-2040 CDMP Land Use Designation</b>	Low-Medium Density Residential (6 to 13 dua) <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 Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

This item was deferred at the October 28, 2025, meeting of the Community Zoning Appeals Board (CZAB) 8, as there was no representative present at the meeting for this item.

The public Hearing on this item was not held.

**REQUEST:**

NON-USE VARIANCE to permit a duplex residence to setback a minimum of 9.58' (15' required) from the side street (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Shirley Molieri", as prepared by Arsha Viqar with Miami Permits.Com, consisting of 2 sheets dated stamped received 3/28/2025, and sheets A-2 & A-3 dated stamped received 1/10/2025, for a total of 4 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The submitted site plan depicts an existing one (1)-story duplex residence with an area of 2,512 sq. ft. located on a corner lot that fronts along both NW 112 Street and NW 11 Avenue. The applicant seeks to legalize and maintain existing additions that have resulted in the encroachment of the duplex residence into the side street setback area. Plans indicate a minimum setback of 9.58' from the (west) side street property line where a setback of 15' is otherwise required by zoning regulations. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate existing landscaping in the form of trees, hedges and a 4' high aluminum fence located along the rear property line, as well as a 4' high chain-link fence located along the side street and interior side property lines of the subject property.

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

### **NEIGHBORHOOD COMPATIBILITY:**

The 0.19-acre subject property consists of an existing duplex residence and is a corner lot located at 1091 NW 112 Street. The surrounding area is characterized by existing duplex residences to the north, south and east, that are also developed under the RU-2, Two-Family Residential District regulations, and a single-family residence is located to the west of the subject site.

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

Approval of this application will allow the applicant to legalize and maintain additions to an existing 1-story duplex residence with a reduced setback from the side street property line. Staff opines that existing landscaping as well as the existing fences around the property lines, together with the additional separation provided by the NW 11 Avenue right-of-way, any visual impact that the reduced setback of the existing structure may have on the surrounding properties is minimal and would be sufficiently mitigated.

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

The 0.19-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low-Medium Density Residential**. The CDMP Land Use Element interpretative text for Low-Medium Density Residential states that 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 6 dwelling units per gross acre.* Staff opines that the approval of the request under this application that seeks to legalize existing additions to the duplex residence with a reduced side street setback, is not excessive, and will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Staff also notes that there are other approvals for similar requests for an increase in lot area in the surrounding neighborhood. Since the applicant is not requesting to add additional dwelling units or change the existing duplex residence use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Medium Density Residential Communities designation of the CDMP LUP map.

### **ZONING ANALYSIS:**

The application seeks to legalize and maintain the existing additions to the duplex residence with a reduced side street setback than required by code. Staff's notes that the County's aerial

photographs show that the existing structure as well as the additions were built around 1955. When the request to permit a duplex residence to setback a minimum of 9.58' (15' required) from the side street (west) property line is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

Staff notes that the request for setback reduction could have been obtained through the Administrative Adjustment Procedure pursuant to Section 33-36.1 of the County Code. Such procedure allows a setback reduction of 50% and lot coverage increase for a principal and/or accessory structure of 15% and shall be accompanied by the signed consent of all contiguous property owners, including those located across the street(s) from the subject site. However, the applicant was not able to produce all the necessary signatures and therefore had to apply for a public hearing. Staff opines that a setback of 9.58' when 15' is required along the side street (west) setback area is not excessive in nature and together with the additional separation provided by the NW 11 Avenue right-of-way, will not result in any significant negative visual impacts to the surrounding properties, specifically to the single-family residence located to the west of the subject site. Staff supports the request and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations.

In addition, staff's research found a similar approval in the neighborhood for lesser setback and spacing requirements. For example, in December 2008, Administrative Adjustment V2008000064 at property located at 1006 NW 112 terrace, approved among other requests, a second detached residential unit with a lesser spacing from existing house and a lesser side street setback for the detached living unit. Staff notes from the plans and photographs submitted by the applicant as well as the County's Geographic Information System (GIS) that any visual impact from the request would be adequately mitigated by the existing landscaping and shade trees along the rear and interior side property lines, which staff opines, would buffer any visual intrusion of the reduced setback on the surrounding properties, especially to the property located to the west, which would be further mitigated by the NW 11 Avenue right-of-way that separates the subject site from the property located across from the street. Staff recommends as a condition for approval that the said fence along the rear and interior side property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a minimum height of 6', or a fence with a hedge of 3' high at the time of planting, which shall grow to and be maintained at minimum height of 6', in accordance with section 33-11(h) of the County Code.

Staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setback will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Further, staff opines that the architectural style and scale of the subject proposed duplex residence is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval

with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application request under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

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

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

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Shirley Molieri", as prepared by Arsha Viqar with Miami Permits.Com, consisting of 2 sheets dated stamped received 3/28/2025, and sheets A-2 & A-3 dated stamped received 1/10/2025, for a total of 4 sheets. Plans may be modified at public hearing. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the 4' aluminum fence along the rear and 4' chain-link interior side and side street property lines be maintained as a visual buffer, and if said fence are destroyed or removed, it must be replaced by an opaque fence at a minimum height of 6', or a fence with a hedge of 3' high at the time of planting, which shall grow to and be maintained at minimum height of 6', in accordance with section 33-11(h) of the County Code.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer of the Department of Regulatory and Economic Resources as indicated in their memorandum.
6. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.
7. That the applicant submits a Declaration of Use agreement in recordable form which is acceptable to the Director that restricts this property to duplex use prior to the issuance of a building permit.

Virginia Property investment LLC.

Z24-078

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ES:JB:SS:JH

*Eric Silva*

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

# ZONING RECOMMENDATION ADDENDUM

Virginia Property investment LLC.

PH: Z24-078

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<i>Division of Environmental Resource Management (DERM)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
<i>Water and Sewer Department</i>	<i>No objection*</i>
<i>Parks, Recreation and Open Space</i>	<i>No objection</i>
<i>Fire and Rescue Department</i>	<i>No objection</i>
<i>Office of Historic Preservation</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<b>Low Medium Density Residential (Pg. I-29)</b>	<i>The Adopted 2030 and 2040 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. 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.</i>
<b>Policy LU-4A (Page I-9)</b>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-49</b>	<i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i>					
	<i>District</i>	<i>Families</i>	<i>Min. Width</i>	<i>Min. Lot Area (Sq. Ft.)</i>	<i>Max. Lot Coverage (% of Lot Area)</i>	<i>Min. Bldg. Size (Cu. Ft.)</i>
	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

# ZONING RECOMMENDATION ADDENDUM

Virginia Property investment LLC.

PH: Z24-078

<b>Section 33-50</b>	<p><i>The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">District/Families</th> <th style="width: 15%;">Front (Ft.)</th> <th style="width: 15%;">Rear (Ft.)</th> <th style="width: 15%;"></th> <th style="width: 15%;">Interior Side (Ft.)</th> <th style="width: 15%;">Side Street (Ft.)</th> </tr> </thead> <tbody> <tr> <td>RU-1: One</td> <td>15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages</td> <td>15 for 50% of the lineal footage of the width of the house and 25 for balance</td> <td style="text-align: center;">—</td> <td>10% lot width min.—5' max.—7½'</td> <td>15</td> </tr> <tr> <td>Acc. bldg.</td> <td>75</td> <td>5</td> <td></td> <td>same as RU-1 res.</td> <td>equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.</td> </tr> <tr> <td>Canopy carport</td> <td>5</td> <td>5</td> <td style="text-align: center;">—</td> <td>2</td> <td>5</td> </tr> <tr> <td>RU-2: One</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Two singles: Front</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Rear</td> <td></td> <td></td> <td></td> <td>- same as RU-1 acc. bldg. -</td> <td></td> </tr> <tr> <td>Duplex</td> <td></td> <td></td> <td></td> <td>- same as RU-1 res. -</td> <td></td> </tr> <tr> <td>Acc. bldg.</td> <td></td> <td></td> <td></td> <td>- same as RU-1 acc. bldg. -</td> <td></td> </tr> <tr> <td>Canopy carport</td> <td>5</td> <td>5</td> <td style="text-align: center;">—</td> <td>2</td> <td>5</td> </tr> </tbody> </table>	District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15	Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.	Canopy carport	5	5	—	2	5	RU-2: One				- same as RU-1 res. -		Two singles: Front				- same as RU-1 res. -		Rear				- same as RU-1 acc. bldg. -		Duplex				- same as RU-1 res. -		Acc. bldg.				- same as RU-1 acc. bldg. -		Canopy carport	5	5	—	2	5
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<b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>																																																												
<b>Sec. 33-36.1. - Administrative adjustment procedure.</b>	<p><i>Zoning Districts - AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2</i></p> <p><i>Setback - Maximum reduction 50% (i.e., if minimum required setback is 10 feet, then setback could not be reduced below 5 feet administratively)</i></p> <p><i>Lot Coverage - maximum increase for a principal and/or accessory structure 15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5 percent)</i></p>																																																												

***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

VIRGINIA PROPERTY INVESTMENT,  
LLC/MOLIERE, SHIRLEY G.

1091 NW 112 ST  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

PENDING

Z2024000078

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**DATE**

**HEARING NUMBER**

**FOLIO No: 30-2135-009-0580**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 1, 2025

**NEIGHBORHOOD REGULATIONS:**

**Case No. 202404005138** was opened on 10/29/2024. Warning Notice **W449102** was issued on 10/29/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN PROPERTY, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT". Since compliance was not met, Civil Violation Notice **T125338** was issued on 11/13/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWN PROPERTY, GRASS AND WEEDS EXCEEDING 12 INCHES IN HEIGHT". Compliance was met on 12/18/2024 and citation paid on 05/15/2025. **Case is closed.**

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases in BSS.

**VIOLATOR:**

VIRGINIA PROPERTY INVESTMENT, LLC/MOLIERE, SHIRLEY G.

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum



**Date:** April 23, 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

A handwritten signature in blue ink, appearing to read "Lisa M. Spadafina".

**Subject:** Z2024000078-3<sup>rd</sup> Review  
Virginia Property Investment LLC, Shirley G. Moliere  
1091 NW 112<sup>th</sup> Street  
NUV for setback requirements for the legalization of attached addition.  
(RU-2) (0.2 acres)  
35-52-41

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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 related to potable water service and wastewater disposal.

#### Potable Water Service and Wastewater Disposal

According to DERM records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application, DERM staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, the structure to be legalized is required to connect to public water and to the OSTDS to the extent that it will have plumbing connections for potable water and/or wastewater.

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

#### Water Control Review

Stormwater 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 25-year, 10-minute 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 "Public Hearing" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on March 28, 2025, 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@miamidadade.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:** April 18, 2025

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

**Through:** James B. Ferguson, P.E.  
Assistant Director  
Water and Sewer Department (WASD)

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

**Subject:** Zoning Application Comments - Virginia Property Investment, LLC  
Application No. Z2024000078 - Revision # 2

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

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

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

Application Name: Virginia Property Investment, LLC

Location: The proposed project is located on approximately 0.20 acres at 1091 NW 112<sup>th</sup> Street, with Folio No. 30-2135-009-0580, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to convert the existing Single-Family Residence (SFR) of 1,376 sq. ft. (Living Area; per Property Appraiser) into a Duplex (2 Units), as per submitted floor plan.

The water demand associated with the existing SFR totals 210 gallons per day (gpd). The total water demand associated with the new Duplex (2 units) totals 300 gpd. Therefore, the subject project results in an increase of 90 gpd for water demand.

***Please note that the subject property has a 5 feet Utility Easement within and along the northern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

Water: The proposed development is located within the WASD's water service area. The 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.

Per WASD's Customer Service Account, the subject property is connected to a 4-inch water main (E8150-4) in NW 112<sup>th</sup> Street, abutting the southern boundary of the property. The proposed development may be allowed to stay connected to the 4-inch water main, provided that the following conditions are met:

- Flow and pressure test provides Min 2 CFM at 20 PSI.
- No irrigation meter being requested.
- Verification of pressure for 5/8-inch water meter (provided by Customer).

In the event that the above conditions cannot be met, there is an existing 8-inch water main (E8150-19) located at the intersection of NW 112<sup>th</sup> Street and NW 10<sup>th</sup> Avenue, approximately 540 feet east of the subject property, to where the developer may connect and extend a new 8-inch water main westerly along NW 112<sup>th</sup> Street to the southwest corner of the property, interconnecting to an existing 4-inch water main (E8150-4) at that location 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 required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to: <http://www.miamidade.gov/water/water-supply-certification.asp>

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

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

For information concerning the Water-Use Efficiency Standards Manual please go to: <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The subject site is currently on septic. There is no sanitary sewer connection in close proximity to this property at the present time.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov)

# Memorandum



Date: May 15, 2025

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: Z2024000078  
Name: Virginia Family Investments, LLC  
Location: 10840 SW 26 Street  
Section 35 Township 52 South Range 41 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 16, Block 9, Plat Book 45, Page 20.

This application does not generate any additional trips.

#### Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum



**Date:** October 20, 2025

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

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

**Subject:** Z2024000078

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The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in “EnerGov” on 03/28/2025. Single family home.

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

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

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

# Memorandum



**Date:** April 17, 2025

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

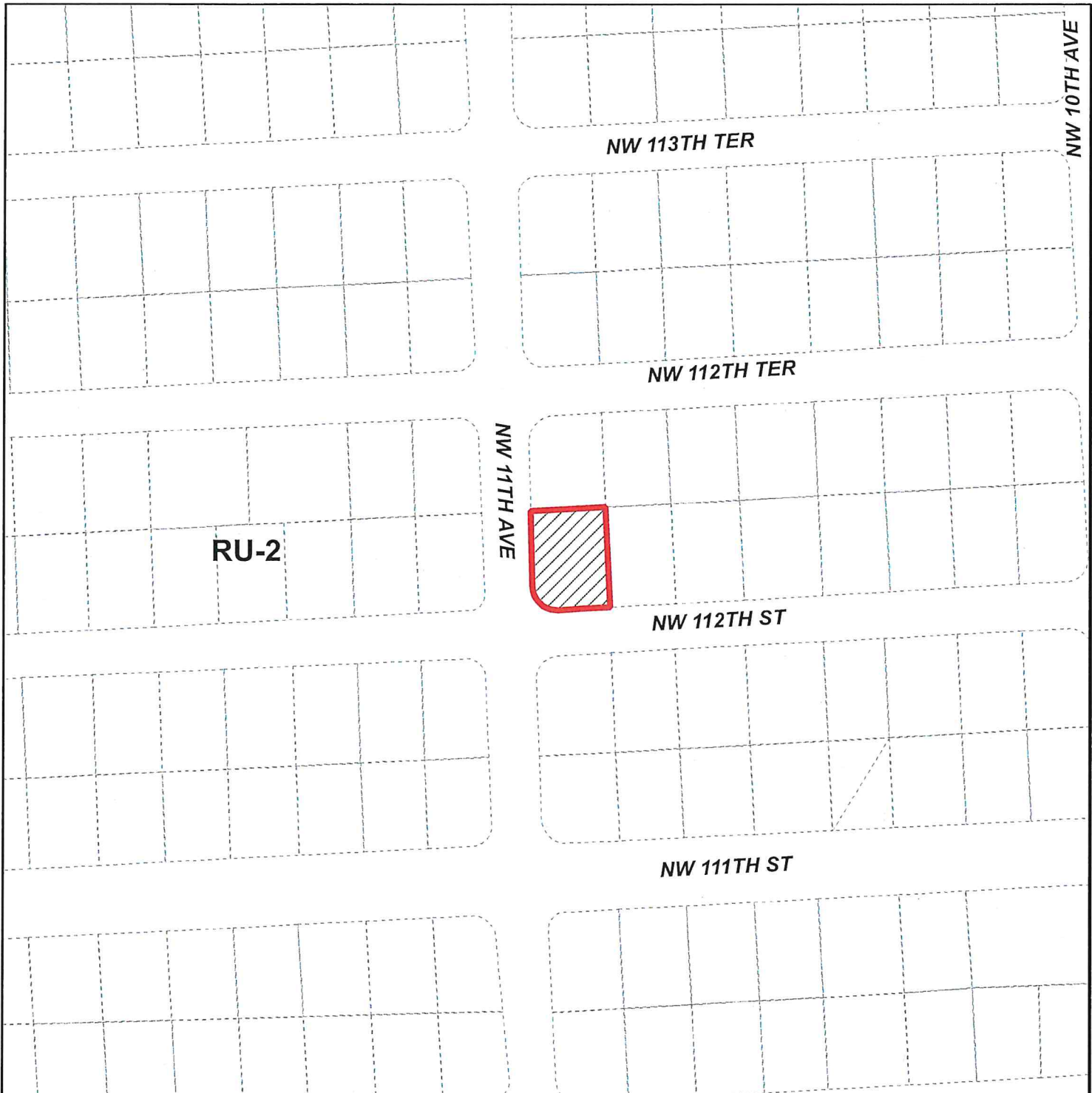
**From:** Sarah Cody, Historic Preservation Chief  
Department of Regulatory and Economic Resources

**Subject:** Zoning Review Z2024 – 000078 Virginia Property Investment, LLC

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The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

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





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

Process Number  
**Z2024000078**

Section: 35 Township: 52 Range: 41  
 Applicant: Virginia Property Investment, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

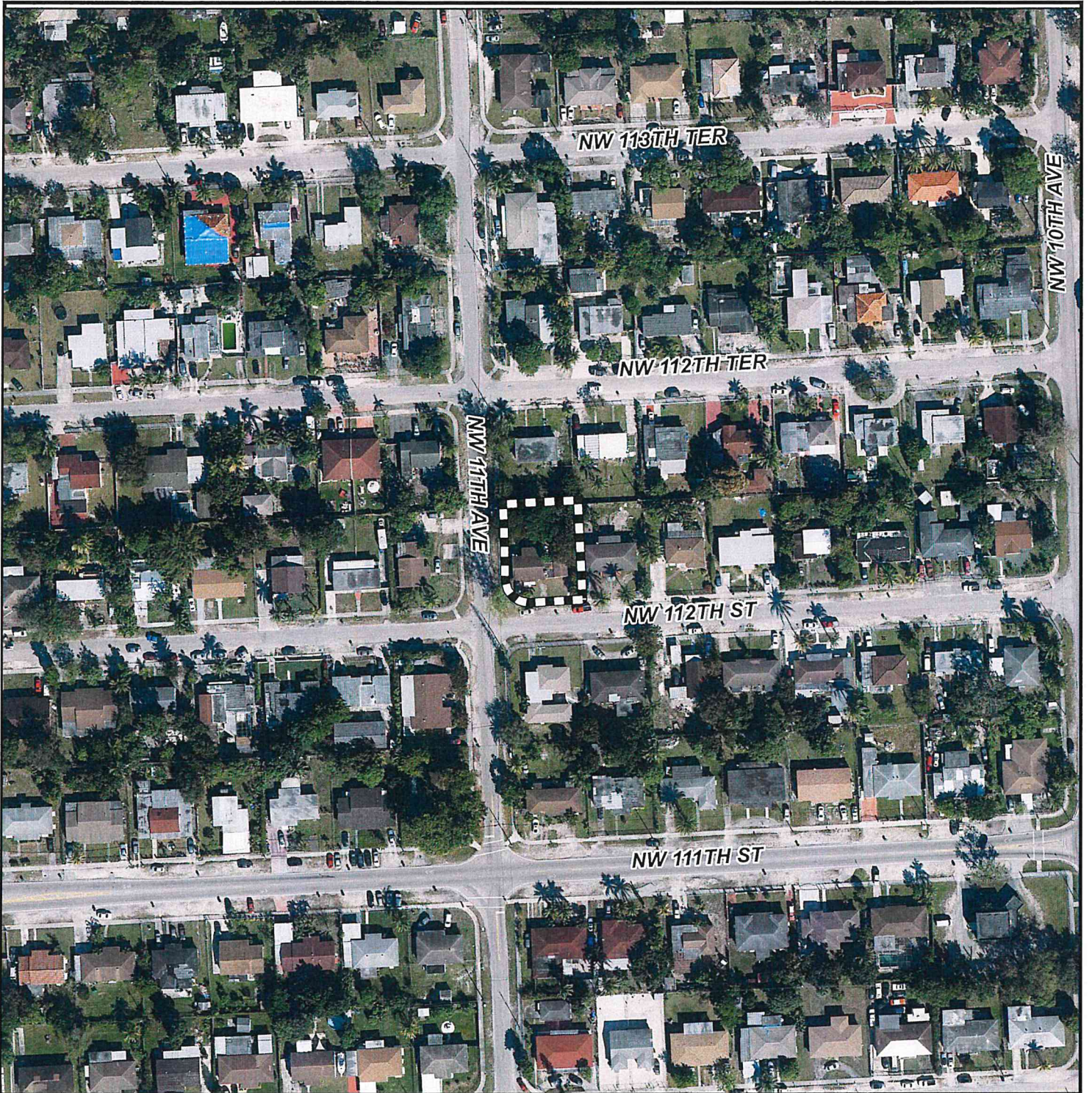
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, June 18, 2024

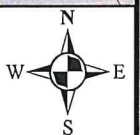
REVISION	DATE	BY



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

Process Number  
**Z2024000078**

Legend  
 Subject Property

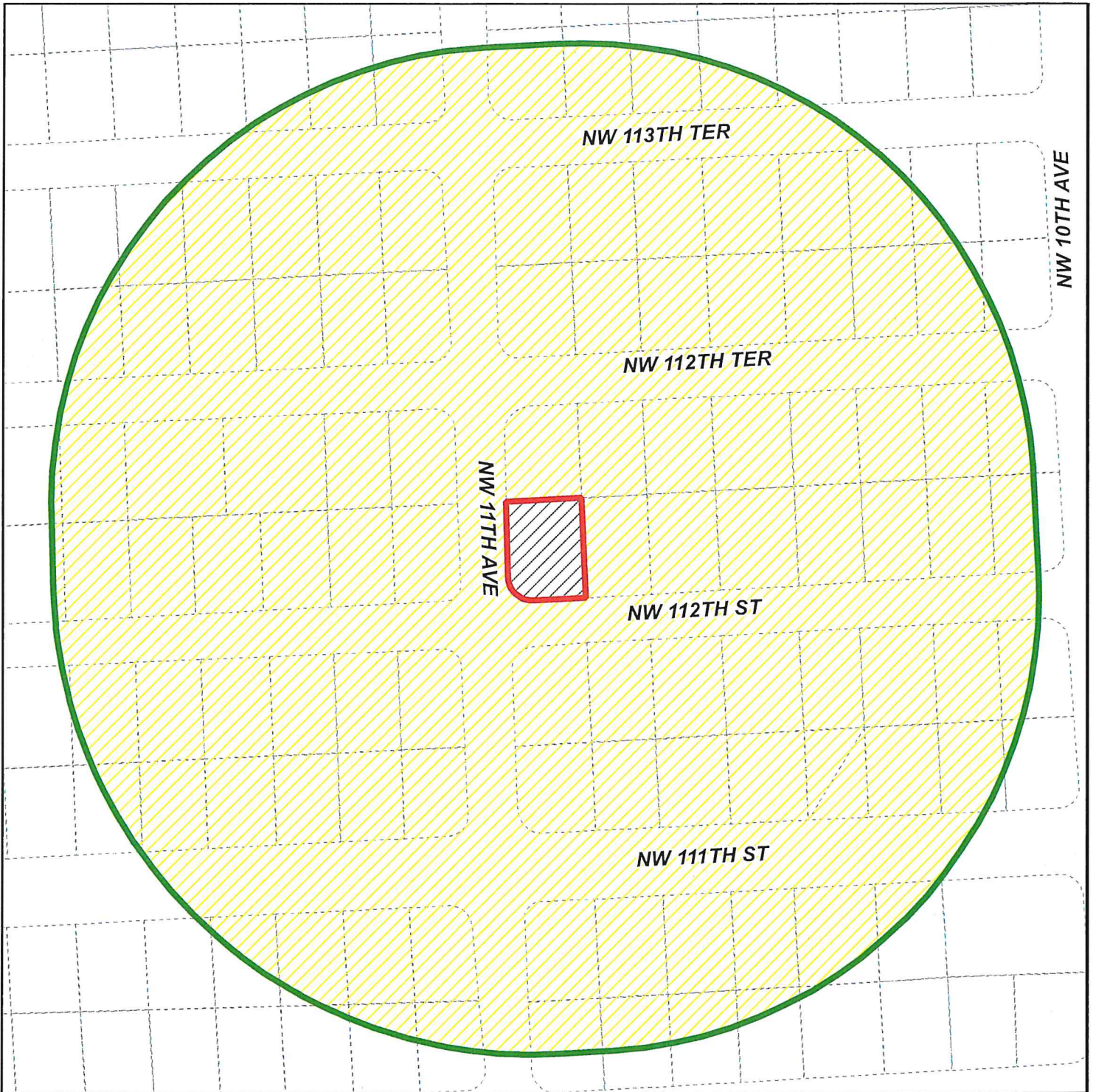


Section: 35 Township: 52 Range: 41  
 Applicant: Virginia Property Investment, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, June 18, 2024

REVISION	DATE	BY



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

Process Number  
**Z2024000078**  
 RADIUS: 500

Section: 35 Township: 52 Range: 41  
 Applicant: Virginia Property Investment, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

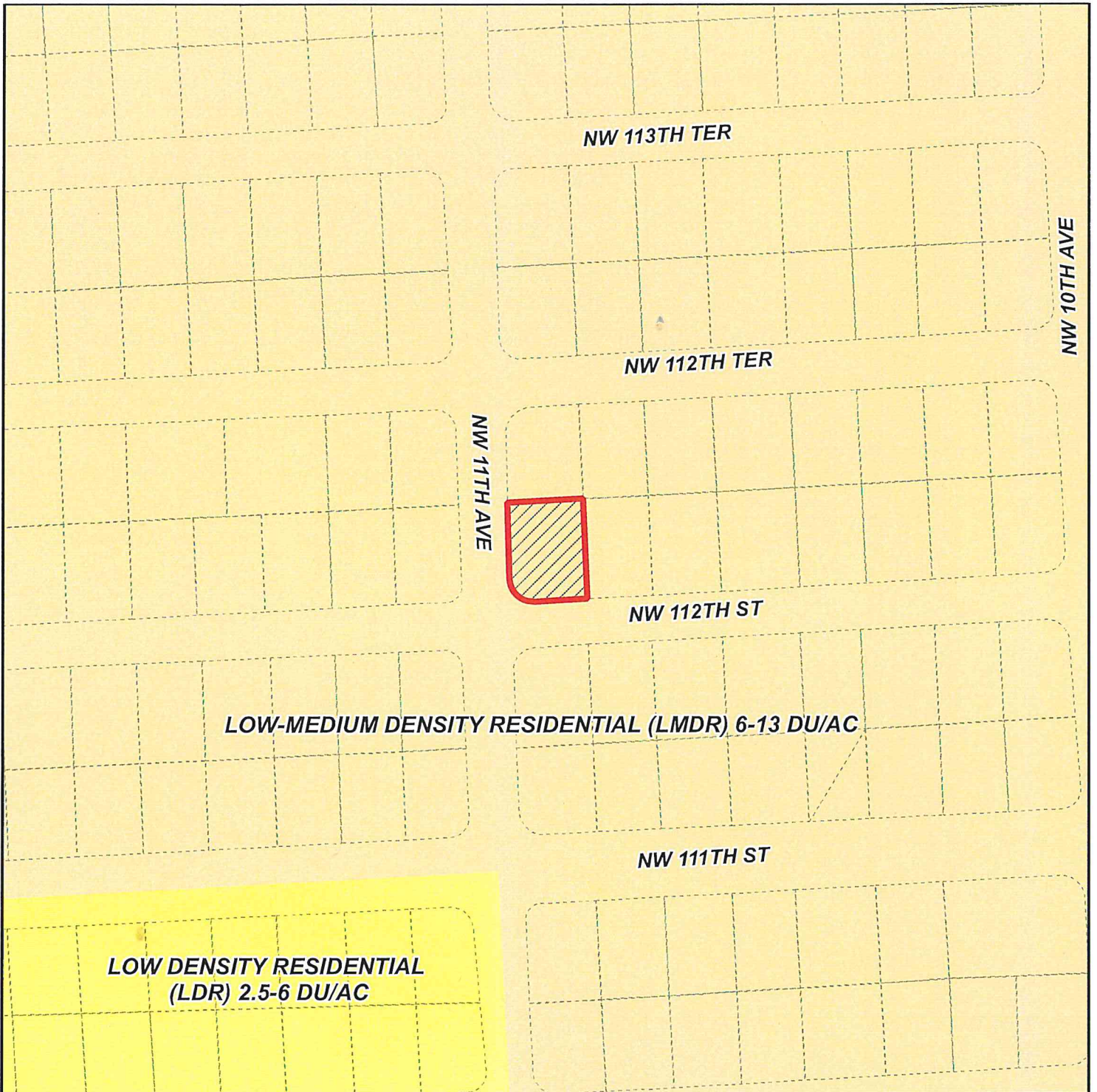
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, June 18, 2024

REVISION	DATE	BY



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

Process Number  
**Z2024000078**

Section: 35 Township: 52 Range: 41  
 Applicant: Virginia Property Investment, LLC  
 Zoning Board: C8  
 Commission District: 2  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

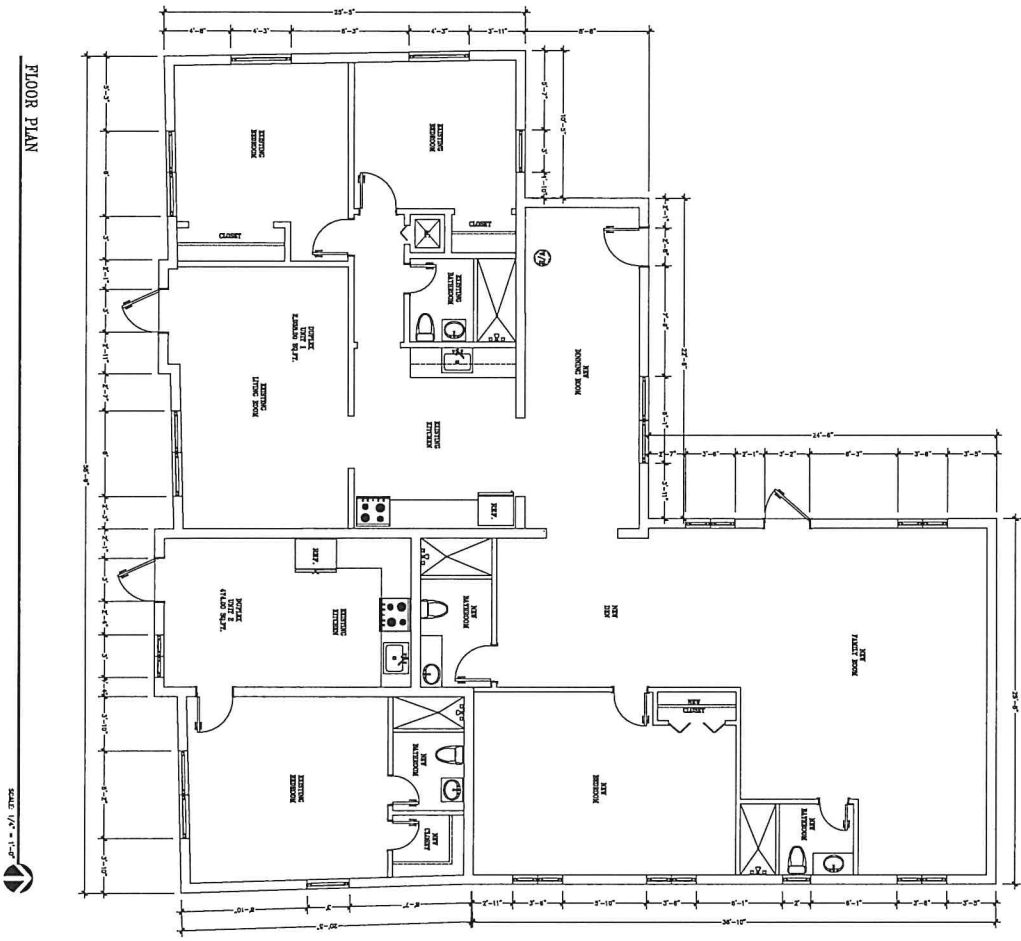
 Subject Property Case



SKETCH CREATED ON: Tuesday, June 18, 2024

REVISION	DATE	BY





WALL LEGEND	
	6" CONCRETE WALL
	4" PARTITION WALL

SHEET NO.  
 A-1

SEAL  
**Arshad Vigor**  
 Digitally signed  
 by Arshad Vigor  
 Date: 2025.04.22  
 11:40:50 -04'00'

DESCRIPTION	04-22-25
Project Title:	PUBLIC HEARING
Owner:	SHIRLEY MOLIERI
Address:	1091 NW 112th STREET, MIAMI, FL 33168

**MIAMI PERMITS.COM**  
 Plans-Permits & Inspections Processing  
**E-file System**  
 11865 SW 26 ST Suite J-7 Miami, FL 33175  
 Arshad Vigor Cert. Auth. #27947 PE #38863  
 PH: 305-228-8900





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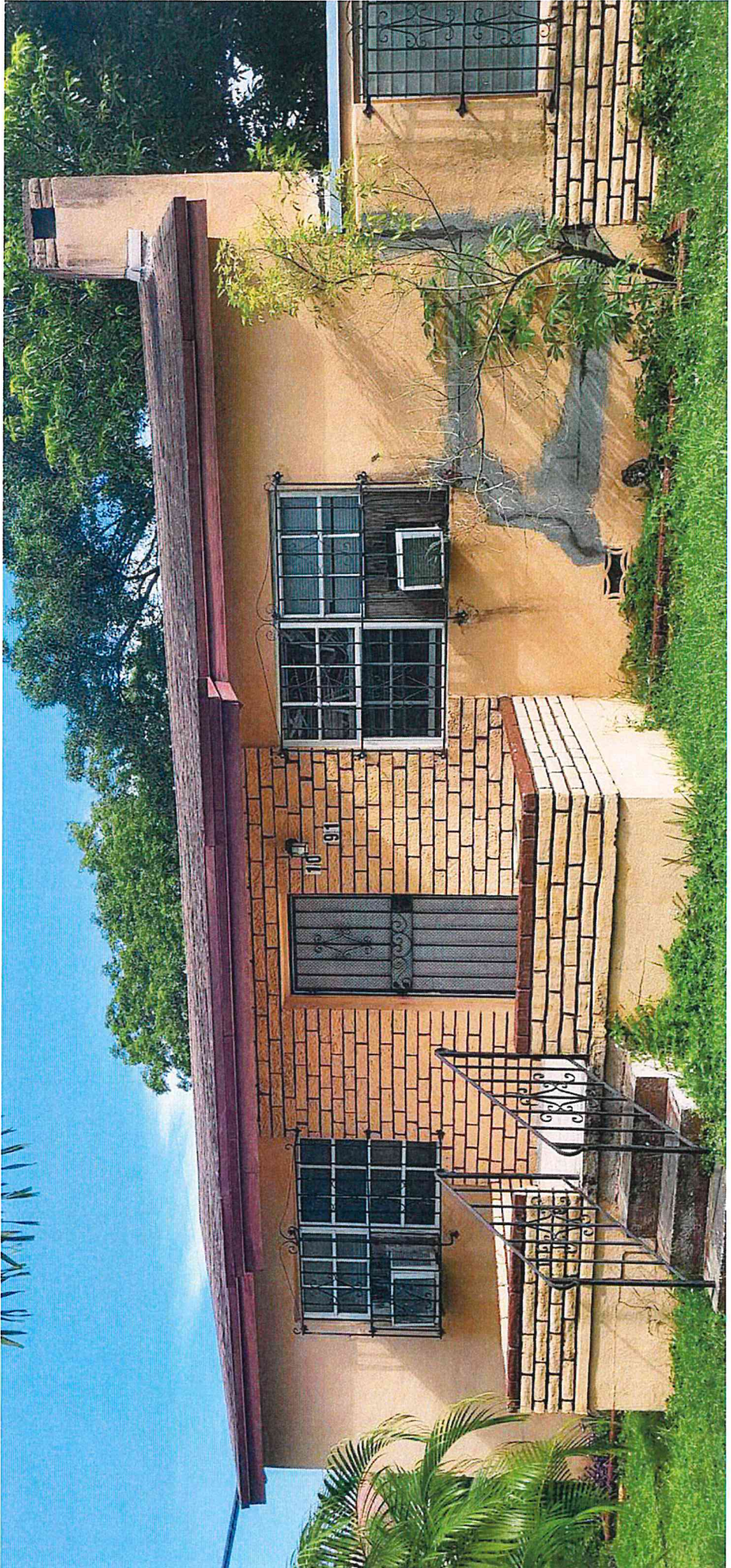
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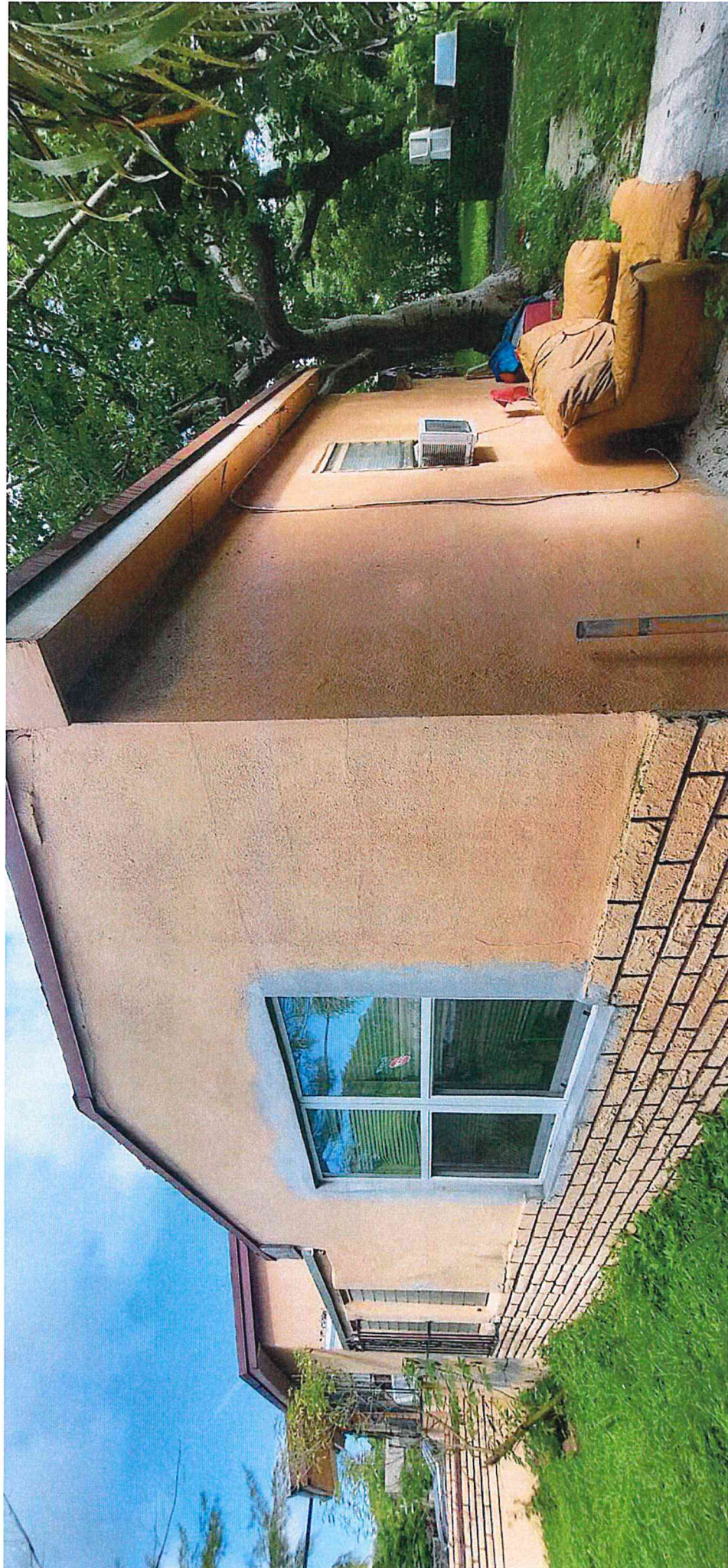
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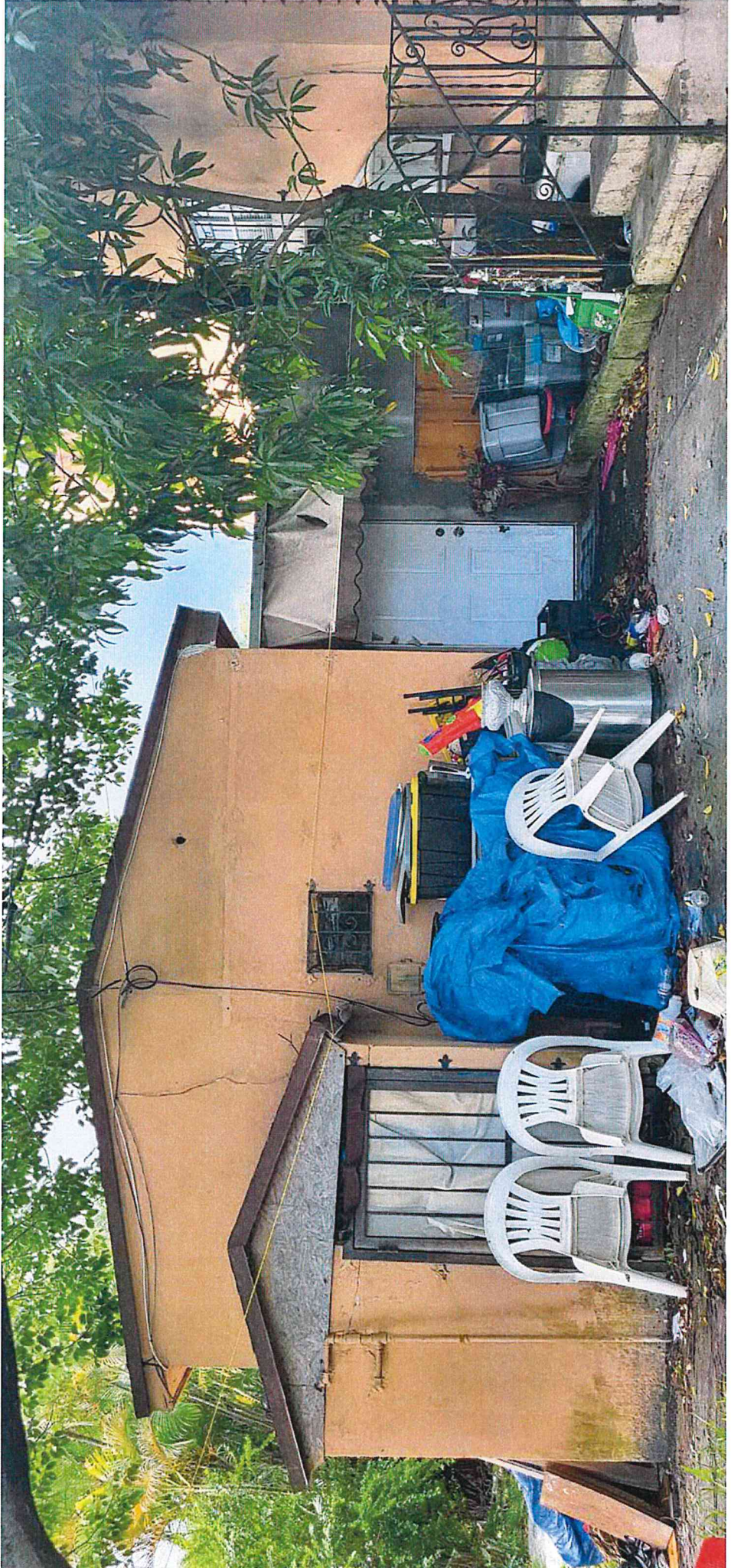
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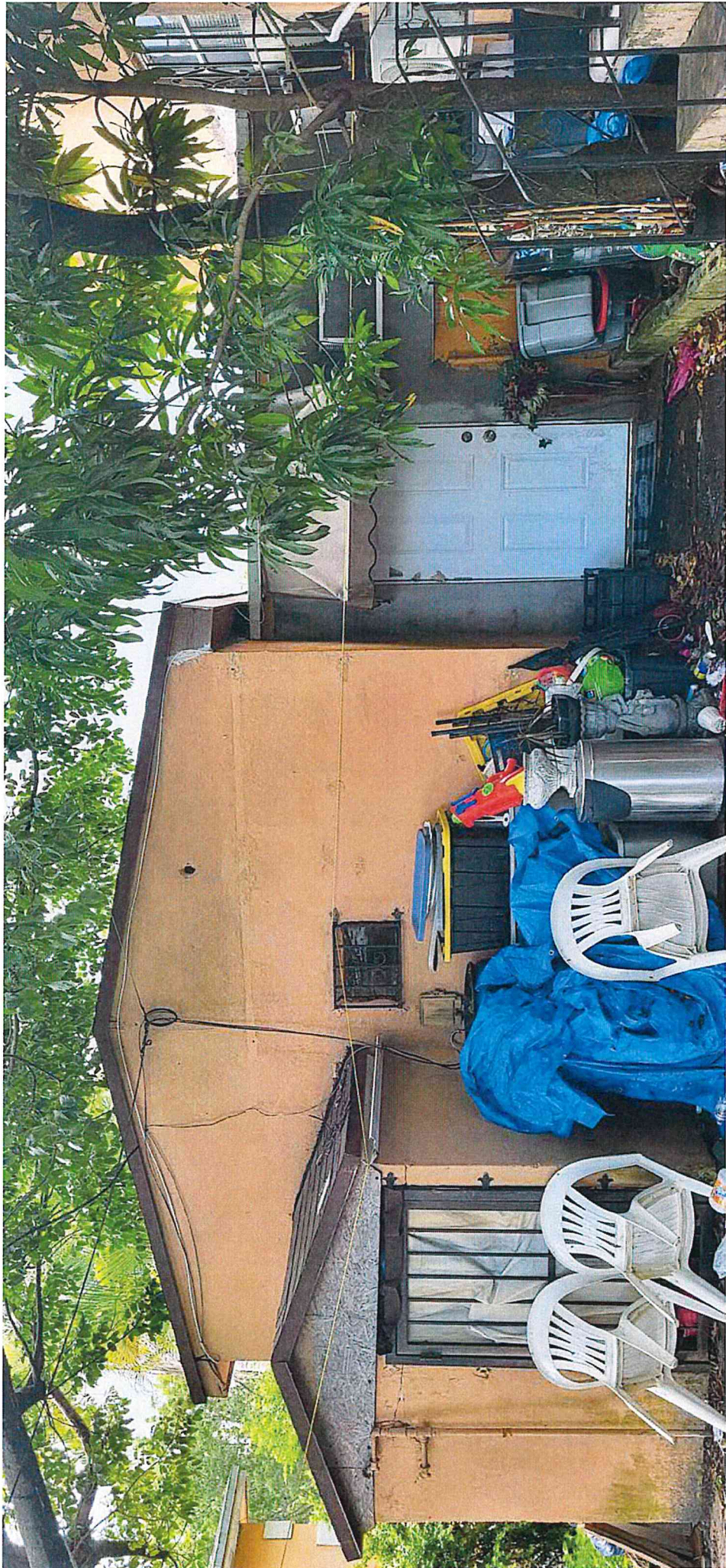
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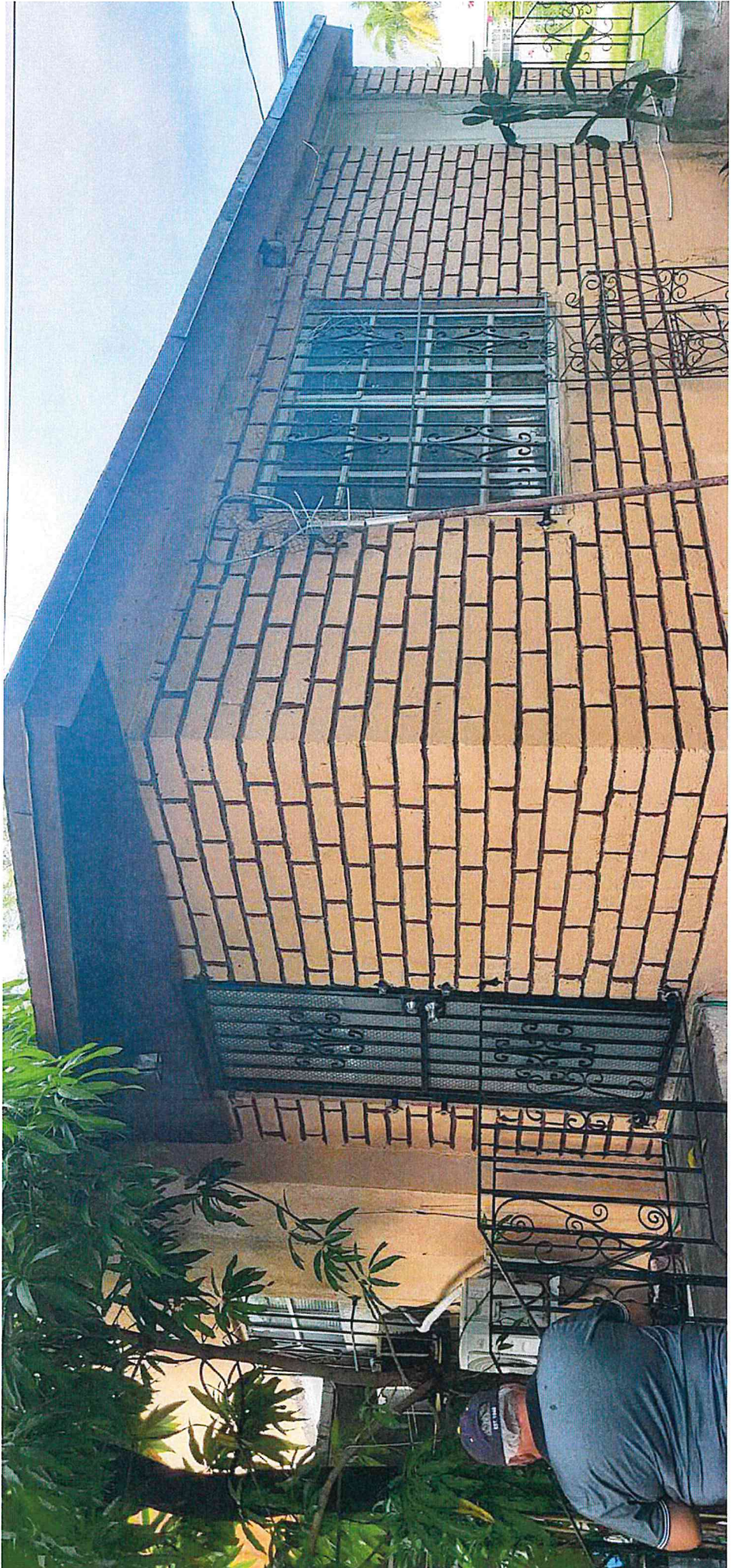
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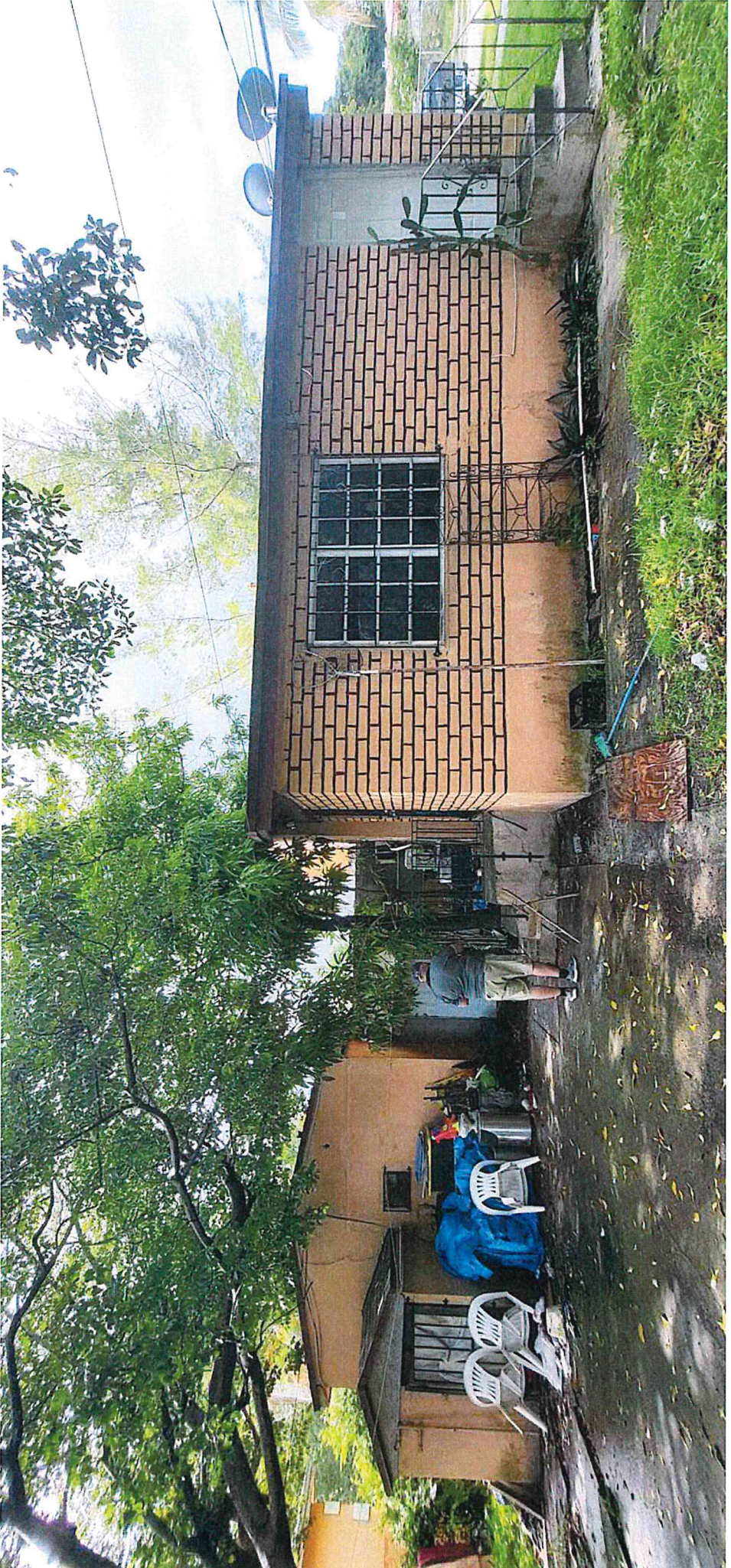
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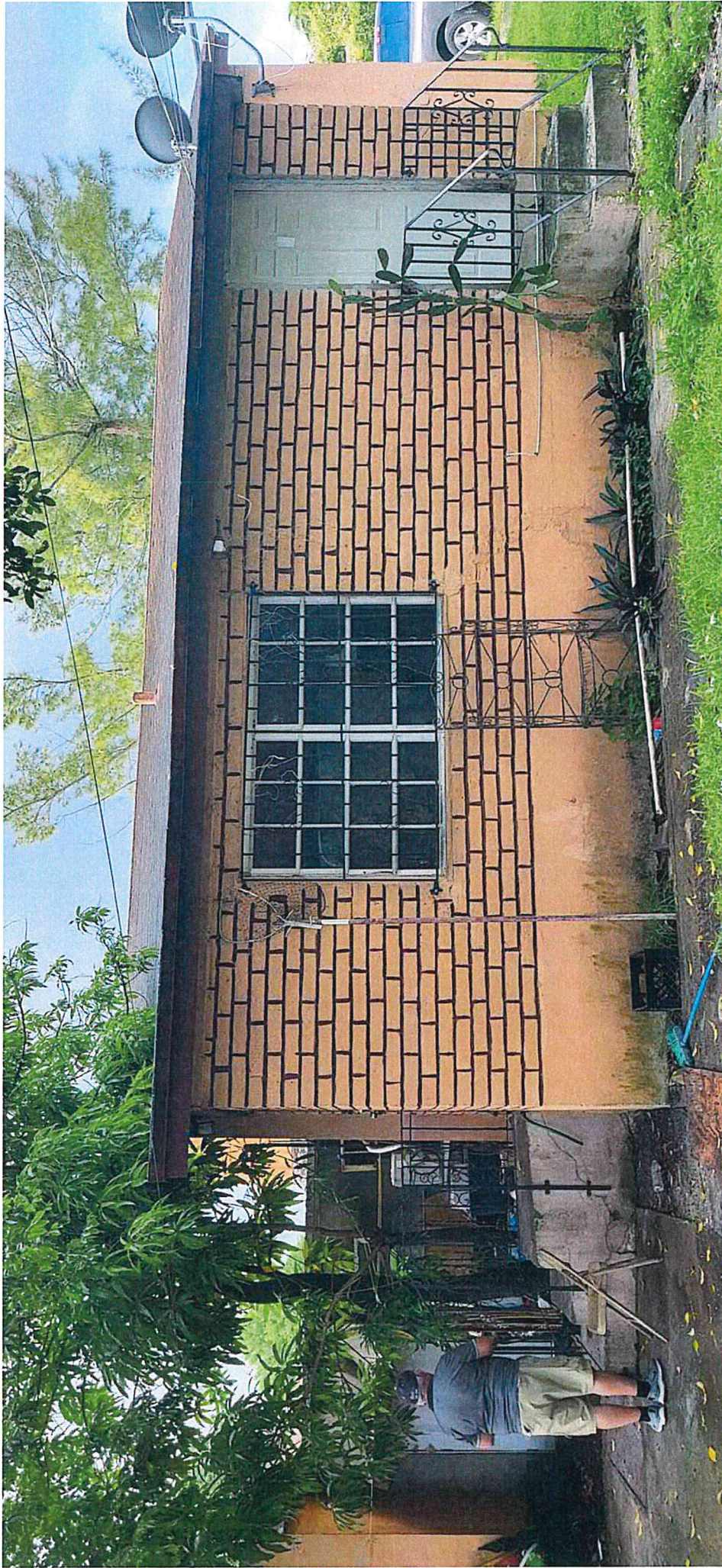
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DATE: JUN 17 2024

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

**PH: Z24-254**

**November 17, 2025**

Item No.1

<b>Recommendation Summary</b>	
<b>Commission District</b>	3
<b>Applicant</b>	MKA Investments, LLC.
<b>Summary of Requests</b>	The applicant seeks approval to permit a Workforce Housing duplex on a RU-1 (single-family residential) zoned property, with less lot area than required by code.
<b>Location</b>	Located on the southwest corner of NW 32 Avenue & NW 61 Street, aka 6034 and 6042 NW 23 Avenue, Miami-Dade County, Florida
<b>Property Size</b>	0.10 Acre
<b>Existing Zoning</b>	RU-1, Single-Family Residential District
<b>Existing Land Use</b>	Vacant lots
<b>2030-2040 CDMP Land Use Designation</b>	Low-Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

NON-USE VARIANCE to permit a parcel of land with a lot area of 4,547 sq. ft. (5,000 sq. ft. required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "New 2 Story Duplex", as prepared by Fausto E. Guerrero, dated stamped received 7/25/2025, consisting of a total of 4 sheets. Plans may be modified at public hearing.

**PROJECT HISTORY AND DESCRIPTION:**

The 0.10-acre subject property is a corner site that fronts along both NW 61 Street and NW 23 Avenue roadways, and consists of two (2) vacant parcels that are zoned RU-1, Single-Family Residential District.

The submitted plans indicate that the applicant intends to construct a two (2)-story high duplex residence (that is to be developed under the Workforce Housing standards) on the subject site. In order to implement the duplex residence on the subject parcel, the applicant seeks to permit the parcel with less lot area than required by Code under the Workforce Housing standards. Staff notes that full set of plans were submitted with this application and complies with zoning standards for a duplex residence that can be developed under the Workforce Housing standards.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; vacant lots	Low-Medium Density Residential, 6 to 13 dua
<b>North</b>	RU-2; vacant lots	Low-Medium Density Residential, 6 to 13 dua
<b>South</b>	RU-1; single-family residence	Low-Medium Density Residential, 6 to 13 dua
<b>East</b>	RU-1; multi-family residential	Low-Medium Density Residential, 6 to 13 dua
<b>West</b>	RU-1; single-family residence, vacant lot	Low-Medium Density Residential, 6 to 13 dua

**NEIGHBORHOOD COMPATIBILITY:**

The RU-1, Single-Family Residential District zoned subject property consists of 2 vacant lots with a total lot area of 4,547 sq. ft., and is a corner site located at the northeast corner of the intersection of NW 23 Avenue and NW 61 Street. The properties to the north, south and west are characterized by existing single-family residences or vacant lots, with the property to the east developed as a multi-family residential apartment building.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to have a buildable lot in order to be able to develop the property with a two-story duplex residence as allowed under the Workforce Housing standards. The Platting and Traffic Review section of the Department of Regulation and Economic Resources (RER) have no objections to the application and indicate in their memorandum that the parcel lies within the urban infill area of the County where traffic concurrency does not apply, and so the application meets the traffic concurrency criteria and does not exceed the acceptable Level of Service (LOS) on the neighboring roadways, but that the application will generate approximately 3 PM peak hour vehicle trips.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The ±0.10-acre currently vacant subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low-Medium Density Residential**. Per the CDMP, *this category allows a range in density from a minimum of 6 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.* This allows the applicant to develop the 0.10-acre subject site with a total of 1 unit as the maximum density allowed under the CDMP Low-Medium Density Residential threshold on the LUP map. However, the applicant seeks to develop the site as workforce housing under the Workforce Housing Development Program set forth in Chapter 17, article VII of the Code of Miami-Dade County. This program affords a 25% density bonus over the 13 dwelling units per acre allowed in the Low-Medium

Density Residential area thus enabling a density of 16.25 dwelling units per acre, which could allow the 0.10-acre subject parcel with up to a total of two (2) residential units.

The approval of the request sought in this application will allow a proposed duplex residence on a parcel of land with less lot area than allowed by Code for lots to be developed under the Workforce Housing standards. Staff opines that approval of the application will not add additional dwelling units to the site beyond what is allowed by the aforementioned CDMP Land Use Element interpretative text and the workforce housing density bonus, and as such, would be **consistent** with the Low-Medium Density Residential designation on the CDMP LUP map. Staff is supportive of the request that would permit the parcel to have less lot area allowing the substandard vacant lot to be developed with infill workforce housing and opines that approval of the application 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 ±0.10- acre subject parcel is a vacant corner lot that is located on the southwest corner of the intersection of NW 61 Street and NW 23 Avenue in an area characterized by RU-2 zoned properties to the north and a multi-family residential apartment building to its east. The applicant intends to have a buildable site for a proposed duplex residence and seeks approval for the parcel with a lot area of 4,574 sq. ft., where an area of 5,000 sq. ft. is otherwise required for the workforce housing standards. When the aforementioned request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval of same would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and, therefore, would be **compatible** with the surrounding area. Staff notes that the request to permit a proposed duplex residence on a 4,574 sq. ft. area will not affect the stability of the surrounding properties and would not be detrimental to the area.

The applicant intends to develop the parcel of land with less lot area than otherwise required by Code with a two (2)-story high duplex residence under the Workforce Housing standards. Staff notes that full set of plans were submitted in conjunction with this application and that the plans comply with the workforce housing standards for the proposed residential structure as required under Section 33-193.11.-*Intensity standards*. Specifically, the proposed duplex meets the criteria for building setbacks, building height, lot coverage, and open space requirements of the Workforce Housing Development Program. Additionally, submitted landscape plans depict ample landscaping in the form of trees and shrubs are to be provided along the perimeter of the subject parcel, and street trees shall be placed along the two adjoining roadways. Staff opines that the architectural style and overall scale and massing of the two-story Workforce Housing duplex is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested lot area would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. Staff further opines that as designed, the proposed duplex will produce a development that will act as a reasonable transition between the single-family residential to the south, and the multi-family residential to the east as well as RU-2 zoned properties to the north of the property.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for variances of the lot area requirements for principal structures. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the

reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicate in their memorandum that the parcel lies within the urban infill area of the County where traffic concurrency does not apply, and that the application meets the traffic concurrency criteria and does not exceed the acceptable Level of Service (LOS) on the neighboring roadways, but that the application will generate approximately 3 PM peak hour vehicle trips. The Department of Regulatory and Economic Resources (RER) – Code Coordination and Public Hearings Section’s Environmental review memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and the County’s Fire Rescue Department memorandum indicates no objection to the application. Therefore, staff opines that approval with conditions of the request will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variance be intrusive to the surrounding area.

As such, staff opines that approval with conditions of the request to allow a parcel of land with less area than otherwise required for a lot to be developed under the workforce housing standards, will maintain the *basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community* and that the requested non-use variance for a reduced lot area would be **compatible** with the surrounding area and would not be detrimental to same. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

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

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

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled “New 2 Story Duplex”, as prepared by Fausto E. Guerrero, dated stamped received 7/25/2025, consisting of a total of 4 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant shall either provide a monetary contribution to the Affordable Housing Trust Fund in accordance with Section 33-193.9 of the Code, or execute a Declaration of Restrictions pursuant to Section 33-193.13 along with the required Workforce Housing Agreement pursuant to Section 33-193.14, subject to the following conditions:
  - a) The Workforce Housing Agreement shall be a binding commitment that the restrictions of this article shall run with the land for the entire control period.
  - b) The Workforce Housing Agreement will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to or an interest in the property.
  - c) The Workforce Housing Agreement shall be senior to all other liens or encumbrances on the property including all instruments that facilitate the securing of permanent financing, except that tax and assessment liens shall be superior to these covenants, and except as may be provided in Chapter 17, Article IX of this Code.
  - d) The Workforce Housing Agreement shall incorporate all terms and conditions regarding WHUs (Workforce Housing Units), including without limitation, the required shared equity agreement, eligibility standards, appropriate sale and rental price standards and affordability controls required of purchasers of WHUs pursuant to Chapter 17, Article VIII of this Code.
  - e) Where WHUs are to be provided as part of a rental development, the declaration and agreement required by this section and Section 33-193.13 may specify the total number of WHU rental units to be made available on the property and provide for an annual inventory of WHUs, instead of encumbering each individual WHU.
5. That the applicant complies with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the RER Department as contained in their memorandum.

ES:JB:SS:EA:JH

*Eric Silva*

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

## ZONING RECOMMENDATION ADDENDUM

MKA Investments, LLC.  
PH: Z24-254

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
School Board	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Public Housing and Community Development (PHCD)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p><b>Low Medium Density Residential (Pg. I-31)</b></p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Medium Density Residential</b>. The residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 7.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 13 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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### PERTINENT ZONING REQUIREMENTS/STANDARDS

<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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<b>Sec. 33-49.</b> <b>- Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</b>	<b>District</b>	<b>Families</b>	<b>Min. Width</b>	<b>Min. Lot Area (Sq. Ft.)</b>	<b>Max. Lot Coverage (% of Lot Area)</b>	<b>Min. Bldg. Size (Cu. Ft.)</b>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.-75'	7,500	40%	8,500

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

*Building and Neighborhood Compliance*

**ENFORCEMENT HISTORY**

MKA INVESTMENTS LLC/DIAZ, CARLOS 6034/6042 NW 23 AVE  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2024000254

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-3115-041-0140/30-3115-041-0160**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

August 20, 2025

**NEIGHBORHOOD REGULATIONS:**

**Folio No.: 30-3115-041-0140/30-3115-041-0160**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Folio No.: 30-3115-041-0140/30-3115-041-0160**

There are no open/closed cases in BSS.

**VIOLATOR:**

MKA INVESTMENTS, LLC/DIAZ, CARLOS

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** November 3, 2025

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

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

**Subject:** Z2024000254-2<sup>nd</sup> Review  
MKA Investments LLC  
NW 61<sup>st</sup> Street and NW 23<sup>rd</sup> Avenue  
Proposes 2-story building with a duplex (one unit on bottom and one on top). NUV or the nonconforming lot size requirements, if necessary, reduction in setbacks requirements.  
(RU-1) (0.102 acres)  
15-53-41

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The Department of Regulatory and Economic Resources – Code Coordination and Public Hearings Section has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

#### Potable Water Supply and Wastewater Disposal

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

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

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

determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

**Conditions of Approval: None**

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff 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 properties indicates the presence of tree resources; however, the site plan entitled "6034 Northwest 23rd Avenue" prepared by Fausto Guerrero, P.E., and dated as received by Miami-Dade County on December 09, 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 it has been 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:** July 31, 2025

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

**Through:** James B. Ferguson, P.E.  
Assistant Director  
Water and Sewer Department (WASD)

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

**Subject:** Zoning Application Comments - MKA Investments LLC  
Application No. Z2024000254 - Revision No. 2

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

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

Application Name: MKA Investments LLC

Location: The proposed project is located on approximately 0.102 acres at the southwest corner of the intersection NW 61<sup>st</sup> Street and NW 23<sup>rd</sup> Avenue, with Folio Nos. 30-3115-041-0140 and 30-3115-041-0160, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing to develop One Duplex (2 Units), replacing vacant land through the Workforce Housing Program.

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 existing property is connected to water. If a new connection is required, there is an existing 6-inch water main (E8435-24) along NW 61<sup>st</sup> Street abutting the northern boundary of the property and another 6-inch water main (E8435-106) along NW 23<sup>rd</sup> Avenue abutting the eastern boundary of the property, to where the developer may connect to provide water service to 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 infrastructure. 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.

The existing property is connected to sewer. If a new connection is required, there is an existing 8-inch gravity sewer system (ES107-3) along NW 61<sup>st</sup> Street abutting the northern boundary of the property and another 8-inch gravity sewer system (ES107-5) in NW 23<sup>rd</sup> Avenue abutting the eastern boundary of the property, to where the developer may connect to provide sewer service to the proposed development. *Final points of connection and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 17 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. 17

Existing NAPOT: 2.63 hrs.  
Proposed Development: 300 gpd  
Proposed Projected NAPOT: 2.63 hrs.

P.S. No. 1

Existing NAPOT: 6.01 hrs.  
Proposed Development: 300 gpd  
Proposed Projected NAPOT: 6.01 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9,

2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

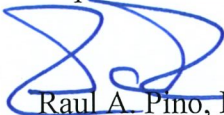
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Benita Ramirez at (786)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

# Memorandum



Date: August 26, 2025

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

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

Subject: Z2024000254  
Name: MKA Investments, LLC  
Location: Corner of NW 61 Street and NW 23 Avenue  
Section 15 Township 53 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is grandfathered; therefore, platting is not required.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **3 PM** peak hour vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

## Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum



**Date:** July 30, 2025

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

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

**Subject:** Z2024000254

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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 7/25/2025.

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.

**From:** [HERRERA, ANA I](#)  
**To:** [carlos@melkrislandscaping.com](mailto:carlos@melkrislandscaping.com); [davidhugodiaz@outlook.com](mailto:davidhugodiaz@outlook.com)  
**Cc:** [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)  
**Subject:** MKA Investments, LLC (Z2024000254) (PH3024121800892) No Impact  
**Date:** Friday, March 14, 2025 11:32:00 AM  
**Attachments:** [MKA Investments, LLC \(Z2024000254\) \(PH3024121800892\) No Impact.pdf](#)

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**RE: PUBLIC SCHOOL CONCURRENCY – NO IMPACT  
MKA INVESTMENTS, LLC (Z2024000254)  
LOCATED AT 6042 NW 23 AVE  
PH3024121800892 - FOLIO NUMBER: 3031150410140**

Dear Applicant,

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

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

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



**Ana Herrera**

**District Coordinator  
Growth Management**

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



# Concurrency Management System (CMS)

Miami-Dade County Public Schools

## Miami-Dade County Public Schools

### Concurrency Management System

### Preliminary Concurrency Analysis

MDCPS Application Number:

**PH3024121800892**

Local Government (LG):

**Miami-Dade**

Date Application Received:

**12/18/2024 9:37:40 AM**

LG Application Number:

**Z2024000254**

Type of Application:

**Public Hearing**

Sub Type:

**Zoning**

Applicant's Name:

**MKA Investments, LLC**

Address/Location:

**6042 NW 23 AVE**

Master Folio Number:

**3031150410140**

Additional Folio Number(s):

**3031150410140,**

PROPOSED # OF UNITS

**2**

SINGLE-FAMILY DETACHED UNITS:

**0**

SINGLE-FAMILY ATTACHED UNITS:

**0**

MULTIFAMILY UNITS:

**2**



#### CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
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#### ADJACENT SERVICE AREA SCHOOLS

\*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MCPS has **NOT** conducted a preliminary public school concurrency review of this application.

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

# Memorandum



**Date:** December 23, 2024

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

**From:** Amina N. Newsome, PHCD Division Director <sup>AN</sup>  
Housing & Community Development (HCD)

**Subject:** Zoning Application Comments  
Application No.: Z2024000254  
Applicant: MKA Investments, LLC  
Location: 6042 NW 23 Ave; 6034 NW 23 Ave  
Folio No(s): 30-3115-041-0140; 30-3115-041-0160

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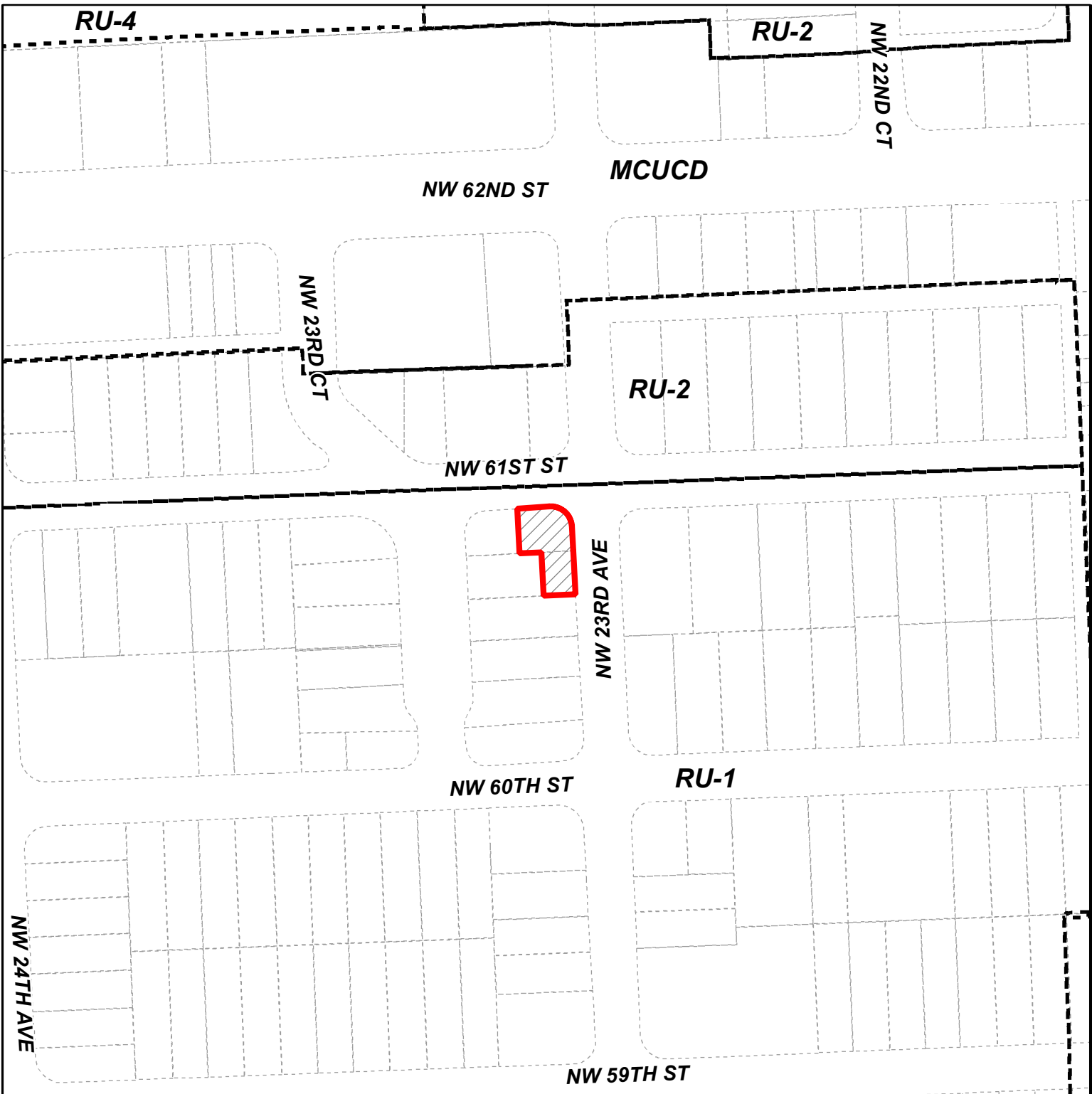
Housing and Community Development (HCD) has reviewed the proposed development for the subject zoning application.

This is not an Infill Housing Program property.

For assistance with HCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or [Phyllis.TynesSaunders@miamidade.gov](mailto:Phyllis.TynesSaunders@miamidade.gov)
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or [Shawn.Topps@miamidade.gov](mailto:Shawn.Topps@miamidade.gov)
- Impact fee waiver requests: Leyani Sosa/Mayra Diaz - (786) 469-2185 or [Leyani.Sosa@miamidade.gov](mailto:Leyani.Sosa@miamidade.gov) or [Mayra.Diaz2@miamidade.gov](mailto:Mayra.Diaz2@miamidade.gov)
- Infill Housing Reviews: Oscar Barco - (786) 469-4226 [Oscar.Barco@miamidade.gov](mailto:Oscar.Barco@miamidade.gov)
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or [Jamila.Llewelyn@miamidade.gov](mailto:Jamila.Llewelyn@miamidade.gov)

Cc: Gilberto Blanco, Planning Development Manager, RER  
Susan Furney, Development Services Intake Manager, RER





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

Process Number  
**Z2024000254**



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

**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, March 5, 2025

REVISION	DATE	BY



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

**Process Number**  
**Z2024000254**

**Legend**  
 Subject Property

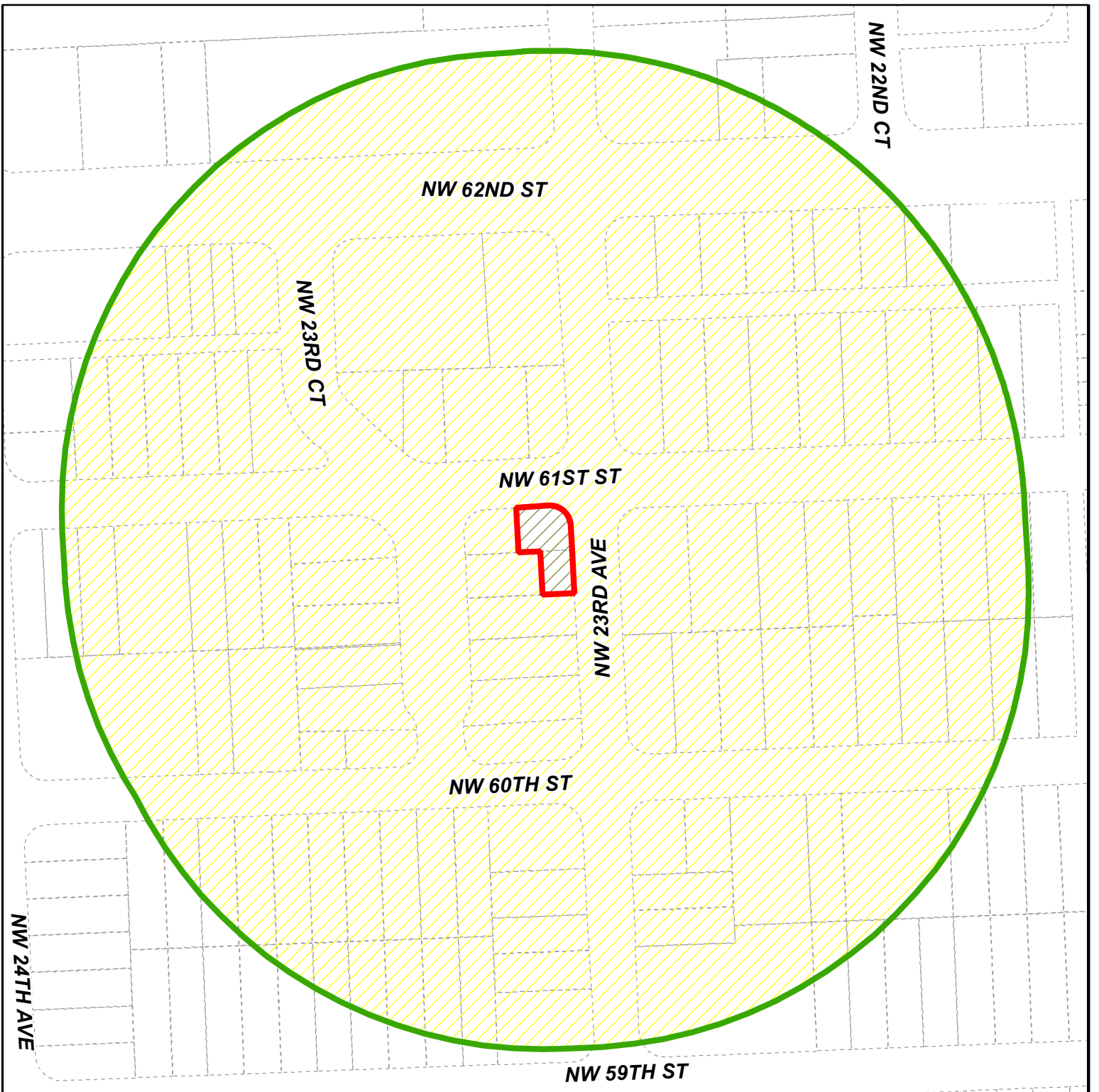


**Section: 15 Township: 53 Range: 41**  
**Applicant: MKA Investments LLC**  
**Zoning Board: C8**  
**Commission District: 3**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Wednesday, March 5, 2025

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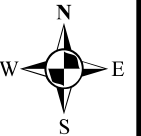
**MIAMI-DADE COUNTY**  
**RADIUS MAP**

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

Process Number  
**Z2024000254**  
 RADIUS: 500

**Legend**

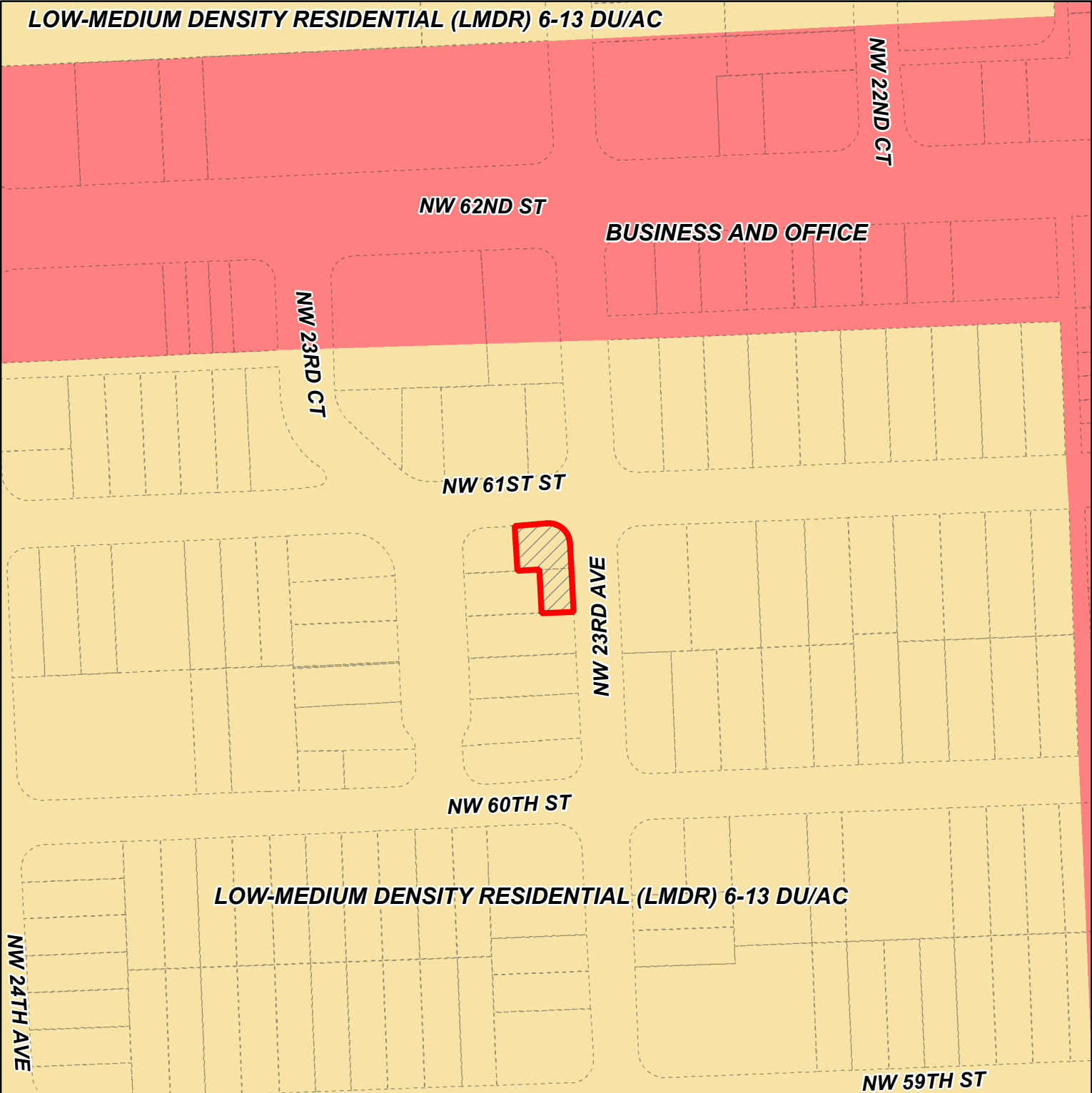
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, March 5, 2025

REVISION	DATE	BY

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



**MIAMI-DADE COUNTY**  
CDMP MAP

Process Number  
**Z2024000254**

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

**Legend**

 Subject Property Case



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MIAMI-DADE COUNTY  
PROCESS NO.: Z24-254

DATE: DEC 9 2024

BY: ISA

**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: A r k R e a l E s t a t e L L C

NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u>D a v i d D i a z 14421 NW 6<sup>th</sup> Ave Miami FL 33168</u>	<u>1 0 0 %</u>

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.


 Carlos Diaz  
 Signature Print Name

Sworn to and subscribed to before me on the 13 day of Nov, 2024

Affiant is personally known to me or has produced FL DL as identification.



Notary Public - State of Florida  
Expires: Feb 12, 2028

Notary: 

[Stamp/Seal]

Commission expires: 2-12-28

This form is available online at [www.miamidade.gov/zoning/forms.asp](http://www.miamidade.gov/zoning/forms.asp)

FORM REVISION 2019/3

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MIAMI-DADE COUNTY  
PROCESS NO.: Z24-254

DATE: DEC 9 2024

BY: ISA

**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: MKA Investments LLC

	NAME AND ADDRESS	PERCENTAGE OF STOCK
Carlos Diaz	5950 NW 40 St Virginia Gardens FL 33166	100%

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: \_\_\_\_\_

	NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

\*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.



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