



FINAL AGENDA

Community Zoning Appeals Board 11
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
 Tuesday, September 9, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|------------------------|--------|----------|---|
| 1. | Z2024000217 | Daniel O. Vargas | 24-217 | 55-39-06 | N |
| 2. | Z2025000051 | Alvaro & Vivian Adrian | 25-51 | 54-39-25 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11
MEETING OF SEPTEMBER 9, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 11**

PH: Z24-217

September 9, 2025

Item No. 1

Recommendation Summary	
Commission District	11
Applicant	Daniel O. Vargas
Summary of Requests	The applicant seeks to permit the existing covered terrace additions to the single-family residence to setback less than required from the property lines than permitted by Code.
Location	16979 SW 92 Street, Miami-Dade County, Florida.
Property Size	±0.16 Acres
Existing Zoning	Traditional Neighborhood Development (TND) District
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit the existing terrace additions to setback a minimum of 3.70' (5' required) from the rear (northwest) property line, to setback a minimum of 2.60' (6.84' required) from the side (west) property line, and to setback a minimum of 4.50' (6.84' required) from the interior side (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing", as prepared by Arshad Viqar, 1 sheet dated stamped received 3/11/2025 and 4 sheets dated stamped received 10/28/24 consisting of a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing two (2)-story, 3,344 sq. ft. single-family residence on an interior lot, with an existing attached terrace additions at the rear and interior side of the 0.16-acre subject property that fronts along SW 92 Street. The single-family residence with the covered terrace additions encroaches by a minimal 1.3 feet into the rear setback area, and is setback of a minimum of 4.5' and 2.6' from the interior side (east & west) property lines respectively where a setback of 6.84' is otherwise required by Code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate existing landscaping in the form of trees and hedges as well as a 6-foot-high sturdy plastic (PVC) fence located all along the rear and side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	TND; single-family residence	Low Density Residential (2.5 to 6 dua)
North	TND; single-family residence	Low Density Residential (2.5 to 6 dua)

South	TND; single-family residence	Low Density Residential (2.5 to 6 dua)
East	TND; single-family residence	Low Density Residential (2.5 to 6 dua)
West	TND; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 7,047 sq. ft. interior lot, located at 16979 SW 92 Street that is zoned as Traditional Neighborhood Development (TND) District. The surrounding area is characterized by existing single-family residences, also developed under the TND District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicants to legalize a reduced rear setback for the existing principal residence, as well as its covered terrace additions that encroach into the interior side setback areas. Staff opines that since the rear yard area is enclosed with a 6' high sturdy plastic (PVC) fence that is located along the rear and side property lines, together with the existing landscaping on the property, any visual impact that the reduced setbacks may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.16-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 Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the application for the principal residence located on the property and its existing terrace additions will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing terrace additions to setback a minimum of 3.70' (5' required) from the rear (northwest) property line to setback a minimum of 2.60' (6.84' required) from the side (west) property line, and to setback a minimum of 4.50' (6.84' required) from the side (east) property lines, are 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.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot, with existing terrace additions attached to the existing single-family residence of the subject property. The attached terraces encroach into the rear and interior side setback

property lines more than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of the non-variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing landscaping and shade trees, as well as an existing 6' high plastic (PVC) fence along the rear and side property lines, of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties. Staff further opines that the existing encroachments of the attached terrace additions at the rear and interior side property lines are very minimal and internal to the site and any negative visual impacts generated from the encroachments into the rear, interior side (east and west) setback areas would be adequately mitigated by the aforementioned existing 6' high sturdy plastic (PVC) fence buffer as well as existing landscaping of trees and hedges that exist on subject property, staff has no objections to the request. Staff recommends as a condition for approval that the said fence along the 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 maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for variances of the setback requirements for the single-family residence or the attached 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) 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. Furthermore, staff opines that the architectural style and scale of the single-family residence and its attached terraces are 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 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 "Public Hearing", as prepared by Arshad Viqar, 1 sheet dated stamped received 3/11/2025 and 4 sheets dated stamped received 10/28/24 consisting of a total of 5 sheets." Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which confirm 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the 6' high sturdy plastic (PVC) fence currently located along the rear and interior sides property lines be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.
6. That the applicant complies with all 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.

ES:JB:SS:JH



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

ZONING RECOMMENDATION ADDENDUM

Wilfredo and Dianne Gonzalez
PH: Z23-411

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
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>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 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 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 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>
---	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</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>
--	--

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VARGAS, DANIEL O/CERON, MARIBEL 16979 SW 92 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000217

DATE

HEARING NUMBER

FOLIO No: 30-5906-003-0620

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 2, 2025

NEIGHBORHOOD REGULATIONS OPEN:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case 20240226616-B was opened on December 27, 2023. A Notice of Violation was issued on 01/02/2024 for "*Failure to obtain required building permit(s) prior to commencing work on: Violations due to new windows. Structure B (attached rear terrace with ceiling fan, lights and plumbing), Structure C (attached side terrace with fans and lights), Structure D (attached side terrace with fans and lights).*" Since the violation was not corrected, the following citations were issued on 10/07/2024, P055274 "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK : Windows replaced, Structure B (attached rear terrace with ceiling fan, lights and plumbing), Structure C (attached side terrace with fans and lights), Structure D (attached side terrace with fans and lights).*" P055275, "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK : A/C relocated from rear North side to West Side.*". Citations were paid on 10/22/2024, however a Notice of Intent to Lien and Demand for Payment was issued on 02/28/25. Settlement payment was made on 05/22/2025. There are no outstanding fees.

VIOLATOR:

VARGAS, DANIEL O/CERON, MARIBEL

OUTSTANDING LIENS AND FINES:


There are no outstanding liens or fines.

Memorandum



Date: July 25, 2025

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

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

Subject: Z2024000217-2nd Review
Daniel Vargas
16979 SW 92nd Street
NUV for setbacks requirements to legalize two aluminum terraces
for a single-family residence.
(TND) (0.16 acres)
06-55-39

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 and wellfield area. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal and wellfield protection area, respectively.

Wellfield Protection

The subject property is located within the West Wellfield Interim Wellfield protection area. Since the subject land use is for residential development, a covenant prohibiting hazardous materials and hazardous waste is not required; however, all development shall comply with the requirements of section 24-43 of the Code.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the structures to be legalized are required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. For further information please contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov.

Conditions of Approval: None

Tree Preservation Review

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the requested setback variances will result in the removal of these tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. 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 for additional information or concerns regarding 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 1, 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

Subject: Zoning Application Comments - Daniel O Vargas
Application No. Z2024000217 - Revision No. 1

A handwritten signature in cursive script that reads "Maria Valdes".

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections 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.

Application Name: Daniel O Vargas

Location: The proposed project is located on approximately 0.16 acres at 16979 SW 92nd Street, with Folio No. 30-5906-003-0620, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance regarding setbacks in order to permit and legalize Covered Terraces at the existing Single-Family Residence.

This project results in a no-net-increase to the water demand.

Please note that the subject property has an 8-foot Utility Easement within and along the southeastern boundary of the subject property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water/Sewer: The subject site is located within the WASD's water and sewer service area. The subject property is currently connected to water and sewer.

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

Memorandum



Date: July 29, 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: Z2024000217
Name: Daniel O. Vargas
Location: 16979 SW 92 Street
Section 06 Township 55 South Range 39 East

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 11, Block 5, Plat Book 169, Page 47.

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: March 18, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000217

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 3/11/2025. Single family home.

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 or call 305-775-3357.

Memorandum



Date: November 5, 2024

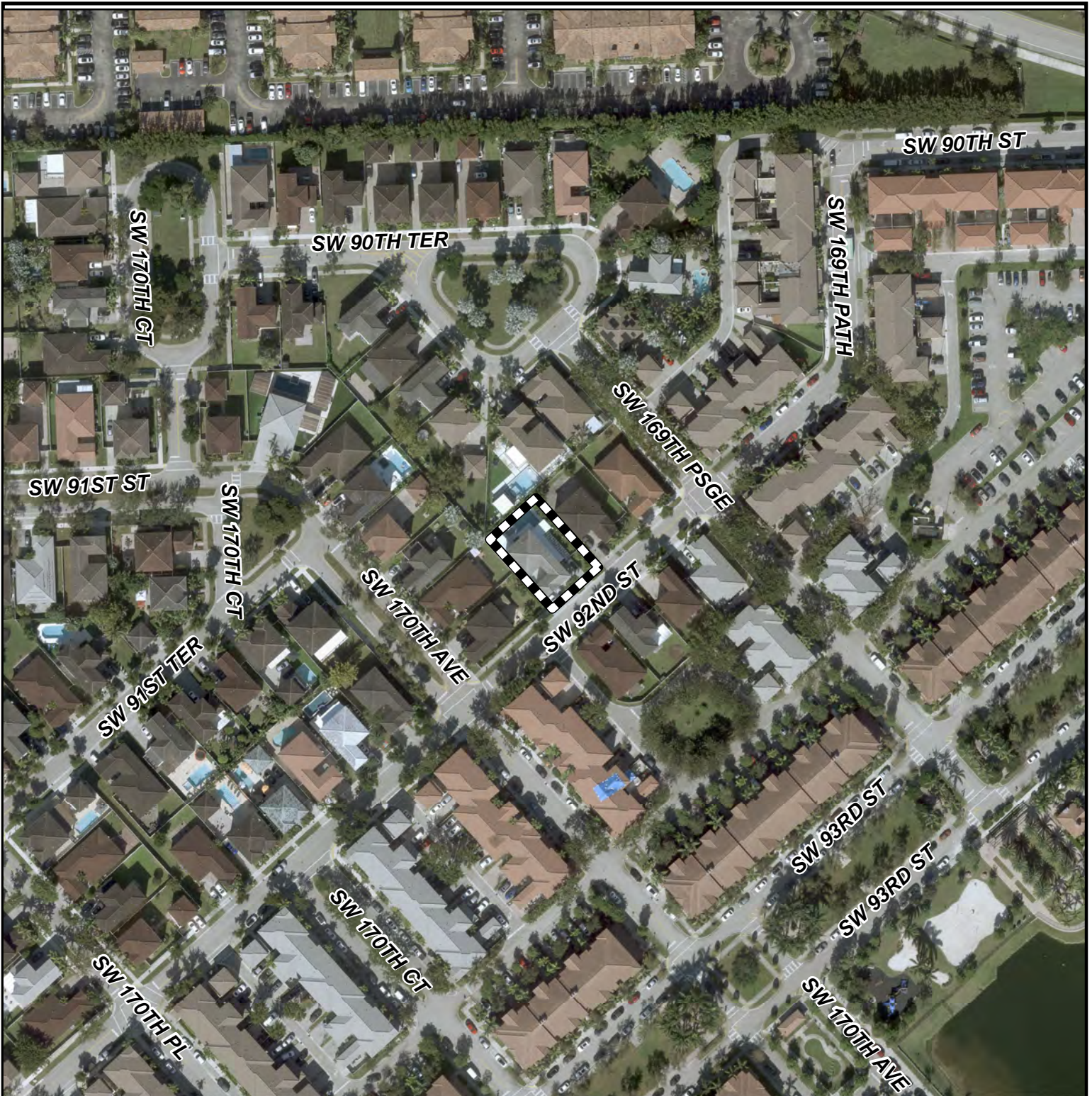
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000217 Daniel Vargas


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

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



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000217

Legend
 Subject Property



Section: 06 Township: 55 Range: 39
 Applicant: Daniel O Vargas
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, November 5, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 06 Township: 55 Range: 39
 Applicant: Daniel O Vargas
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000217
 RADIUS: 500

Legend

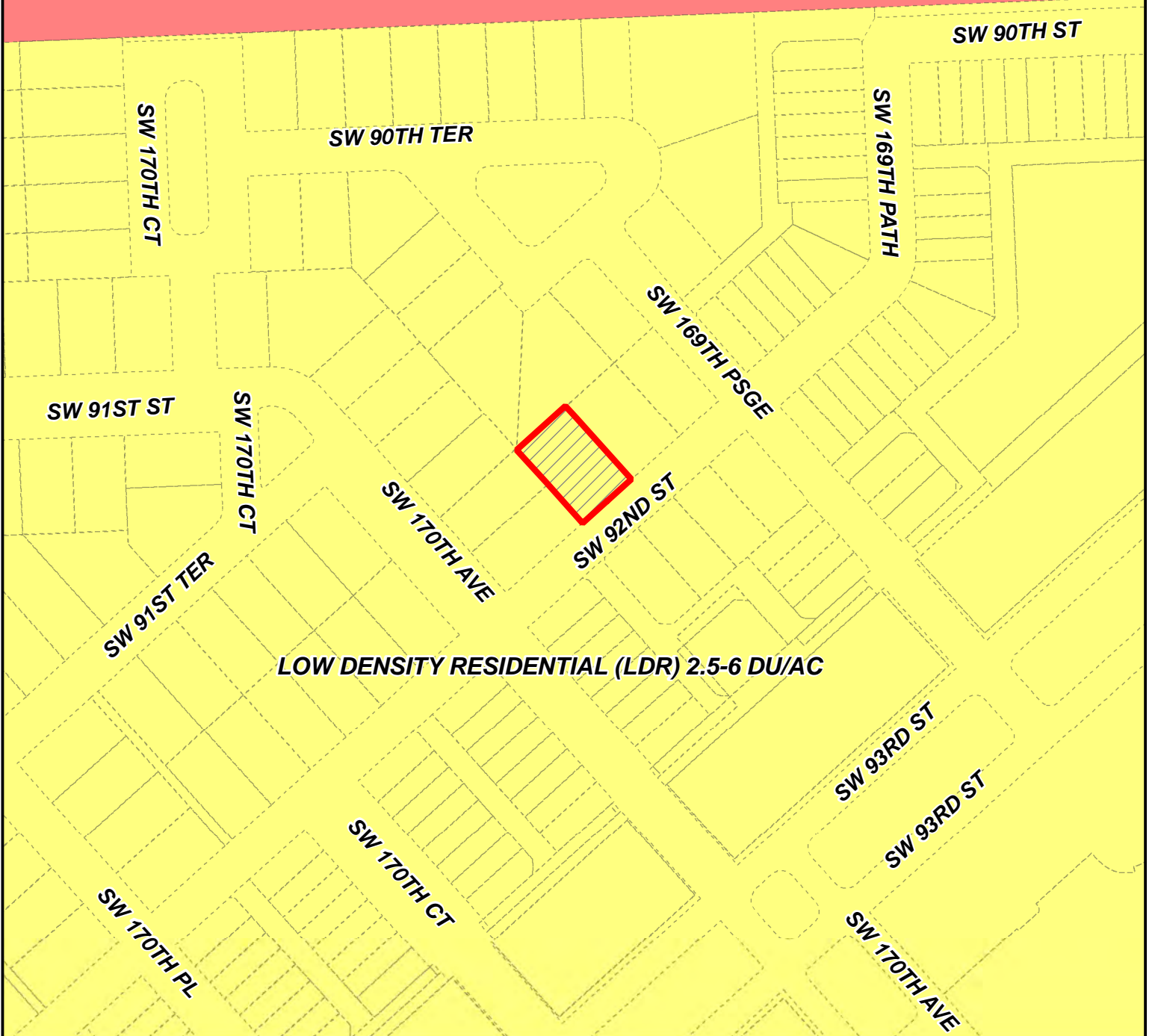
-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, November 5, 2024

REVISION	DATE	BY

BUSINESS AND OFFICE



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000217

Section: 06 Township: 55 Range: 39
 Applicant: Daniel O Vargas
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

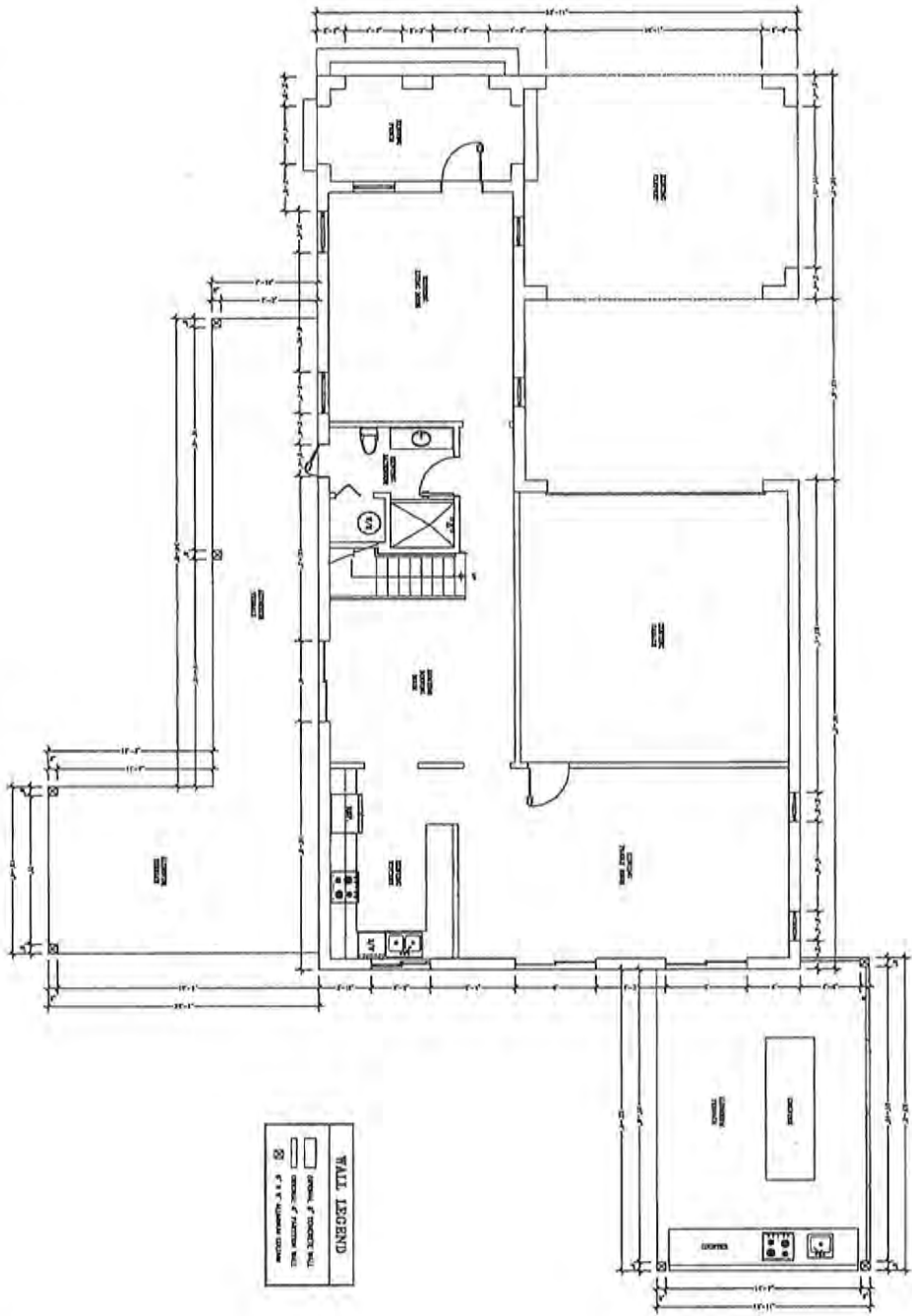
 Subject Property Case



SKETCH CREATED ON: Tuesday, November 5, 2024

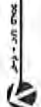
REVISION	DATE	BY

1ST FLOOR PLAN



WALL LEGEND

[Symbol]	General of Project Wall
[Symbol]	General of Partition Wall
[Symbol]	6" x 8" Column Core

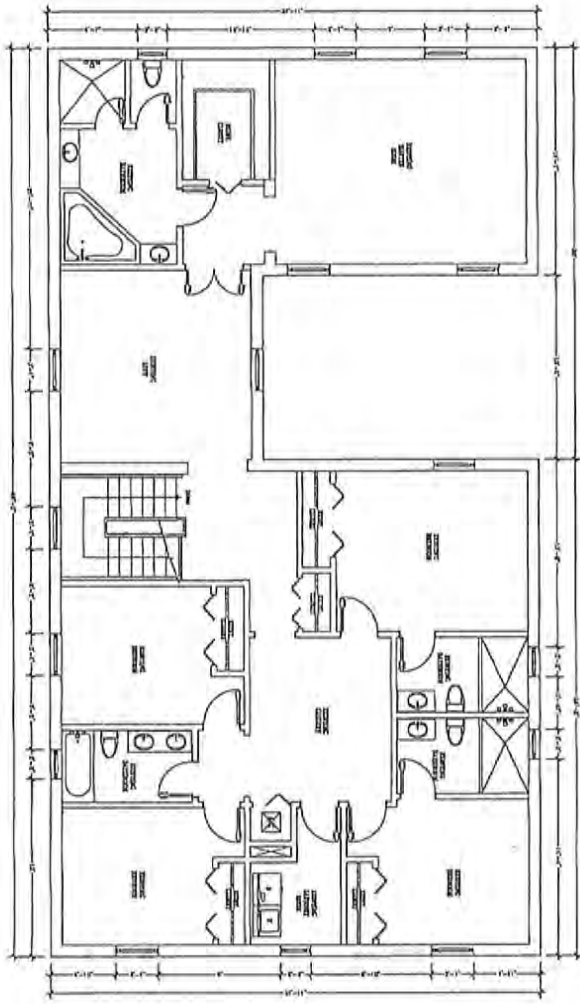


SHEET NO.
A-1

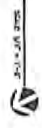
SEAL
Arshad Vigar
 Digitally signed
 by Arshad Vigar
 Date: 2024.10.17
 10:12:09 -04'00'

PROJECT TITLE	PUBLIC HEARING
DESCRIPTION	DANIEL VARGAS
DATE	10-17-24
PROJECT NO.	16979 SW 92 ST MIAMI, FL 33190

MIAMI PERMITS.COM
 Plans-Permits & Inspections Processing
Go file System
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Arshad Vigor Crea. Arch. +23941115 +35563
 P16 305-228-8990



2ND FLOOR PLAN



WALL LEGEND	
[Symbol]	WALL OF EXISTING WALL
[Symbol]	WALL OF PROPOSED WALL

DESCRIPTION	10-10-2024
DATE	
APPROVED	
REVISIONS	
DATE	
BY	
NO.	

MIAMI PERMITS.COM
 Plans, Permits & Inspections Processing
E-file System
 11865 SW 26 ST Suite 17 Miami, FL 33175
 Anibal Viquez, Inc. Arch. #27917 TR #35863
 P: 305-228-6766

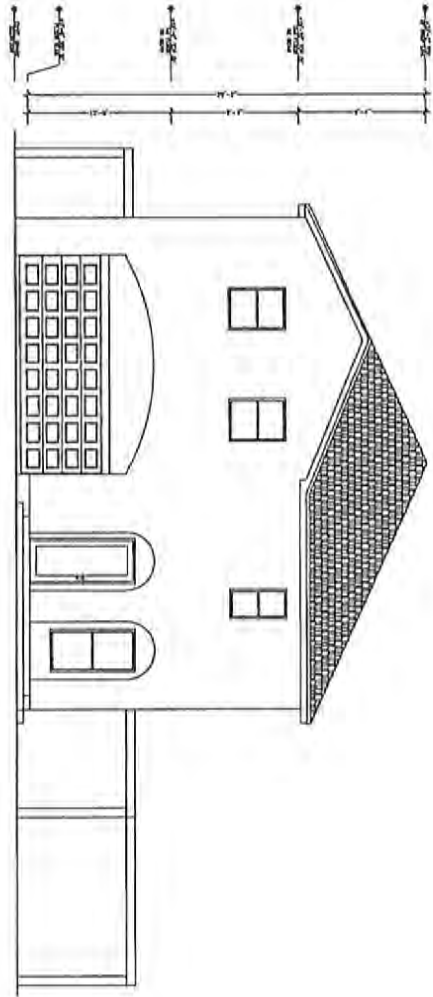
SHEET NO.
 A-2

SEAL

PUBLIC HEARING

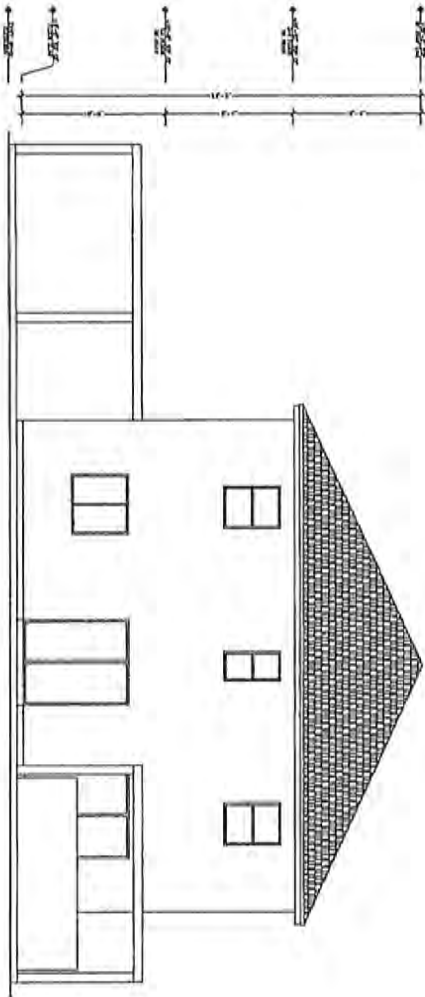
DANIEL VARGAS

16979 SW 92 ST MIAMI, FL 33196



WEST ELEVATION

Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"

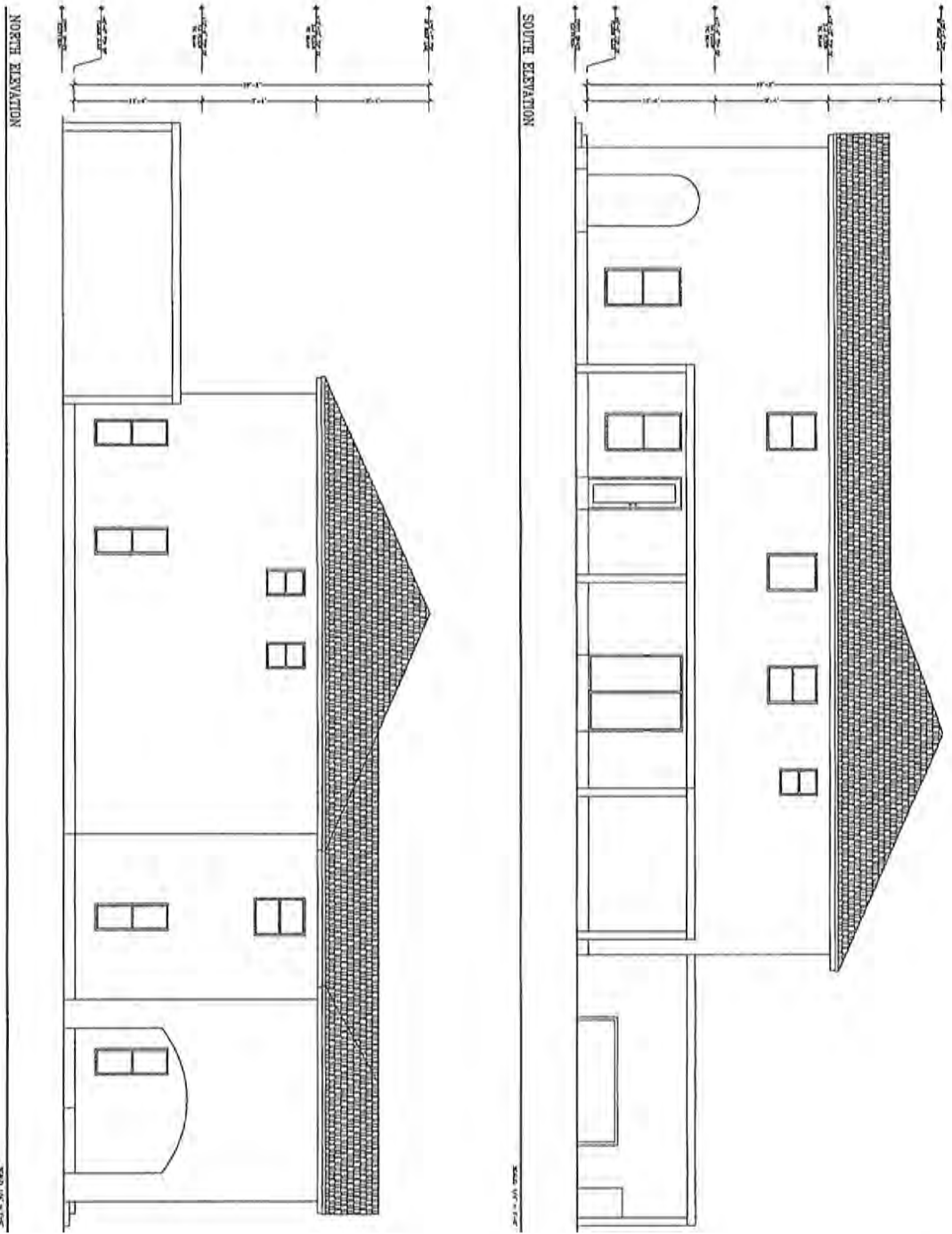
MIAMI PERMITS.COM
 Plans-Permits & Inspections Processing
e-File System
 11865 SW 26 ST Suite J7 Miami, FL 33175
 Arshad Vigor Cert. Arch. #21947 PE #15863
 PH: 305-226-9900

PUBLIC HEARING
 DANIEL VARGAS
 16979 SW 92 ST MIAMI, FL 33199

REVISIONS	DATE	DESCRIPTION

Arshad Vigor
 SEAL
 Digitally signed
 by Arshad Vigor
 Date: 2024.10.17
 09:55:23 -0400'

SECTION
 A-3



SHEET NO.
A-4

SEAL

DESCRIPTION	DATE
	10-12-24

Project: PUBLIC HEARING
 Name: DANIEL VARGAS
 Street: 16979 SW 92 ST MIAMI, FL 33196

MIAMI PERMITS.COM
 Plans, Permits & Inspections Processing
Perfile System
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Anibal Viquez, Cust. Auth. #2191716 038861
 PH: 305 224-6990

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI DADE COUNTY

PROCESS NO. Z24-217

DATE: OCT 28 2024

BY: ISA



RECEIVED

MIAMI DADE COUNTY
PROCESS NO. Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



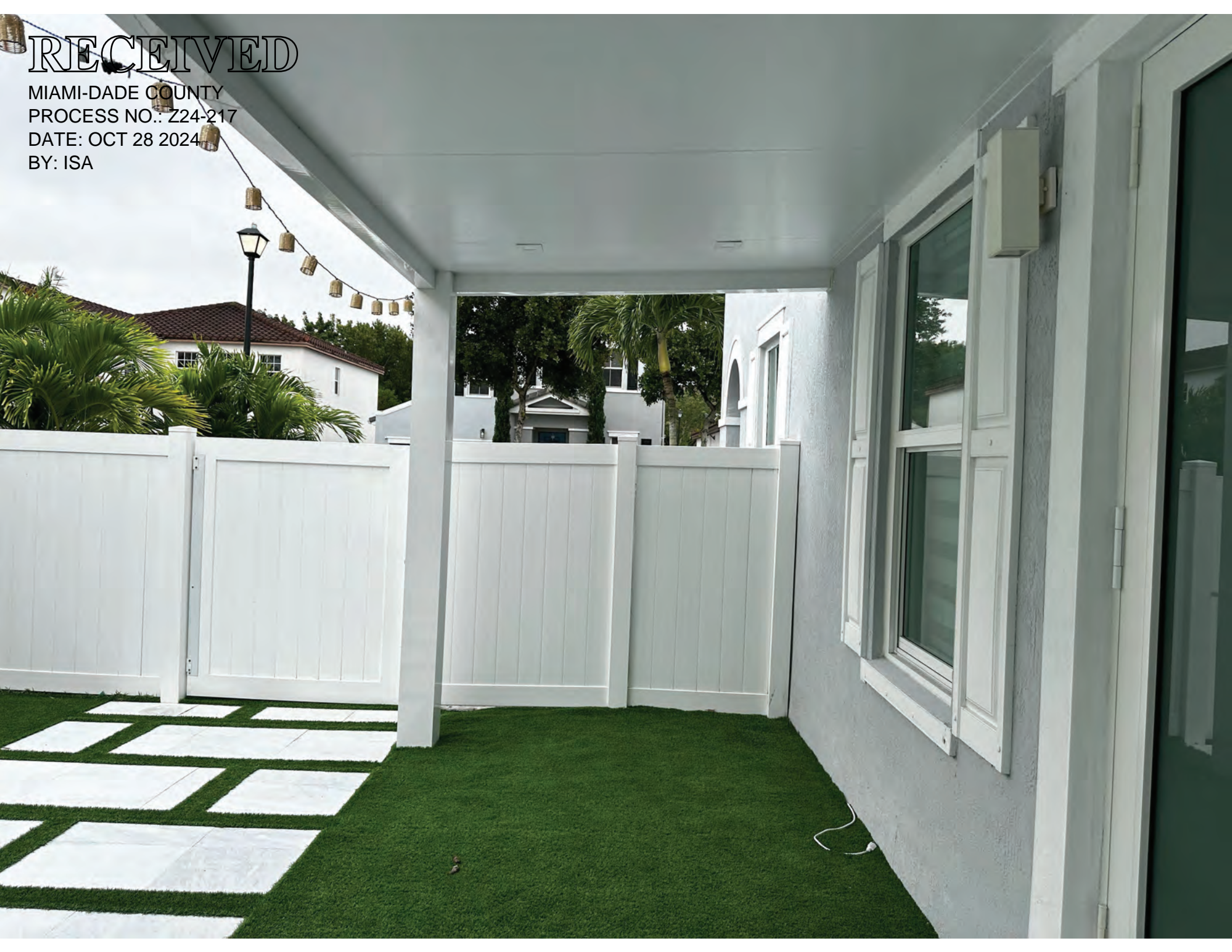
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI DADE COUNTY

PROCESS NO.: Z24-217

DATE: OCT 28 2024

BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. 724-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-217

DATE: OCT 28 2024

BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: SA



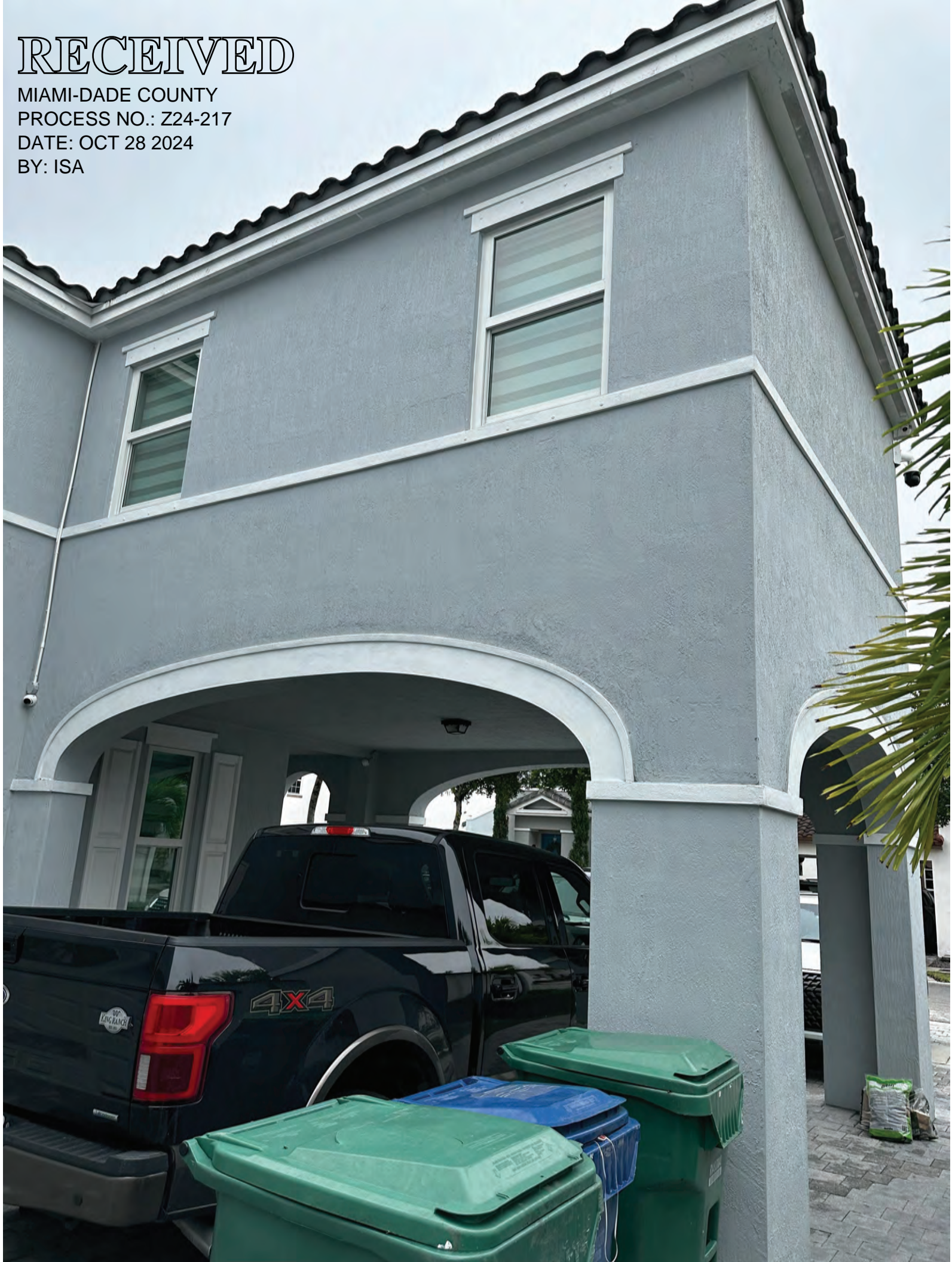
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-217
DATE: OCT 28 2024
BY: ISA



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 11**

PH: Z25-051

September 9 , 2025

Item No. 2

Recommendation Summary	
Commission District	10
Applicants	Alvaro L Adrian and Vivian Adrian
Summary of Request	The applicants seek to allow two separate lots, each with less lot area than otherwise required by Code.
Location	6201 SW 122 Avenue, Miami-Dade County, FL
Property Size	±5.04 acres
Existing Zoning	GU, Interim District
Existing Land Use	Single-family residence, horse stable/riding academy
2030-2040 CDMP Land Use Designation	Agriculture (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (See attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit two (2) parcels of land each with a lot area of 2.52-gross acres (5-gross acres required).

A survey is on file and may be examined in the Department of Regulatory and Economic Resources entitled "Boundary & Topographic Survey" as prepared by Avino & Associates, consisting of 1 sheet, dated stamped received 03/20/2025.

PROJECT DESCRIPTION AND HISTORY:

The property was part of a larger tract of land which has gone through prior public hearings. Specifically, in 1971, pursuant to Resolution #4ZAB-531-71, it was approved to have a permanent watchmen quarter. Subsequently, the ±6.33-acres property which, in 1982, pursuant to Resolution #4-ZAB-393-82, was granted a special exemption to permit a riding academy including a horse stable that is also currently located on the property. Staff notes that a letter of interpretation #J2021000727 was provided on April 5, 2022, which had determined that the contiguously owned parcel located immediately to the north of the subject site was legally subdivided through a quick claim deed on June 15, 1971.

The applicants now intend to take the ±5.04-acre subject site and subdivide it into two (2) individual developable lots. In order to be able to implement that subdivision, the applicants seek a non-use variance to be able to permit these two (2) individual parcels to have a lot area of 2.52 acres each, whereas a minimum of 5-gross acre parcel size is otherwise required by the code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; single-family residence, horse stable/riding academy	Agriculture

North	GU; single-family residence (contiguous property)	Agriculture
South	GU; horse training/stables	Agriculture
East	GU; single-family residence, horse training/stables	Agriculture
West	GU; single-family residences	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The ±5.04-acre subject property is located at 6201 SW 122 Avenue and consists of a single-family residence, and a horse stable/riding academy. The area surrounding the subject property to the north, south, east and west are zoned GU and trended agricultural, the area is primarily characterized by properties with existing single-family residences, horse training/stables, and farmland with associated agricultural-related service buildings.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to subdivide the subject site into 2 developable parcels, each with approximately 2.52-gross acres in size, which could have traffic impacts as well as impacts on other County services. However, based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER) indicate in their memorandum that the application meets traffic concurrency criteria and does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate an additional 3 PM peak hour vehicle trips. Staff notes that the application request will add to the population and may bring additional noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

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

Staff notes that the Planning Division of the Department of Regulatory and Economic Resources (RER) issued a Comprehensive Development Master Plan interpretation letter dated November 27, 2024, analyzing whether the subject property can be divided into two ±2.2-acre residential parcels in accordance with the “three side rule” which allows the creation of new parcels that are less than five acres in areas designated “Agriculture” on the CDMP Land Use Plan (LUP) map. The letter had summarized that the division of the subject parcel *does not directly precipitate further subdivision of adjacent properties by creating the condition that makes them eligible for parcelization in accordance with the “three side rule”, and that the subject property may be*

subdivided into two ±2.2-acre residential parcels in accordance with the afore-mentioned “three side rule.” Based on the foregoing, staff opines that approval of the non-use variance request to allow the creation of two (2) individual parcels can be supported based on the aforementioned letter of interpretation which clearly states that the parcel meets the three-sided rule. Staff opines that the approval of the request would be **compatible** with the development trend that exists within the neighborhood, and would be **consistent** with the CDMP, as it meets the criteria outlined in the interpretative text for properties designated **Agriculture** on the CDMP Land Use Plan map.

ZONING ANALYSIS:

When the applicant’s request to allow the subdivision of a ±5.04 acre lot into 2 parcels, each with a lot size of ±2.52-gross acres is analyzed under the under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff has no objections to the application. Staff opines that the approval of the request would not create any new visual impact on the surrounding area, would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations as it affects the stability and appearance of the community and that approval of the request would be compatible with the surrounding land uses and would not be detrimental to the surrounding area. The letter of interpretation provided by the Planning Division of the Department of Regulatory and Economic Resources (RER) indicates that on September 26, 2024, the applicant provided additional information that indicates *that the subject site is surrounded on three sides by parcels that have already been legally subdivided at less than five acres in size.* The letter of interpretation, based on the information provided had summarized that *division of the subject parcel does not directly precipitate further subdivision of adjacent properties by creating the condition that makes them eligible for parcelization in accordance with the “three side rule”, and for the above stated reasons, the subject property may be subdivided into two ±2.2-acre residential parcels in accordance with the afore-mentioned “three side rule”.*

Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and indicate in its memorandum that the application will generate 3 PM daily peak hour trips. Similarly, staff notes that the Division of Environmental Resources Management (DERM) of RER, and the Miami-Dade Fire Rescue Department (MDFRD) do not object to the application. The DERM memorandum indicates that the application meets all applicable Level of Service (LOS) standards for an initial development order as specified in the CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, based on the aforementioned memoranda, staff opines that approval of the applicant’s request to permit two (2) parcels of land each with a lot area of 2.52-gross acres (5-gross acres required), will not have an unfavorable impact on the environmental resources of the County, and would ensure safety from fire and other dangers. Based on the aforementioned reasons, staff opines that approval of the request would be compatible with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of the request under the Non-Use Variances From Other Than Airport Regulations, Section 33-311gulations(A)(4)(b) From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That the applicant shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Department of Regulatory and Economic Resources Platting and Traffic Review Section as may be contained in its memorandum dated May 29, 2025.
2. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in its memorandum dated April 11, 2025.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

Alvaro L Adrian and Vivian Adrian
PH: Z25-051

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water & Sewer WASD</i>	<i>No objection</i>
<i>Building and Neighborhood Compliance (BNC)</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Agriculture (Pg. I-58)</p>	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in MiamiDade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p> <p><i>Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning deemed to be consistent with this Plan unless such use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.</i></p>
---	--

ZONING RECOMMENDATION ADDENDUM

Alvaro L Adrian and Vivian Adrian

PH: Z25-051

Section 33-49

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:

	2 singles	Old sub.-None	3,750	30%	
		New sub.-75'	7,500	30%	
	duplex	Old sub.-50'	5,550	30%	
		New sub.-75'	7,500	30%	
	3 or 4 unit	75'	7,500	40%	
	5 or more units	100'	500 per fam. 10,000 min.	40%	
RU-4A	1	New sub.-75'	7,500	35%	
		Old sub.-None	3,750	30%	
	2 singles	New sub.-75'	7,500	30%	
		Old sub.-50'	5,550	30%	
	duplex	New sub.-75'	7,500	30%	
		Old sub.-50'	5,550	30%	
	3 or 4 unit	75'	7,500	40%	
	5 or more units	100'	500 per fam. 10,000 min.	40%	
bungalow villa	100'		2,000 per fam.	40%	
			10,000 min.		
EU-M	1	Prior to 5-9-57 100'	15,000	30%	12,500
		New sub.-120' (Min. depth 115')	15,000	30%	12,500
EU-S	1	125' (Min. depth 135')	25,000 (inc. r/w)	30%	15,000
EU-1	1	Prior to 4-17-51 100'	1 ac. (inc. r/w)	15%	15,000
		New sub.-125'	1 ac. (inc. r/w)	15%	15,000
EU-1C	1	150'	2½ ac. (inc. r/w)	15%	17,500
EU-2	1	200'	5 ac. (inc. r/w)	15%	17,500
AU	1	Prior to 2-13-51 100'	10,000	25%	7,500
		New sub.-200'	5 ac. (inc. r/w)	15%	7,500

PERTINENT ZONING REQUIREMENTS/STANDARDS

**Section 33-311(A)(4)(b)
Non-Use
Variances
From Other
Than Airport
Regulations**

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.

ZONING RECOMMENDATION ADDENDUM

Alvaro L Adrian and Vivian Adrian

PH: Z25-051

Page | 7

<p>Sec. 33-280. - Lot area and width.</p>	<p><i>Lots for any use in AU District shall contain a minimum of five (5) acres, and have a minimum street frontage of two hundred (200) feet. Credit shall be given towards lot area requirements for right-of-way dedication from the site.</i></p> <p><i>It is provided, however, that non-residential, agricultural uses shall be allowed, on a lot that is less than five (5) acres, only if: (1) the lot is located outside the Urban Development Boundary as shown on the Land Use Plan Map of the Comprehensive Development Master Plan; and (2) the lot has been created by recorded warranty deed; and (3) the property owner has recorded a restrictive covenant on the property on a form approved by the Director that discloses that the property is solely for non-residential agricultural uses and that there is no right to a residential use of the property. Non-residential agricultural use of a property that is less than five (5) acres shall only be permitted upon the submission to the Department of a certified copy of the recorded restrictive covenant required above.</i></p> <p><i>Exceptions to be foregoing requirements shall be as follows:</i></p> <p><i>(1)</i></p> <p><i>Lots platted prior to April 12, 1974, or lots for which tentative plats have been approved as of April 12, 1974, and finally approved and recorded within ninety (90) days from April 12, 1974, or lots purchased under a contract for deed or deeded prior to April 12, 1974, and which lots contain a minimum of one (1) acre in lot area and have a minimum street frontage of one hundred fifty (150) feet for any use provided for in this section except poultry raising; or lots for the raising of one hundred (100) poultry or more containing a minimum lot area of two and one-half (2½) acres. Credit shall be given for right-of-way dedication from the site for both frontage and area computations. If contiguous property of more than the minimum area and frontage indicated herein, but less than the five (5) acres required by this section is already under one (1) ownership on April 12, 1974, such property shall be considered as one (1) parcel of land and cannot be divided or used except as one (1) lot.</i></p>
--	---

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ALVARO L ADRIAN AND VIVIAN ADRIAN 6201 SW 122 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000051

DATE

HEARING NUMBER

FOLIO No: 30-4925-000-0150

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 3, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

ALVARO L ADRIAN AND VIVIAN ADRIAN


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: April 11, 2025

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

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

Subject: Z2025000051-1st Review
Alvaro L. Vivian Adrian
6201 SW 122 Avenue, Miami Dade County, Florida 33138
Non-use variance for lot size requirements to subdivide the property
into 2 lots to construct a single-family residence on each lot.
(GU) (5.03 acres)
25-5439

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, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection respectively.

Wellfield Protection

The subject property is located within the West Wellfield Interim protection area. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Section 24-43(4)(a) of the Code provides sewage loading restrictions for properties located within the basic wellfield protection area of any public utility potable water supply well. According to this section of the Code, residential uses in the Interim Wellfield Protection Area of the West Wellfield, to be served by an onsite sewage treatment and disposal system (OSTDS) as means for the disposal of domestic wastewater and served by an on-site drinking water supply well as a source of potable water and not having indigenous sandy substrata, the maximum sewage loading shall not exceed 750 gallons per day per acre. According to the survey submitted with this request, each proposed subject lot contains a gross area of approximately 109,800 square feet and each lot will construct one single family residence. Utilizing the sewage flow rates in the Code, the proposed development would generate a wastewater flow of approximately 510 gallons per day per lot. This flow translates into a sewage loading rate of 202 gallons per day per acre for each lot, which complies with the aforementioned Code requirements for a residential property to be served by an on-site drinking water supply well as a source of potable water and an OSTDS.

Conditions of Approval: None

Potable Water and Wastewater Disposal

Based on feasible distance requirements in the Code and the development information included with this application, the property is not currently within feasible distance to connect to public water and public

sanitary sewers. Consequently, the proposed development would have to be served by an on-site drinking water supply well as a source of potable water, and by an OSTDS as a means for the disposal of domestic liquid waste.

Pursuant to section 24-43.1(3)(b)(i) of the Code, the minimum lot size for a single-family residence served by an on-site drinking water supply and an OSTDS shall be 20,328 square feet (gross). Based on the available information, the proposed development complies with the above-mentioned lot size requirements.

Please note, prior to DERM approval of an on-site domestic well or upgrades to the well, the applicant shall demonstrate that the groundwater meets the water quality standards in the Code and the well is located a minimum of 100 feet away from all septic tanks, drainfields, surface waters and any other source of contamination.

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

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 25-year, 10-minute storm event per section 24-42.8(4)(b)(i) of the Code.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan entitled "Adrian Ranch" prepared by Miami Architectural Studio, LLC, and dated as received by Miami-Dade County on March 20, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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 for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation Review

Based on the proposed transition to residential use and an aerial photography search, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: Obtain a Phase 1 and Phase 2 Environmental Site Assessment prior to applicable development orders.

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 14, 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 - Alvaro L. & Vivian Adrian
Application No. Z2025000051 - (Pre-App. No. Z25P-022)

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 objections 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.

Application Name: Alvaro L. & Vivian Adrian

Location: The proposed project is located approximately 4.24 acres at 6201 SW 122nd Avenue, with Folio No. 30-4925-000-0150, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance to reduce the lot size restrictions to subdivide the subject property into two (2) lots to allow the construction of two (2) new single-family residences. As per Applicant's Representative Mr. Nicholas J. Rodríguez-Caballero's email dated 04/11/2025, each single-family residence will be over 5,000 sq. ft. (under A/C) and the existing structures will be demolished for the construction of the new single-family residences.

The estimated total water/sewer flows for the proposed project will be 1,020 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The subject site is currently on well. If Derm requires connection to the water system, then the water supply will be provided by the Alexander-Orr 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.

If DERM requires connection to the public water system, then there is an existing 12-inch water main (E13171-1) in SW 122nd Avenue (Half-Section Line), approximately 700 feet north of the subject property to where the developer may connect and extend a new 12-inch water main southerly along SW 122nd Avenue to the southwestern boundary of the subject property, in order to provide water service to the proposed development. In addition, there is an existing 12-inch water main located 412 feet north of the intersection of SW 122nd Avenue and SW 72nd Street to where the developer may connect and extend the same 12-inch water main (half section line) northerly along SW 122nd Avenue to the northwest corner of the property to provide service to both lots. 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.

If connection to the water system is required by DERM, 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 gravity sewer connection in close proximity to this property at the present time.


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

Memorandum



Date: May 29, 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: Z2025000051
Name: Alvaro L Adrian and Vivian Adrian
Location: 6201 SW 122 Avenue
Section 35 Township 54 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **3 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9270	SW 56 Street west of HEFT/SR 821	C	C

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: May 14, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000051

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to EnerGov on 05/01/2025.

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 or call 305-775-3357.

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Thursday, April 17, 2025 8:26 AM
To: Alvaro Adrian; nrodriguez@brzoninglaw.com
Cc: HERRERA, ANA I; Simon, Nathaly; Garcia, Jeannette C.; Concurrency Management; Stillings, Noel (RER); Connally, Ronald (RER)
Subject: Alvaro & Vivian Adrian Z2025000051 (PH3025032100146) Z2025000051
Attachments: Alvaro & Vivian Adrian Z2025000051 (PH3025032100146) Z2025000051.pdf

RE: PUBLIC SCHOOL CONCURRENCY – NO IMPACT
Alvaro & Vivian Adrian Z2025000051
LOCATED AT 6201 SW 122 AVE
PH3025032100146 – FOLIO NUMBER: 3049250000150

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning in Miami-Dade County, 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), which contains 2 residential units.

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 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.



Ivan M. Rodriguez

Director
Growth Management
Office of Governmental Affairs & Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4501



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3025032100146
3/21/2025 10:14:28 AM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
22025000051
Zoning

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

Alvaro & Vivian Adrian
6201 SW 122 AVE
3049250000150

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
--------	---------------	------------------------	----------------	-------------	---------	-------------

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



Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street • 12th Floor
Miami, Florida 33128-1902
Telephone: 305-375-2835
www.miamidade.gov/planning

November 27, 2024

Jeffrey Bercow
Bercow Radell Fernandez Larkin & Tapanes
200 S. Biscayne Blvd., Suite 850
Miami, FL 33131

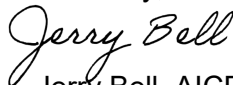
Subject: Expedited Letter of Interpretation re. Folio Nos 30-4925-000-0150 in
Unincorporated Miami-Dade County (Subject Property)

Dear Mr. Bercow:

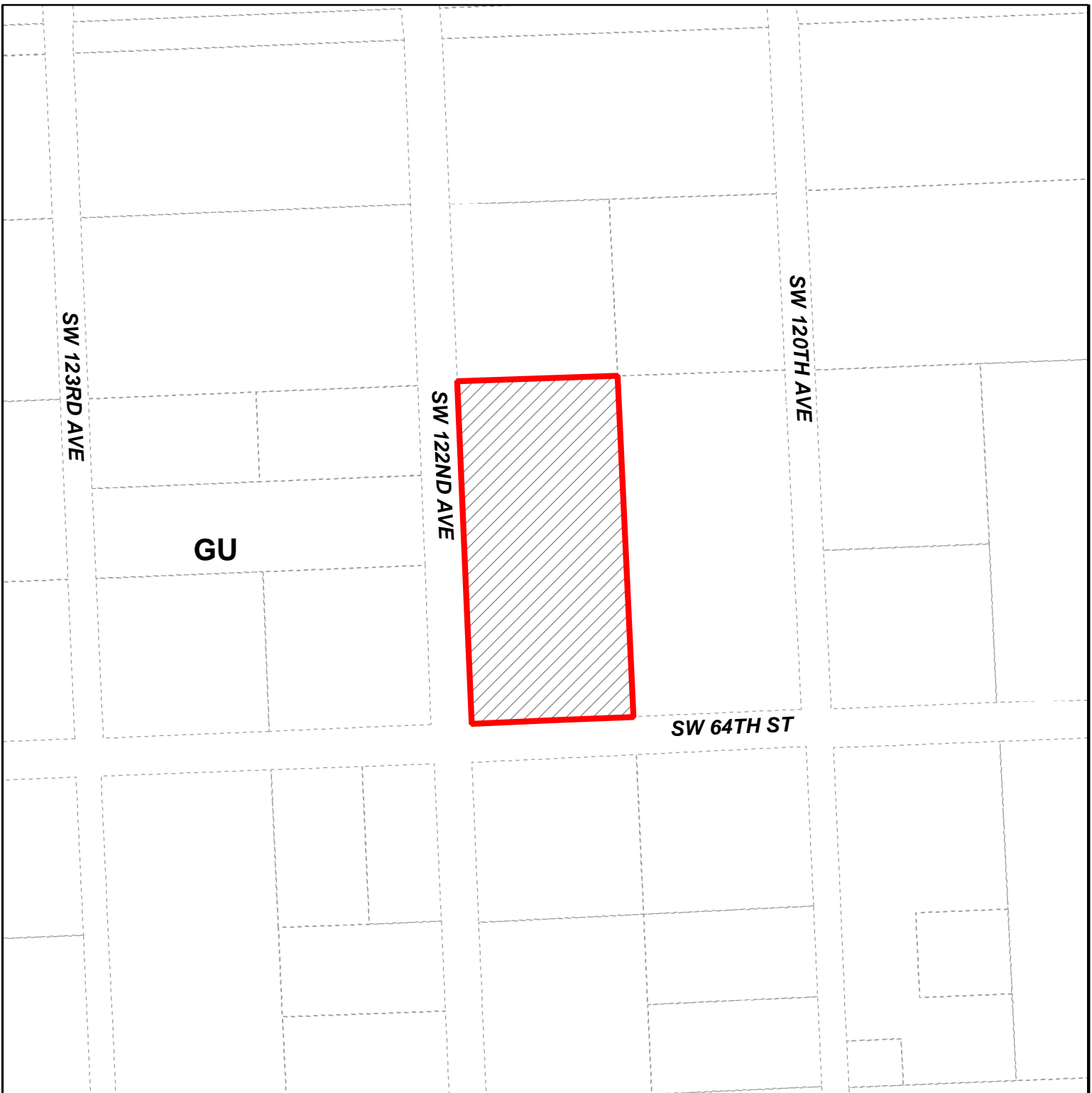
This letter is in response to your September 26, 2024, request (paid September 27, 2024) for an interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to the ± 4.24 -acre Subject Property. Specifically, you ask whether the Subject Property can be divided into two ± 2.2 -acre residential parcels in accordance with the "three side rule" which allows the creation of new parcels that are less than five acres in areas designated "Agriculture" on the CDMP Land Use Plan (LUP) map if the immediate area surrounding the Subject Property on three contiguous sides is already predominantly and legally parcelized in a similar manner and if a division of the subject parcel would not precipitate additional land division in the area.

Properties requesting subdivision in accordance with the "three side rule" must be evaluated case by case for conformance of the specific request with the text of the CDMP. The Subject Property and one additional parcel were the subject of a January 6, 2022, CDMP Letter of Interpretation which concluded that they could not be further subdivided because doing so could directly precipitate the subdivision of the abutting property with Folio No. 30-4925-000-0151 (Abutting Property). In your September 26, 2024, request you provided additional information that indicates that the Adjacent Property is surrounded on three sides by parcels that have already been legally subdivided at less than five acres in size. Hence, in light of this circumstance, division of the subject parcel does not directly precipitate further subdivision of adjacent properties by creating the condition that makes them eligible for parcelization in accordance with the "three side rule". For the above stated reasons, the Subject Property may be subdivided into two ± 2.2 -acre residential parcels in accordance with the afore-mentioned "three side rule".

This letter is provided in response to your request for interpreting the provisions of the CDMP and does not constitute a departmental recommendation on any pending or future requests for development approval. This interpretation is based upon the policies and provisions of the CDMP currently in effect, and the uses and limitations specified in your September 24, 2024, letter. If you have any questions regarding this review, please contact me at (305) 375-2835 or Jerry.Bell@miamidade.gov.

Sincerely,

Jerry Bell, AICP
Assistant Director for Planning

JB/gr/jb



MIAMI-DADE COUNTY



HEARING MAP

Process Number

Z2025000051

Section: 25 Township: 54 Range: 39
 Applicant: adrianbuilders at Homestead.Illp
 Zoning Board: C11
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, March 25, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000051

Legend
 Subject Property

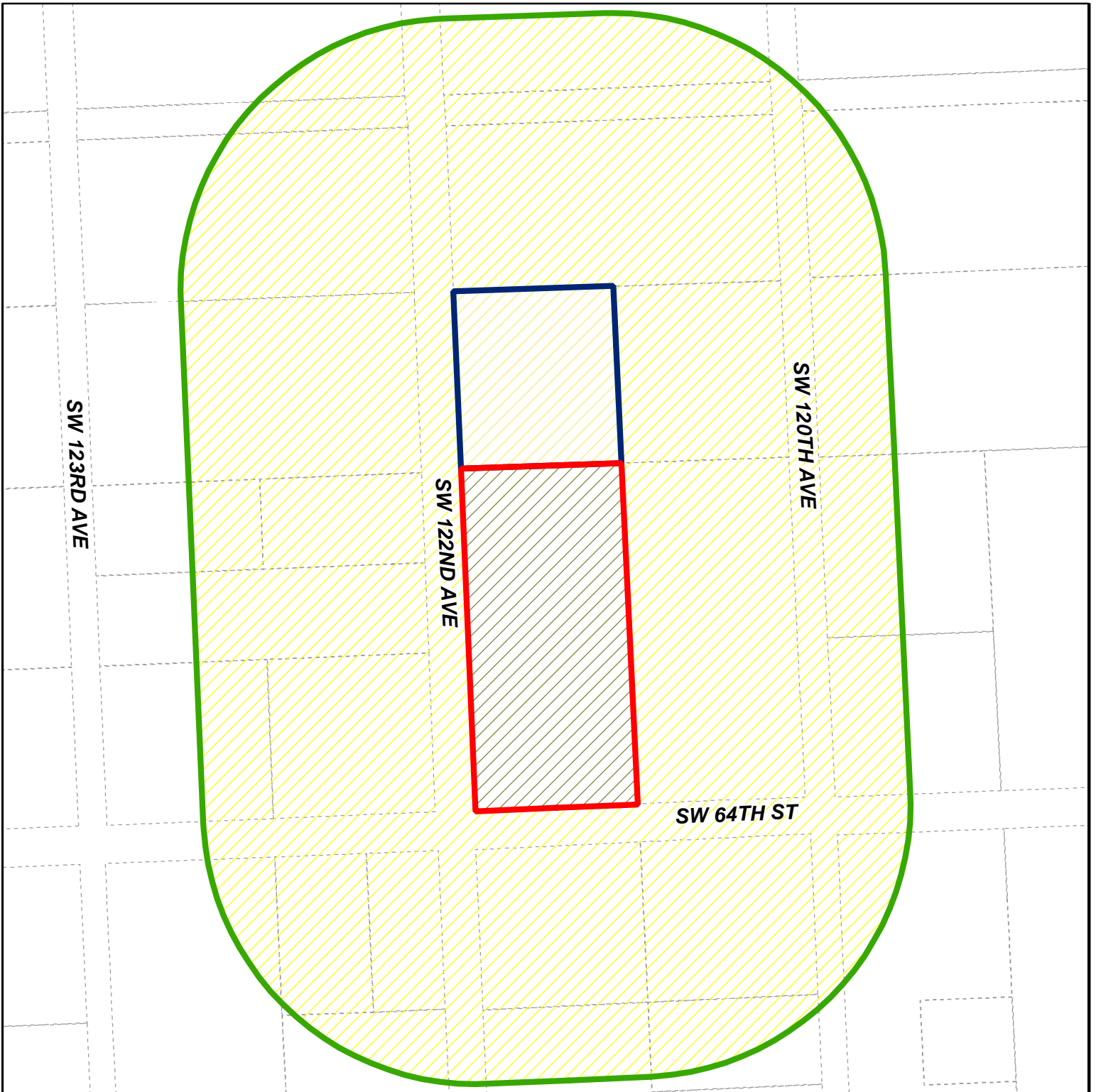


Section: 25 Township: 54 Range: 39
Applicant: adrianbuilders at Homestead.Illp
Zoning Board: C11
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Tuesday, March 25, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 25 Township: 54 Range: 39
Applicant: adrianbuilders at Homestead.Illp
Zoning Board: C11
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2025000051
RADIUS: 500

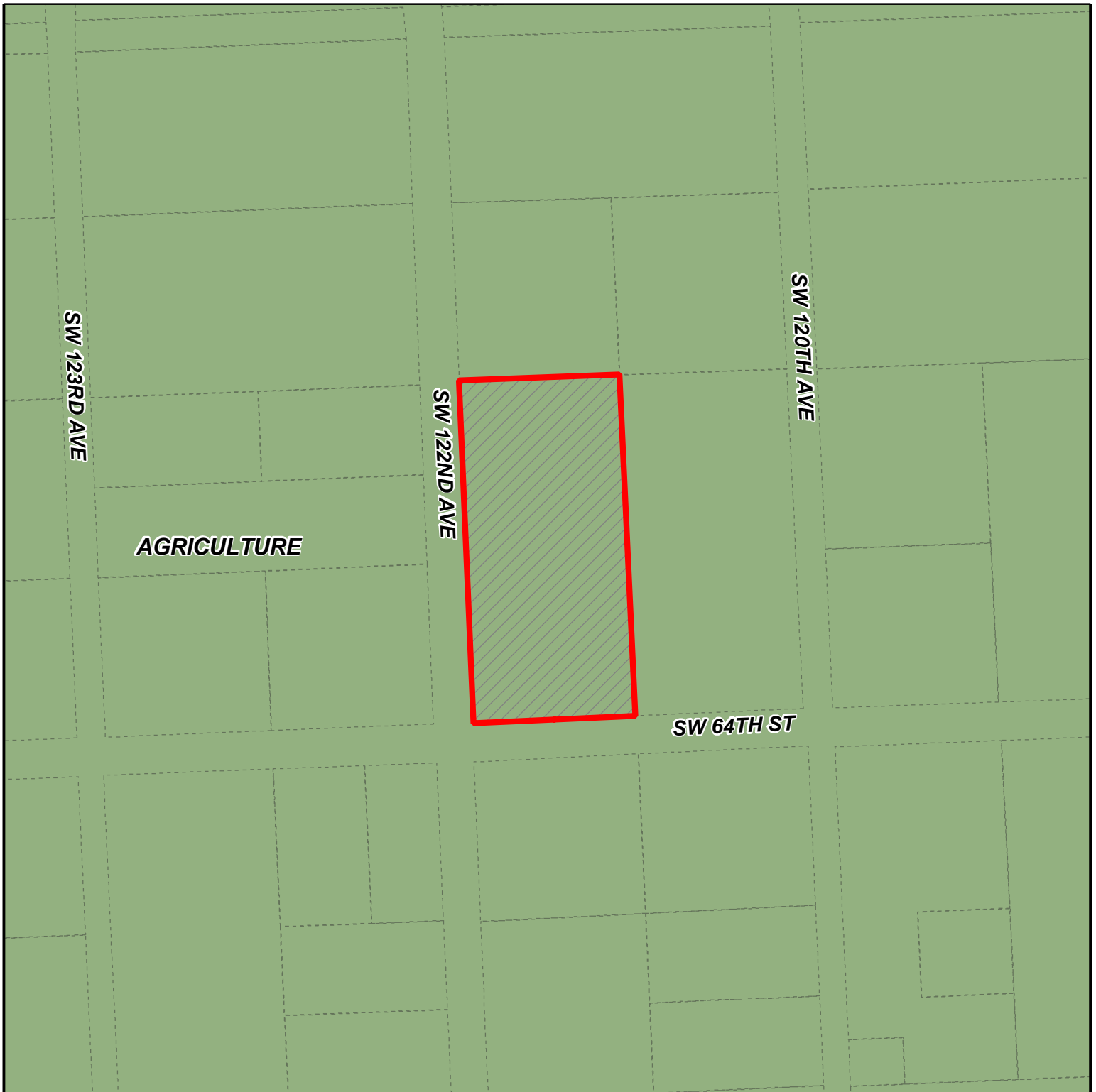
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 25, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP


Process Number

Z2025000051

Section: 25 Township: 54 Range: 39
 Applicant: adrianbuilders at Homestead.Illp
 Zoning Board: C11
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 25, 2025

REVISION	DATE	BY

Z2025000051
6201 SW 122 Avenue
Site Photos



Z2025000051
6201 SW 122 Avenue
Site Photos



Z2025000051
6201 SW 122 Avenue
Site Photos

