



FINAL AGENDA

Community Zoning Appeals Board 11
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
 Wednesday, May 13, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|---|--------|----------|---|
| 1. | Z2023000539 | 14000 Tamiami, LLC | 23-539 | 55-39-22 | N |
| 2. | Z2026000037 | ANTHONY RODRIGUEZ and
LICETTE AIDA RODRIGUEZ | 26-37 | 54-39-24 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11
MEETING OF MAY 13, 2026

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.

SWEARING IN OF WITNESSES

1. 14000 TAMIAMI LLC. Z2023000539

Area 11/District 11

The application is to allow an existing warehouse building to be located closer to the interior side property lines than required by Code. Additionally, the application seeks to provide less landscaped open space than required by Code.

(1) NON-USE VARIANCE to permit the existing warehouse building to setback a minimum of 3'-8" (10' required) from the interior side (north) property line, and to set back 6"-9" (10' required) from the interior side (east) property line.

(2) NON-USE VARIANCE to permit a landscape open space of 18.54 % (minimum 20% required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Tamiami Trade Center," as prepared by Candela Architecture LLC., consisting of 13 sheets dated stamped received 2/24/2025. Plans may be modified at public hearing.

LOCATION: 14000 SW 140 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.99 acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 34

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. ANTHONY RODRIGUEZ and LICETTE AIDA RODRIGUEZ Z2026000037

Area 11/District 10

The application is to allow a proposed single-family residence with a greater lot coverage, and an existing detached equestrian office structure to be located closer to the interior side property line than required by Code.

1) NON-USE VARIANCE to permit a proposed single-family residence with a lot coverage of 21% (15% maximum permitted).

2) NON-USE VARIANCE to permit an existing detached equestrian office structure to setback 5'3" (20' required) from the interior side (west) property line.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

14000 TAMIAMI LLC/ PORTUONDO,
IGNACIO

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000539

DATE

HEARING NUMBER

FOLIO: 30-7905-003-0160

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 4, 2026

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

14000 TAMIAMI LLC/PORTUONDO, IGNACIO

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

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

PH: Z23-539

May 13, 2026

Item No. 1

Recommendation Summary	
Commission District	11
Applicant	14000 TAMIAMI LLC
Summary of Requests	The applicant seeks to allow an existing warehouse building to be setback less than required from the interior side (north and east) property lines. Additionally, the applicant seeks to provide less landscaped open space on the property than required by Code.
Location	14000 SW 140 Street, Miami-Dade County, Florida.
Property Size	2.99 Acres
Existing Zoning	IU-C (Industrial District, Conditional)
Existing Land Use	Warehouse and storage
2030-2040 CDMP Land Use Designation	Industrial and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit the existing warehouse building to setback a minimum of 3'-8" (10' required) from the interior side (north) property line, and to set back 6"-9" (10' required) from the interior side (east) property line.
- (2) NON-USE VARIANCE to permit a landscaped open space of 18.54% (minimum 20% required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Tamiami Trade Center," as prepared by Candela Architecture LLC., consisting of 13 sheets dated stamped received 2/24/2025. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The 2.99-acre subject site is improved with an existing warehouse structure that has individual bays. The applicant seeks to legalize this existing building that does not comply with the required building setbacks from two property lines (request #1), and does not meet the minimum landscape open space requirements (request #2). The submitted plans depict the one (1)-story warehouse structure used mostly as an industrial warehouse, including ancillary office and storage spaces, and consisting of 24 individual bays occupied by various tenants. Parking for the building is internal to the site, located on the ground floor as a surface parking lot that is surrounded on all sides by the existing building. The site has an ingress/ egress point of direct vehicular access and a pedestrian access point along a cul-de-sac which is located on SW 140 Street. The submitted landscape plans depict ample landscaping. The plans also provide street trees and shrubs along

the west and east property lines that abut adjacent developments. New trees and shrubs are also being proposed at the entrance of the subject site and within the parking lot area.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-C; warehouse and office Development.	Industrial and Office
North	IU-C; warehouse and office Development.	Industrial and Office
South	IU-C; warehouse and office Development.	Industrial and Office
East	IU-C; warehouse and office development.	Industrial and Office
West	IU-C; warehouse/office & light Manufacturing.	Industrial and Office

NEIGHBORHOOD COMPATIBILITY:

The 2.99-acre subject site is an existing warehouse development that is located at 14000 SW 140 ST, at the end of a cul-de-sac on SW 140 Street. The existing parcel is currently improved with a one-story warehouse structure, with the vehicle parking area located towards the middle, surrounded by the existing warehouse building. The surrounding area is characterized by properties that are also zoned IU-C, and are mostly industrial warehouses, storage, and manufacturing facilities.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to legalize the existing development and have the continued use of the warehouse and office building that is located on the parcel. Based on memoranda from the departments reviewing this application, staff opines that approval of the application will not create any impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not generate any new additional vehicle trips. Staff notes that approval of the request won't have a negative visual impact on the neighboring properties as the development is existing and is surrounded by similar industrial warehouse uses.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property, for **Industrial and Office** uses. The **Industrial and Office** category accommodates *manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.*

The applicant seeks to maintain the existing industrial warehouse use building at the subject site which is a permitted use under the current IU-C, Light Industrial zoning district, allows small scale

industrial, storage and warehouse uses, including commercial facilities etc. In order to maintain the existing use, the applicant seeks to allow the building to be setback less than required from the interior side (north and east) property lines, and to provide less landscaped open space on the property than required by Code. Staff notes that the approval of the application and its requests will not change the existing industrial use on the subject property. Therefore, staff opines that approval with conditions of the application would be **consistent** with the CDMP Land Use Element interpretative text in **Industrial and Office** areas and the CDMP Land Use Plan map **Industrial and Office** designation for the subject property.

ZONING ANALYSIS:

When the requests to permit the existing warehouse building to setback a minimum of 3'-8" (10' required) from the interior side (north) property line, and to set back 6"-9" (10' required) from the interior side (east) property line (request #1), and to permit a landscape open space percentage of 18.54% for the existing development, where a minimum of 20% is otherwise required by code (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports the aforementioned requests and opines that the approval of these requests with conditions would be **compatible** with the neighborhood, would not visually impact the stability and appearance of the adjacent properties, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area.

As previously noted, the subject site consists of an aging warehouse constructed in 1990, and based on the letter of intent submitted with this application, the applicant has represented that during the course of the applicant's due diligence in connection with the acquisition of the property on August 31, 2023, the applicant became aware of certain zoning nonconformities with respect to the subject property. As such, under this zoning application, the applicant seeks to legalize the reduced setbacks for the building, as well as allow for a landscaped open space percentage that is less than required by code. Staff further notes that the surrounding area is characterized by properties that are also zoned IU-C, and are mostly industrial warehouses, storage, and manufacturing facilities similar in nature to the development that exists on the subject site.

Staff opines that the reduced setbacks for the existing warehouse building (request #1) are existing and do not create any significant impacts to the adjacent properties, and that the landscaping in the form of trees and shrubs on the periphery of the property lines would serve as a visual buffer to the existing development. Staff opines that based on the submitted site plan, which depicts the existing conditions on the subject property, the use keeps within the existing character of the neighborhood and approval of the requests will not result in an intensification of the development of the site beyond the scale of the surrounding area, and would not be out of character with same. The plans indicate that the existing facility's overall massing, scale, height, bulk, and lot coverage does not exceed the maximum intensities allowed for the building envelope. Additionally, the development fully complies with the Code minimums for the required parking as well. Similarly, a landscaped open space percentage of 18.54%, where a minimum of 20% is otherwise required (request #2) is internal to the subject site and is minimal in nature when considering the size and scale of the existing industrial warehouse development. Submitted landscape plans depict ample landscaping in the form of street trees and shrubs provided along the perimeter of the subject parcel specially along the west and east property lines that abuts adjacent developments, and new street trees and shrubs are being proposed towards the periphery of the subject site and on the parking lot. Based on the foregoing, staff opines that this

will create a visual perception of continuous greenery and be sufficient to mitigate any visual impacts generated by the requests on the adjoining industrial properties.

As such, staff opines that approval with conditions of the aforementioned requests 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 requests would be **compatible** with the surrounding industrial uses and would not be detrimental to the area. **Based on the foregoing analysis, staff recommends approval of the application under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate one (1)-ingress/egress point of direct vehicular access and a pedestrian access along SW 140 Street. Parking and driveways are internal to the site, with the required parking located on the ground floor as a surface parking lot that is entirely tucked in the middle of the existing building. The existing development provides the for a total of 77 parking spaces, and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

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 or its successor Department 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, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Tamiami Trade Center," as prepared by Candela Architecture LLC., consisting of 13 sheets dated stamped received 2/24/2025. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) of Regulatory and Economic Resources as indicated in the memorandum.

14000 TAMIAMI LLC

Z23-539

Page | 5

ES:JB:SS:PM

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

ZONING RECOMMENDATION ADDENDUM

14000 TAMIAMI LLC

PH: Z23-539

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
RER-Code Coordination and Public Hearings Section (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Miami-Dade Fire Rescue (MDFR)	<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>Industrial and Office (Pg. I-38)</p>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 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>
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Memorandum

Date: April 29, 2026

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2023000539-4th Review
14000 Tamiami, LLC
14000 SW 140th Street
After-the-fact non-use variance from requirements of interior side setbacks and open space requirements to legalize the nonconformities with the existing building.
(IU-C) (2.992 Acres)
22-55-39

The Departments of RER and Environmental Resources Management (DERM) have 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 RER records, the existing building is currently connected to public water and sanitary sewers. Based on the letter of intent and plans provided with this application, the proposed request does not propose any new structures at this time.

RER will evaluate the feasibility of connecting to the public sanitary sewer system prior to approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes development on the subject property.

Conditions of Approval: None

Water Control Review

According to the information found on this project, the proposed work will not affect the existing stormwater management system.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources. A landscape plan entitled "Tamiami Trade Center", prepared by Harold R. Hoyte, R.L.A., and dated as received by Miami-Dade County on February 24, 2025, was submitted in support of the subject application and indicates the removal/relocation of tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER-Natural Resources Division 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 regarding any additional information or concerns with this review.

Conditions of Approval: None

Enforcement History

The subject property has no open and five (5) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

JOE ORRIOLS (DERM closed case no. IW5-05693)

Paid penalties & surcharge: \$200.00 (UCVN no. 161894)

THE WOOD SHOP INC. (DERM closed case no. IW5-05680)

Paid penalties & surcharge: \$260.00 (UCVN no. 781109)

GENERAL DISTRIBUTORS INC. (DERM closed case no. IW5-11388)

Paid penalties & surcharge: \$200.00 (UCVN no. 184518)

Fine Natural Woods, Inc. (HEDS closed case no. 1994102609384370)

Paid penalties & surcharge: \$2200.00

Paid collection fees: \$360.00 (UCVN no. 113105).

Concurrency Review Summary

A concurrency review has been conducted for this application and the County 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 16, 2026

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) *Maria Valdes*

Subject: UPDATED - Zoning Application Comments - 14000 Tamiami, LLC
Application No. Z2023000539

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.

Application Name: 14000 Tamiami, LLC

Location: The proposed project is located at 14000 SW 140th Street, with Folio No. 30-5922-002-0160, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting an after-the-fact non-use variance be approved in order to legalize the Nonconformities with the Existing Building, as per submitted Letter of Intent dated February 11, 2025.

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

Per site plan submitted with this application, there is a *10-foot Utility Easement (ORB PB 111, PG 64 and ORB PB 14683, PG 292) within the property, and a 12-foot WASD Utility Easement (ORB PB 14912, PG 248) inside the subject property. Please note that the 12-foot WASD utility easement is housing an 8-inch water main (as per WASD'S GIS water line layer). **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 mavalde@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: 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: Z2023000539
Name: 14000 Tamiami, LLC
Location: 14000 SW 140 Street
Section 22 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 35, Block 22, Plat Book 111, Page 64.

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: April 23, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

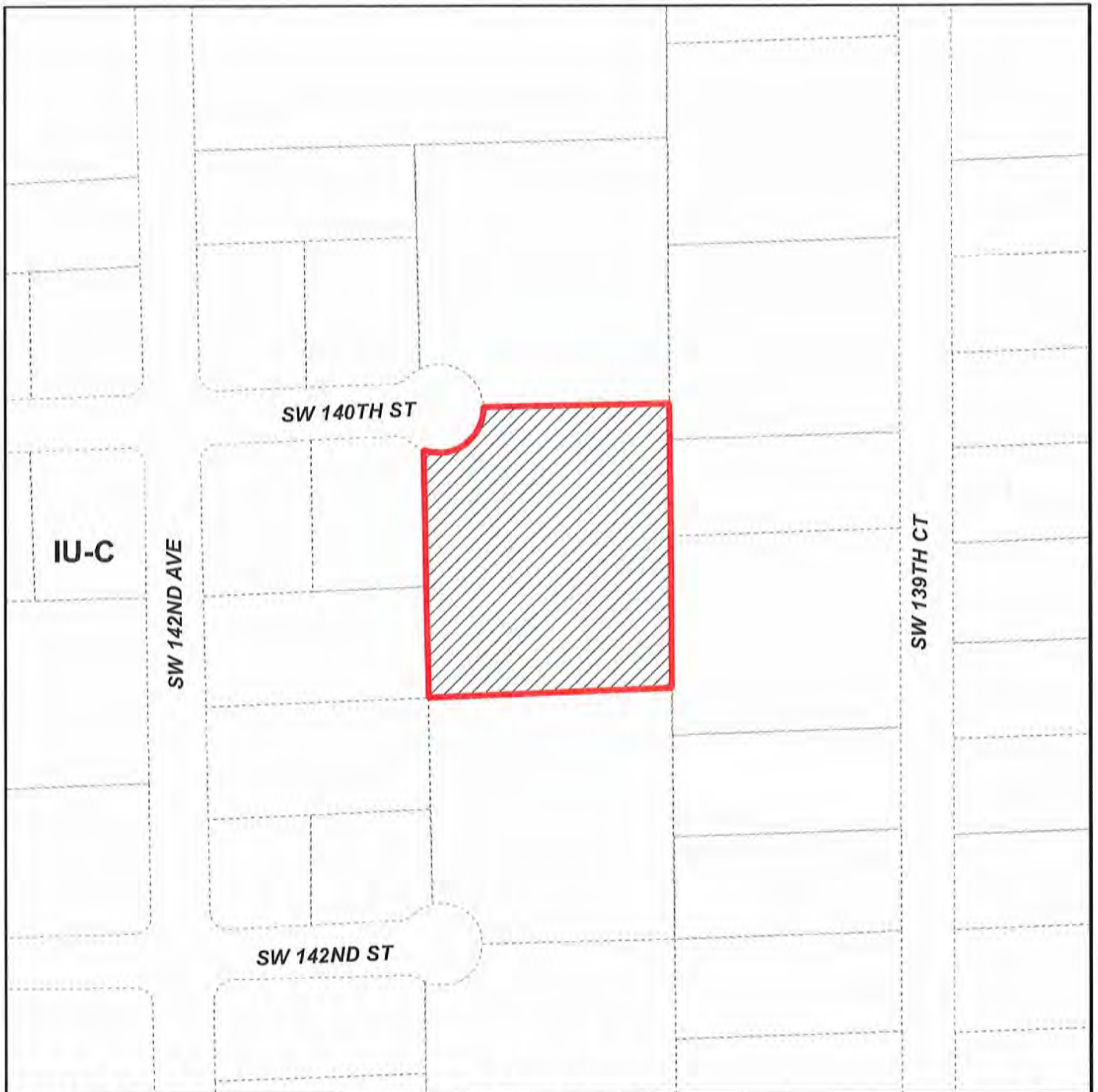
Subject: Z2023000539

The Miami-Dade Fire Rescue Department has **no objection** to request for a non-use variance uploaded in "EnerGov" on 2/24/2025. The proposed scope of request does not affect existing fire department access.

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

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

For additional information, please contact acuello@miamidadegov or call 305-775-3357.





**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2023000539



Section: 22 Township: 55 Range: 39
 Applicant: 14000 Tamiami LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

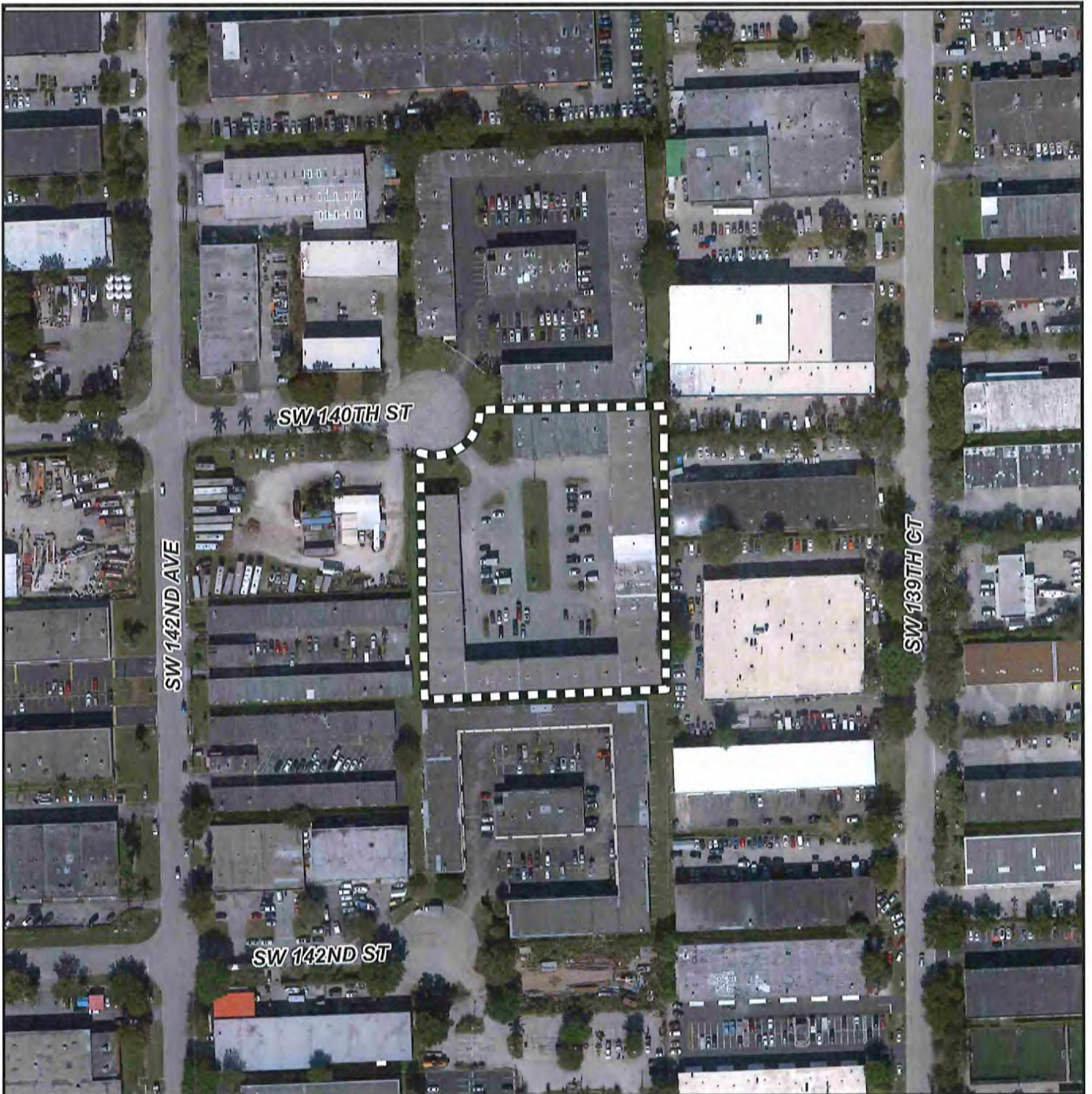
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, May 1, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000539

Legend
 Subject Property

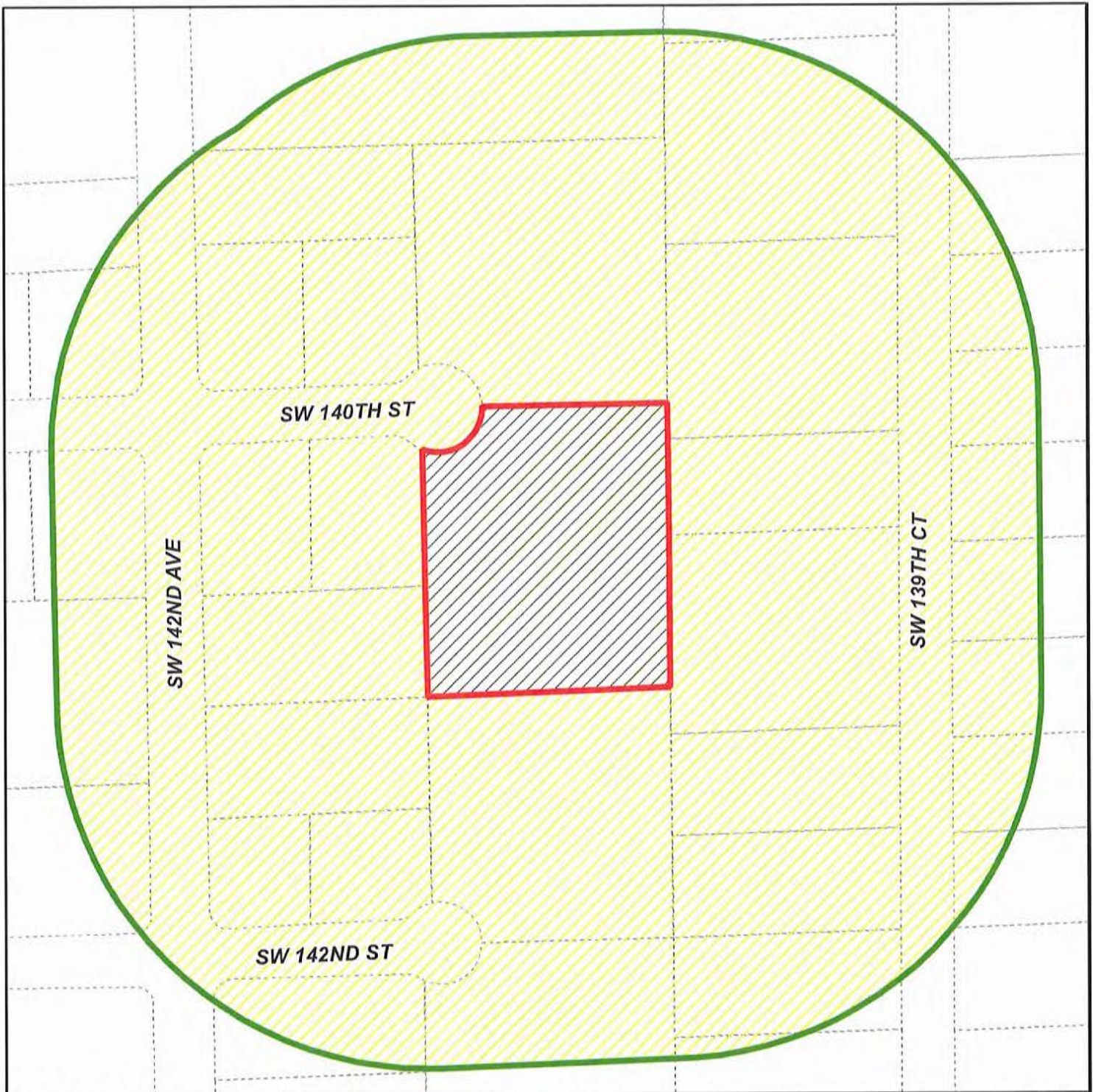


Section: 22 Township: 55 Range: 39
Applicant: 14000 Tamiami LLC
Zoning Board: C11
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, May 1, 2024

REVISION	DATE	BY






**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 22 Township: 55 Range: 39
 Applicant: 14000 Tamiami LLC
 Zoning Board: C11
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000539
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, May 1, 2024

REVISION	DATE	BY

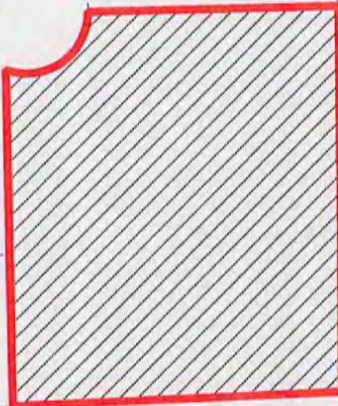
INDUSTRIAL AND OFFICE

SW 140TH ST

SW 142ND AVE

SW 139TH CT

SW 142ND ST



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000539



Legend

 Subject Property Case

Section: 22 Township: 55 Range: 39
Applicant: 14000 Tamiami LLC
Zoning Board: C11
Commission District: 11
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, May 1, 2024

REVISION	DATE	BY

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

PH: Z26-037

May 13, 2026

Item No. 2

Recommendation Summary	
Commission District	10
Applicant	Anthony Rodriguez and Licette Aida Rodriguez
Summary of Requests	The applicants seek to allow a proposed single-family residence to have a greater lot coverage on the subject property than permitted by Code. Additionally, the applicants also seek to allow an existing detached structure located on the property to setback less than required from the interior side property line.
Location	12305 SW 45 Street, Miami-Dade County, Florida
Property Size	1.47 Acres
Existing Zoning	AU, Agriculture District
Existing Land Use	Single-family residence, Agricultural Uses
2030-2040 CDMP Land Use Designation	Agriculture (See attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- 1) NON-USE VARIANCE to permit a proposed single-family residence with a lot coverage of 21% (15% maximum permitted).
- 2) NON-USE VARIANCE to permit an existing detached equestrian office structure to setback 5'-3" (20' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "A & L Rodriguez Residence", as prepared by Perez & Perez Architect Planners, dated stamped received, 4/22/26 consisting of 4 sheets. Plans may be modified at the public hearing.

PROJECT HISTORY AND DESCRIPTION:

Staff notes that on November 15, 1995, the subject property was approved pursuant to Resolution #5-ZAB-459-95 for requests that included a special exception to permit an existing barn/horse stable building and 4 existing horse stables to be spaced less than 250' from other neighboring residences, and for ancillary non-use variances for an existing detached CBS utility structure and horse stables to setback less than required from the property lines.

The submitted plans show an existing one (1)-story, 2,976 sq. ft. single-family residence located centrally on an interior lot, as well as existing detached structures (which includes barns, storage uses and horse stables) located towards the rear of the subject property. The applicants intend to demolish the existing single-family residence and are proposing a new single-family residence in its place which would also result in a lot coverage of 21%, where a maximum of 15% lot coverage

is otherwise permitted by Code. Staff notes that the existing detached structures (barns, storage uses and horse stables) that are currently located on the property were previously approved for reduced setbacks pursuant to Resolution #5-ZAB-459-95. Staff further notes that based on the plans submitted at the 1995 hearing, one of the existing structures, a detached building for a storage use, was approved under said resolution for a setback of 6' (20' required) from the interior side (west) property line. Under the current zoning application, request #2, to permit the existing structure to setback 5'-3" from the interior side (west) property line (20' required), seeks to address the additional 9 inches of encroachment difference between what was previously approved versus the current, existing setback for the detached structure. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing dense landscaping as well as existing chain-link fences that vary from 4' to 6' in height that are located all along the rear, and both the interior side (east & west) property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; single-family residence	Agriculture
North	AU; single-family residence	Agriculture
South	AU; single-family residence	Agriculture
East	AU; single-family residence	Agriculture
West	AU; single-family residence	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The subject property is currently improved with an existing 1-story single-family residence that is on a 63,815 sq. ft., Agricultural zoned interior lot, located at 12305 SW 45 Street. The surrounding area is characterized by existing single-family residences, that are also developed under the AU, Agriculture District zoning regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicants to construct a new single-family residence on the subject property that would have a greater lot coverage than permitted by zoning regulations, and the continued use of an existing detached structure previously used as a storage building that is located closer to the interior side property line. Staff opines that since the rear yard area is enclosed with existing dense landscaping, and a 6' high chain-link fence along the rear, and a 5' high chain-link fence along both the interior (east & west) property lines of the subject property, any visual impacts that the single-family residence and detached structure may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 1.47-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 **Agriculture**. 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. Staff opines that the approval of the requests sought in the application a proposed single-family residence to have a greater lot coverage, and for a reduced setback for the existing detached structure located on the property, 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 Agricultural designation on the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit a new single-family residence that is proposed to be constructed on the subject property to have a lot coverage of 21% (15% maximum permitted) (request #1), and to permit an existing detached structure to setback 5'-3" (20' required) (request #2) from the interior side (west) property line, 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.

Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the existing detached structure had been previously approved under Resolution #5-ZAB-459-95 for a setback of 6' (20' required) from the interior side (west) property line, and that request #2, to permit a setback of 5'-3" instead, seeks to legalize an additional 9" of encroachment into the setback area from what was previously approved for said detached structure. Staff further notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing dense landscaping along the perimeter of the property, as well as existing chain-link fences that vary from 4' to 6' in height that are located all along the rear, and both the interior side (east & west) property lines of the subject property. As such, staff opines that the greater lot coverage on the parcel by the proposed principal residence, and the interior side (west) encroachment by the existing detached structure are internal to the subject site and any significant visual impacts generated on the surrounding properties are aptly mitigated by the landscaping buffers and fences. Staff recommends as a condition for approval that the said chain-link fence along the rear and both the 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 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 find a similar approval within the neighborhood for variances of the setback requirements for existing detached accessory structures. Specifically, an existing detached barn structure located at 12201 SW 45 Street, was approved pursuant to Resolution #5-ZAB-356-95 to setback 7' (20' required) from the interior side (west) property line. Staff notes that based on memoranda from the departments reviewing this application, any impacts from the greater lot coverage of the proposed single-family residence and reduced setback for the existing detached structure 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 vehicle trips, and the Code

Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources (RER) 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 no objections and would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the proposed principal residence and the existing detached structure 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 larger lot coverage and 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 "A & L Rodriguez Residence", as prepared by Perez & Perez Architect Planners, dated stamped received, 4/22/26 consisting of 4 sheets. Plans may be modified at the 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high chain-link fence located along the rear, a 5' high chain-link fence located along the interior (west) and a 4' high chain link fence located along the interior side (east) property lines of the subject property be maintained as a visual buffer, and that if the fence 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.

ES:JB:SS:JH

A handwritten signature in cursive script that reads "Eric Silva".

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

ZONING RECOMMENDATION ADDENDUM

Anthony Rodriguez and Licette Aida Rodriguez
PH: Z26-037

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Code Coordination and Public Hearings Section (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

<i>Agriculture (page I-71)</i>	<p>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved 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 (except that wineries may utilize imported products for winemaking), 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 that are directly supportive of agriculture but not ancillary to an on-site agricultural use may occur in this area where it can be demonstrated that the use is primarily addressing a need of the local agricultural industry or that the use significantly furthers agritourism to the agricultural area. Uses 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-3A. 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. Unless expressly permitted elsewhere in this section, 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 and uses that promote ecotourism and agritourism consistent with Policy LU-1P 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. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion. The parking and storage of operable, non-disabled commercial motor vehicles may be considered for approval on properties ten acres or greater in the area east of the Urban Development Boundary, south of the theoretical extension of SW 236 Street, and north of SW 248 Street, as depicted on Figure 5.1, subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-</p>
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ZONING RECOMMENDATION ADDENDUM

Anthony Rodriguez and Licette Aida Rodriguez
PH: Z26-037

	<p>approved drainage systems; (c) truck washing, mechanical repair, or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited; and (e) a vegetative buffer shall be provided along the perimeter of the property to provide visual screening. I-71 A Bed and Breakfast establishment that is owner-occupied, owner-operated, and located on a parcel with a current agricultural classification, as determined by the Property Appraiser's Office, may be allowed. A designated historic structure that is owner-occupied and owner-operated may be converted to a Bed and Breakfast use. An agricultural classification is not needed for a Bed and Breakfast use designated as a historic structure. In an effort to enable compatible diversification of the economy of Agriculture areas and provide additional land use options for owners of properties that surround structures having historical significance, after such time as the County adopts procedures for the establishment of Thematic Resource Districts (TRDs) pursuant to Policy LU-6L, and a TRD including architectural and landscape design guidelines is established in an area designated Agriculture, additional uses may be authorized in such TRDs established in Agriculture areas. Such additional uses must be designed and developed in accordance with TRD standards, must promote ecotourism or agritourism activities in the Agriculture area, and must not be incompatible with nearby agricultural activities. 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 County 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 are deemed to be consistent with this Plan unless such a 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. It is provided, however, that existing parcels that: a) have existing lawful zoning of IU-1 (Industry-Light) since November 29, 1988; and b) are bifurcated by the UDB; and c) have any portion of the parcel located within a designated urban center, may be developed with any of the industrial uses permitted in the IU-1 zoning district, as long as adequate buffering and drainage is provided to limit impacts to adjacent agriculturally-designated properties</p> <p>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Sec. 33-20. - Accessory structures and ancillary uses.</p>	<p><i>Decorative Elements. Decorative elements shall be permitted on lots developed with a residential structure in the AU, EU, GU, and RU Districts, provided that the decorative element is in front of the building line of the principal structure and complies with the following:</i>(1)For lots in the RU Districts, decorative elements shall be setback at least ten (10) feet from the front and side property lines and shall not exceed six (6) feet in height and fifty (50) square feet in area.(2)For lots in the AU, EU, and GU Districts, decorative elements shall be setback at least ten (10) feet from the front and side property lines. The maximum height of decorative elements shall be six (6) feet at a setback of ten (10) feet, except that the maximum height may increase an additional 0.6 feet per additional foot of setback to a maximum height not to exceed twelve (12) feet.(3)A Zoning Improvement Permit shall be obtained prior to construction of a decorative element that is permanently affixed to the ground. Additional or alternative permits may be required when decorative elements include electrical or plumbing connections.</p>
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ZONING RECOMMENDATION ADDENDUM

Anthony Rodriguez and Licette Aida Rodriguez

PH: Z26-037

<p>33-311(A)(4)(b) Non-Use Variations 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>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ANTHONY RODRIGUEZ
LICETTE AIDA RODRIGUEZ

12305 SW 45 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2026000037

DATE

HEARING NUMBER

FOLIO: 30-4924-001-1091

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 13, 2026

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: April 14, 2026

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2026000037-1st Review
Anthony Licette Aida Rodriguez
12305 SW 45th Street
NUV of setback and lot coverage requirements for an existing equestrian accessory building (office and horse stable) within an existing single-family residence (AU) (1.465 acres)
24-54-39

The Departments of RER and Environmental Resources Management (DERM) have 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 area, respectively.

Wellfield Protection

The subject property is located within the West Interim Wellfield Protection Area. Since the subject land use is for a 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 Service and Wastewater Disposal

According to RER 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, RER staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, existing structures are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Stormwater Management

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by the applicable storm event pursuant to the Code. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a RER Class VI Permit may be required for the construction of the proposed surface water management system for the development. Please contact the RER Water Control Section (305-372-6681) for additional information.

The development is located within the West Interim Wellfield protection area. All stormwater disposal methods must be in compliance with section 24-43 of the Code, Table C-1, Allowable Storm Water Disposal Methods.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "A & L Rodriguez Residence" prepared by Daniel Perez-Zarraga, R.A., and dated as received by Miami-Dade County on March 24, 2026, 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.

DERM Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County 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 15, 2026

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 - A & L Rodriguez Residence
Application No. Z2026000037

A handwritten signature in blue ink that reads "Maria Valdes". The signature is written in a cursive style and is positioned to the right of the "From:" field.

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.

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 Verification form will be required.

Application Name: A & L Rodriguez Residence

Location: The proposed project is located on approximately 1.465 acres at 12305 SW 45th Street, with Folio No. 30-4924-001-1091, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking to redevelop the property with a new Single-Family Residence (SFR) over 5,000 sq. ft. The existing single-family residence under 3,000 sq.ft. will be demolished for the construction of the new SFR. Additionally, the existing detached equestrian office building of 413 sq.ft, located on the rear of property will remain.

The proposed single-family residences will result in a total water demand of 510 gallons per day (gpd). The existing SFR has a water demand of 210 gpd. Therefore, the subject project results in an increase of 310 gpd for water demand

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

The subject property is connected to water. If a new connection is necessary for the proposed development, the developer may connect to an existing 8-inch water main (E24172D00A-2) in SW 45th Street, abutting the southern boundary of the property to provide water service. Final points of connection and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required

consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

Sewer: The proposed development is located within the WASD's sewer service area. 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 mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: April 14, 2026

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: Z2026000037
Name: Anthony Rodriguez and Licette Aida Rodriguez
Location: 12305 SW 45 Street
Section 24 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 complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-5690.

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: April 15, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2026000037

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to “EnerGov” on 3/24/2026. 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 or call 305-775-3357.

Memorandum



Date: April 9, 2026

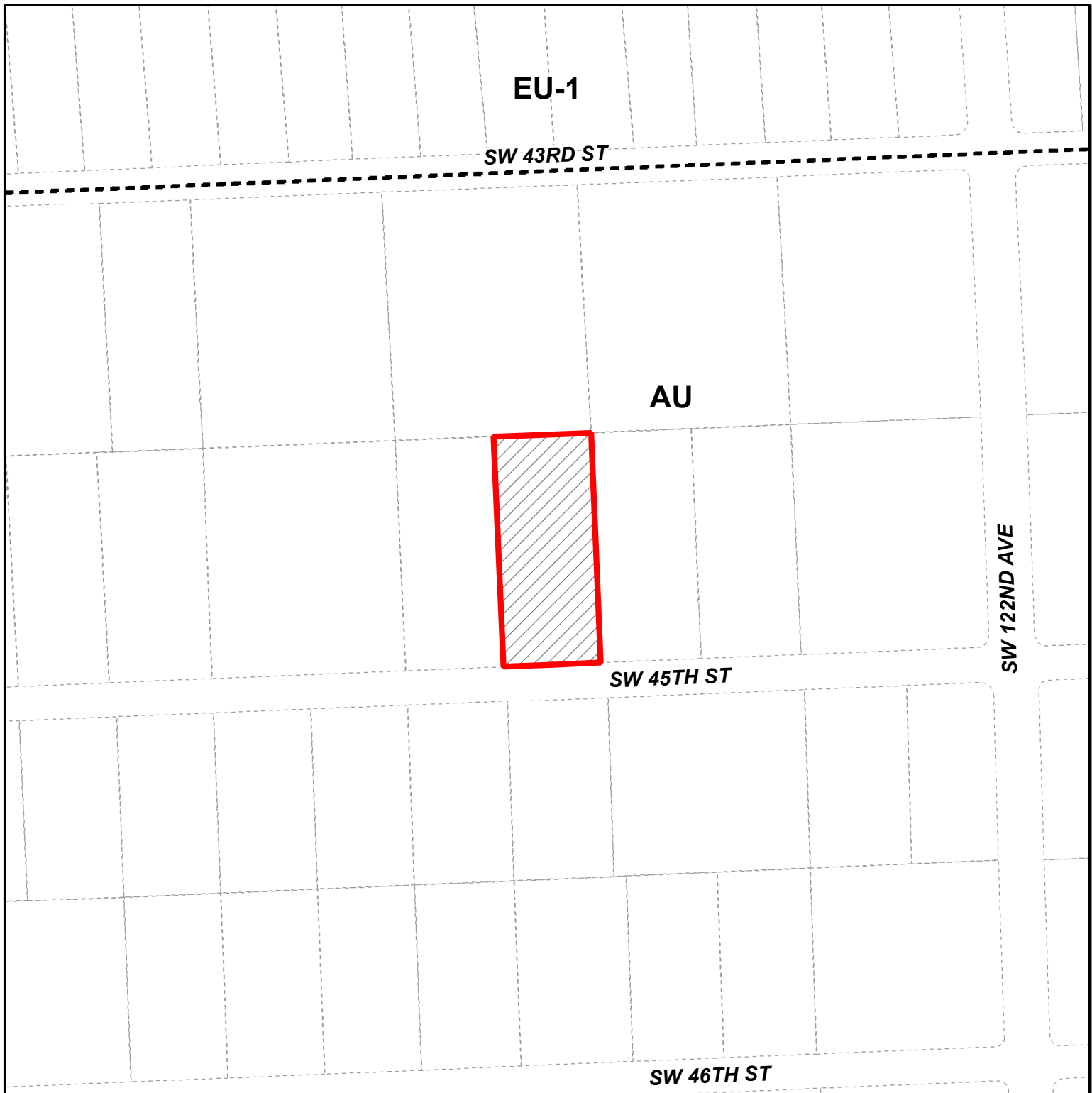
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2026-000037 A & L Rodriguez Residence

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

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



MIAMI-DADE COUNTY

HEARING MAP



Process Number

Z2026000037

Section: 24 Township: 54 Range: 39
 Applicant: Anthony and Licette Rodriguez
 Zoning Board: C11
 Commission District: 10
 Drafter ID: E CESPEDES
 Scale: NTS



Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, March 30, 2026

REVISION	DATE	BY



SW 43RD ST


SW 122ND AVE

SW 45TH ST

SW 46TH ST

MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2026000037

Legend
 Subject Property

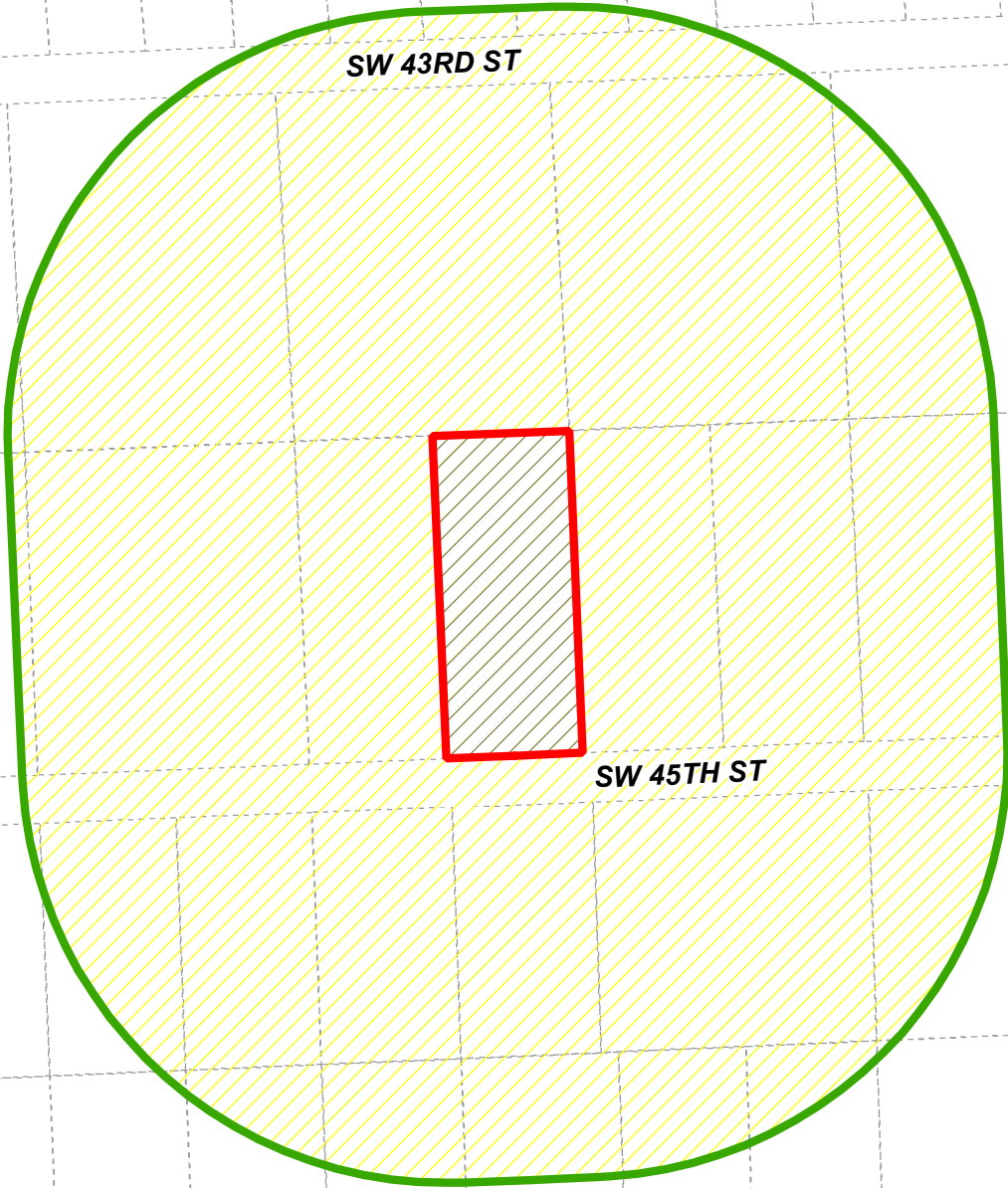


Section: 24 Township: 54 Range: 39
 Applicant: Anthony and Licette Rodriguez
 Zoning Board: C11
 Commission District: 10
 Drafter ID: E CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, March 30, 2026

REVISION	DATE	BY



SW 43RD ST

SW 45TH ST

SW 46TH ST




SW 122ND AVE

MIAMI-DADE COUNTY
RADIUS MAP

Section: 24 Township: 54 Range: 39
Applicant: Anthony and Licette Rodriguez
Zoning Board: C11
Commission District: 10
Drafter ID: E CESPEDES
Scale: NTS

Process Number
Z2026000037
RADIUS: 500

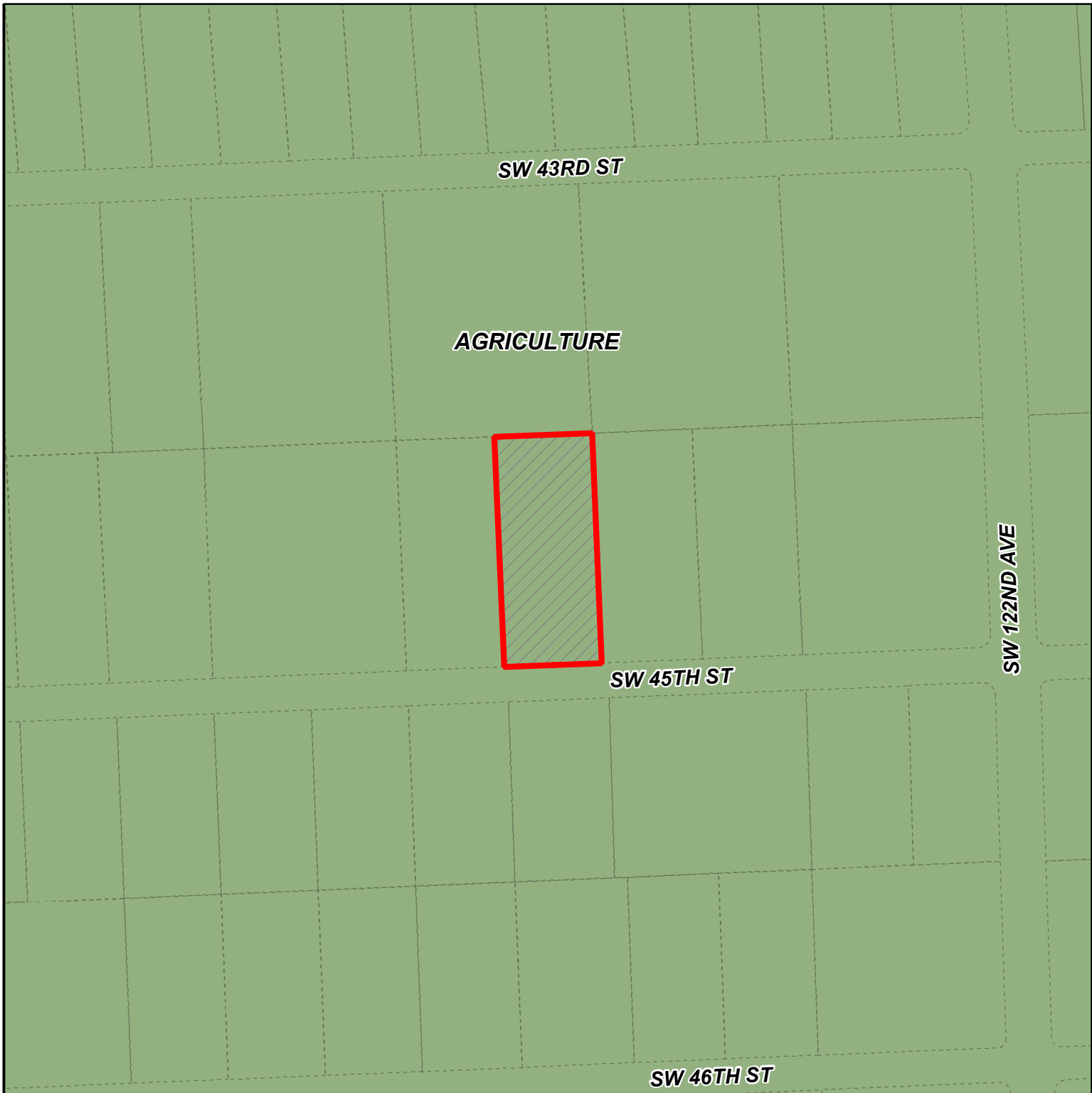
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, March 30, 2026

REVISION	DATE	BY



MIAMI-DADE COUNTY


CDMP MAP

Process Number

Z2026000037

Section: 24 Township: 54 Range: 39
 Applicant: Anthony and Licette Rodriguez
 Zoning Board: C11
 Commission District: 10
 Drafter ID: E CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, March 30, 2026

REVISION	DATE	BY