



# FINAL AGENDA

Community Zoning Appeals Board 14  
Naranja Park, 14150 SW 264 Street, Miami, FL  
Thursday, April 10, 2025 at 6:30 pm

## PREVIOUSLY DEFERRED

## APPEALS

## CURRENT

- |    |             |   |        |          |   |
|----|-------------|---|--------|----------|---|
| 1. | Z2024000082 | Alberto Escalona and Veronica Lopez-Calleja | 24-82  | 56-39-16 | N |
| 2. | Z2024000265 | Joseph Piccini                              | 24-265 | 57-38-09 | N |



# Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

## COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF APRIL 10, 2025

NARANJA PARK

14150 SW 264 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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**1. ALBERTO ESCALONA AND VERONICA LOPEZ-CALLEJA Z2024000082 **Area 14/District 08****

The application is to permit a proposed 1-story guesthouse structure to be located closer to the interior side property line than required by code.

(1) NON-USE VARIANCE to permit a proposed 1-story guesthouse to setback 10' (20' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, elevation plans entitled "Proposed Guest House For", as prepared by J.C.D. Architect, Inc., dated stamped received 10/23/2024, and consisting of two (2) sheets and site plan and floor plan entitled "Proposed Guest House For", as prepared by J.C.D. Architect, Inc., dated stamped received 12/20/2024, and consisting of two (2) sheets, for total of 4 sheets. Plans may be modified at public hearing.

**Location:** 23001 SW 154 Avenue, Miami- Dade County, Florida.  
**SIZE OF PROPERTY:** 0.46 Acre

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

Protests: 0

Waivers: 0

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

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

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

DEFERRED: \_\_\_\_\_

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**2. JOSEPH G PICCINI Z2024000265 **Area 14/District 09****

The application is to permit a proposed single-family residence on a parcel of land with less area and less lot width than required by Code. Alternatively, the application is to request a District Boundary Change from AU (Agricultural District) to EU-1C (Single-Family Two and one-half acre Estate District) and a request to allow less lot width than required by code.

(1) NON-USE VARIANCE to permit a parcel of land with a lot area of 2.69 acres (5 required) and a lot frontage of 24.72' (200' required).

OR IN THE ALTERNATIVE:

(2) DISTRICT BOUNDARY CHANGE from AU (Agricultural District) to EU-1C (Single-Family Two and one-half acre Estate District).

(3) NON-USE VARIANCE to permit a lot width of 24.72' (150' required)



**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Zoning Appeals Board No. 14**

**PH: Z24-082**

**April 10, 2025**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	8
<b>Applicants</b>	Alberto Escalona and Veronica Lopez-Calleja
<b>Summary of Requests</b>	The applicants seek to permit a proposed detached guesthouse structure for an existing single-family residence to setback less than required from the interior side (north) property line.
<b>Location</b>	23001 SW 154 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	±0.46 Acre
<b>Existing Zoning</b>	EU-M, Estates Modified District, 15,000 sq. ft.
<b>Existing Land Use</b>	Single-Family Residence
<b>2030-2040 CDMP Land Use Designation</b>	Agriculture (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

NON-USE VARIANCE to permit a proposed guesthouse to setback 10' (20' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, elevation plans entitled "Proposed Guest House For", as prepared by J.C.D. Architect, Inc., dated stamped received 10/23/2024, and consisting of two (2) sheets and site plan and floor plan entitled "Proposed Guest House For", as prepared by J.C.D. Architect, Inc., dated stamped received 12/20/2024, and consisting of two (2) sheets, for total of 4 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The ±0.46-acre subject property consists of an existing 1-story single-family residence that is approximately 3,277 sq. ft. in size. The submitted site plan indicates that the applicants seek to add a proposed 1-story detached guesthouse structure to the property, which has a building footprint of 818 sq. ft. and would encroach 10-feet into the interior side (north) property line.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	EU-M; single-family residence	Agriculture
<b>North</b>	EU-M; single-family residence	Agriculture
<b>South</b>	EU-M; single-family residence	Agriculture
<b>East</b>	EU-M; single-family residence	Agriculture
<b>West</b>	EU-M; single-family residences, vacant lot	Agriculture

### **NEIGHBORHOOD COMPATIBILITY:**

The ±0.46-acre subject property is an interior, 20,468 sq. ft. lot, that is zoned EU-M and consists of an existing single-family residence, located at 23001 SW 154 Avenue. The property is surrounded by other EU-M zoned single-family residences to the north, south, east, and a single-family residence and vacant lot is located to the west of the subject site. Additionally, the subject property is located outside of the Urban Development Boundary (UDB).

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

The approval of this application would allow the applicant the construction of the proposed one-story guesthouse. Staff opines that since the rear yard area is enclosed with an existing 6' high wooden fence along the rear (east) and interior side (north) property lines, any visual impact that the reduced setback for the proposed guesthouse may have on the surrounding properties is minimal and would be sufficiently mitigated.

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

The ±0.46-acre subject property is located outside 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. In order to protect the agricultural industry, residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area.* Staff opines that the approval of the request for a reduced setback sought in the application for a proposed guesthouse 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 Agriculture designation of the CDMP LUP map.

### **ZONING ANALYSIS:**

The subject property is located at 23001 SW 154 Avenue, in an area developed under the EU-M, Estates Modified District. The applicant seeks to permit a one-story guesthouse to setback less than required from the interior side (north) property line. When the request to permit the proposed one-story guesthouse to setback 10' (20' required) from the interior side (north) property line is analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, 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.

Although staff's research did not find any other similar approval in the surrounding area, staff opines that the proposed one-story guesthouse would not be out of character with the surrounding area and does not result in overutilization of the lot. It is important to mention that the request for setback reduction could have been obtained through the Administrative Adjustment Procedure

pursuant to Section 33-36.1 of the County Code. Such procedure allows a setback reduction of 50% and lot coverage increase for a principal and/or accessory structure of 15% and shall be accompanied by the signed consent of all contiguous property owners, including those located across the street(s) from the subject site. The applicant was not able to produce all the necessary signatures therefore had to apply for a public hearing. Staff notes that the one-story guesthouse structure will not result in significant negative visual impact when encroaching minimally (10') into the interior side 20' setback area.

The plans submitted in conjunction with this application depict the existing single-family residence on an interior lot, with a proposed one-story guesthouse located towards the rear of the subject property. The proposed guesthouse would be located closer from interior side (north) property line than is permitted under the zoning standards. Staff supports the request and opines that approval with conditions of this non-use variances 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 requests is adequately mitigated by an existing 6' high wooden fence located along the rear and interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcel to the north and east of the subject property. Staff further opines that the proposed encroachment of the detached guesthouse structure towards the interior side property line area is internal to the site and any negative visual impacts generated from the encroachment would be adequately mitigated by the aforementioned existing fence. Staff recommends as a condition for approval that the 6' high wooden fence along the rear and interior side property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a 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.

Furthermore, staff opines that the architectural style and scale of the proposed guesthouse structure is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setback 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 elevation plans entitled "Proposed Guest House For", as prepared by J.C.D. Architect, Inc., dated stamped received 10/23/2024, and consisting of two (2) sheets and site plan and floor plan entitled "Proposed Guest House For", as prepared by J.C.D. Architect, Inc., dated stamped received 12/20/2024, and consisting of two (2) sheets, for total of 4 sheets. Except 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 existing 6' high fence along the rear and interior side property lines be maintained, as a visual buffer and that if the fence is destroyed or removed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link fence with a hedge that must be 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.

ES:JB:SS:PM:VM



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

# ZONING RECOMMENDATION ADDENDUM

Alberto Escalona and Veronica Lopez-Calleja  
(PH: Z24-082)

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

<p><b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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<p><b>Sec. 33-36.1. - Administrative adjustment procedure.</b></p>	<p><i>Zoning Districts - AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2</i></p> <p><i>Setback - Maximum reduction 50% (i.e., if minimum required setback is 10 feet, then setback could not be reduced below 5 feet administratively)</i></p> <p><i>Lot Coverage - maximum increase for a principal and/or accessory structure 15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5 percent)</i></p>
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***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

VERONICA LOPEZ-CALLEJA, ALBERTO ESCALONA      23001 SW 154 AVE  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2024000082

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**DATE**

**HEARING NUMBER**

**FOLIO: 30-6916-005-0050**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

June 12, 2024

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases in BSS.

**VIOLATOR:**

VERONICA LOPEZ-CALLEJA, ALBERTO ESCALONA

**OUTSTANDING LIENS AND FINES:**


There are no outstanding liens and fines.

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** January 12, 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:** Z2024000082-2<sup>nd</sup> Review  
Alberto Miguel Escalova & Veronica Lopez Callesa  
23001 SW 154<sup>th</sup> Avenue  
NUV from setback requirements for an accessory structure at  
single-family residence  
(EU-M) (0.469 acres)  
16-56-39

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

#### Potable Water Service and Wastewater Disposal

Based on feasible distance requirements in the Code and the site plan submitted with this application, the property is not currently within feasible distance to connect to public water and public sanitary sewers. According to DERM records, the property is currently served by an on-site drinking water supply well as a source of potable water and an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Pursuant to the Code, all structures being installed are required to connect to the on-site drinking water supply well and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

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

#### Water Control Review

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

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

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

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

### Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, however, the site plan entitled "Proposed Guest House For: Single-Family Residence" prepared by Juan C. David, R.A., and dated as received by Miami-Dade County on December 20, 2024, with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

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

### DERM Enforcement History Review

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

### Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** January 10, 2025

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

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

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

**Subject:** Zoning Application Comments - Alberto Miguel Escalona and Veronica Lopez Calleja - Application No. Z2024000082 - (Revision # 1)

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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: Alberto Miguel Escalona and Veronica Lopez Calleja

Location: The proposed project is located at 23001 SW 154<sup>th</sup> Avenue with Folio No. 30-6916-005-0050, **Outside the Urban Development Boundary (UDB)**, in unincorporated Miami-Dade County.

Proposed Development: The applicant is proposing to build a detached addition of 818 sq.ft. without the required setback, at the existing single family residence with 3,124 square feet.

Water and Sewer: The subject site is on well and septic. There is no connection to public water and sewer infrastructure outside the UDB. Per CDMP policy, water and sewer infrastructure outside the UDB is not allowed unless found consistent with the goals and policies of the CDMP.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Suyapa Carbajal at (786) 552-8124 or [suyapa.carbajal@miamidade.gov](mailto:suyapa.carbajal@miamidade.gov).

# Memorandum



Date: August 29, 2024

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

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

Subject: Z2024000082  
Name: Alberto Escalona & Veronica Calleja  
Location: 23001 SW 154 Avenue  
Section 16 Township 56 South Range 39 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 5, Block 1, Plat Book 166, Page 52.

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:** December 30, 2024

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

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

**Subject:** Z2024000082

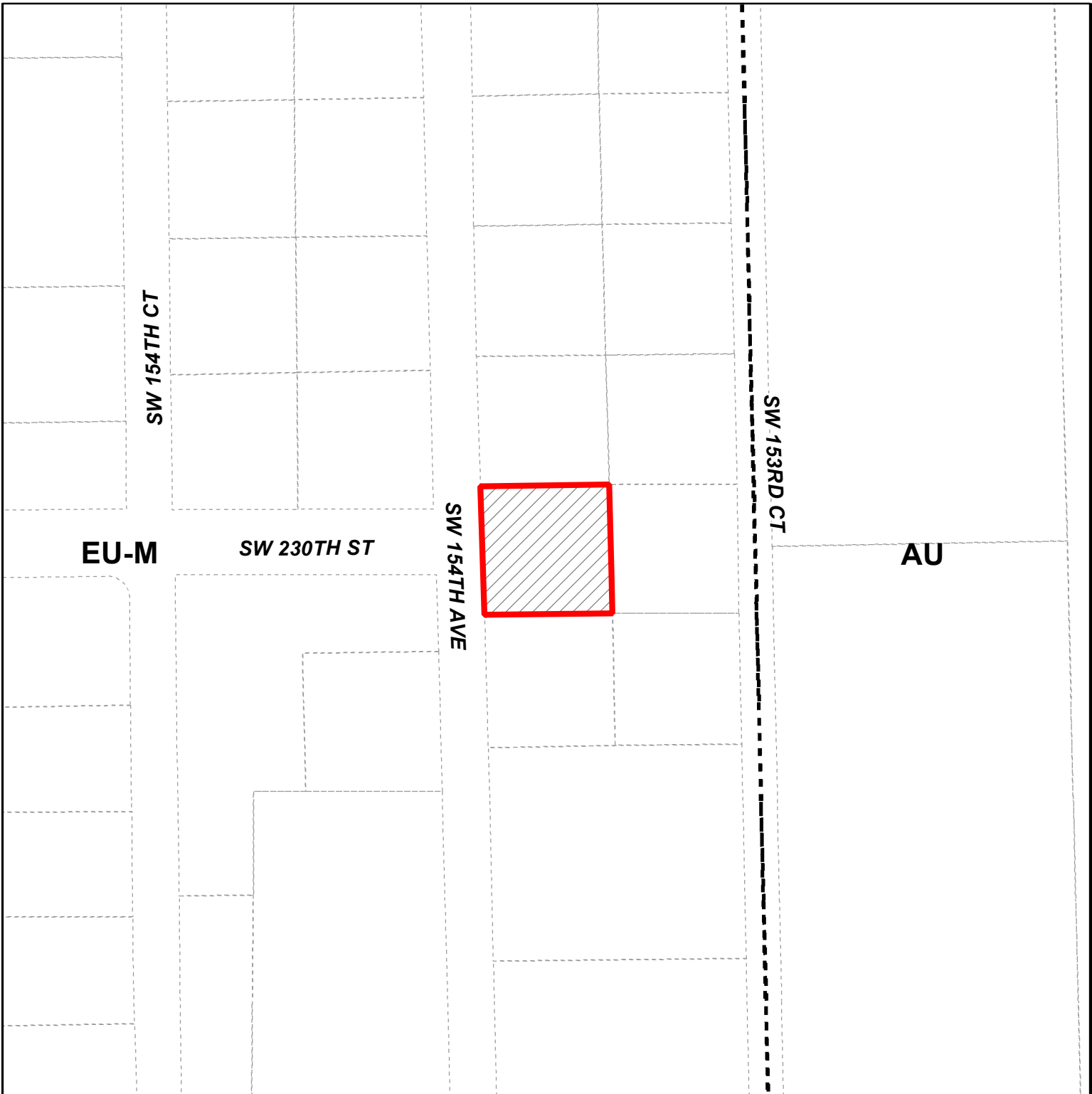
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The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 12/20/2024. Single family home.

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](mailto:acuello@miamidade.gov) or call 305-775-3357.



**MIAMI-DADE COUNTY**



**HEARING MAP**

Process Number  
**Z2024000082**



Section: 16 Township: 56 Range: 39  
 Applicant: Alberto Escalona and Veronica Lopez-Calleja  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

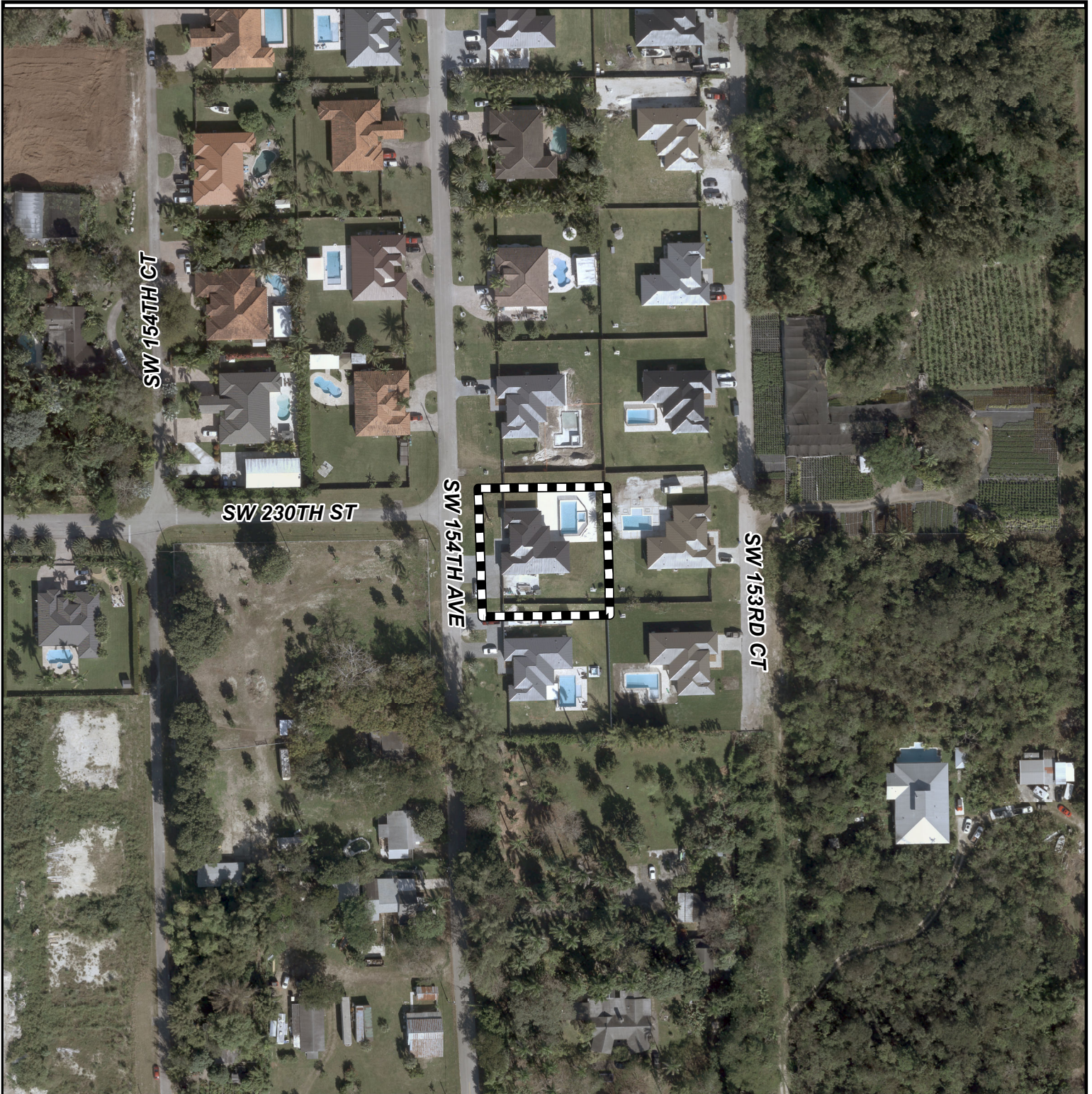
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, May 8, 2024

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2023**

**Process Number**  
**Z2024000082**

**Legend**  
 Subject Property

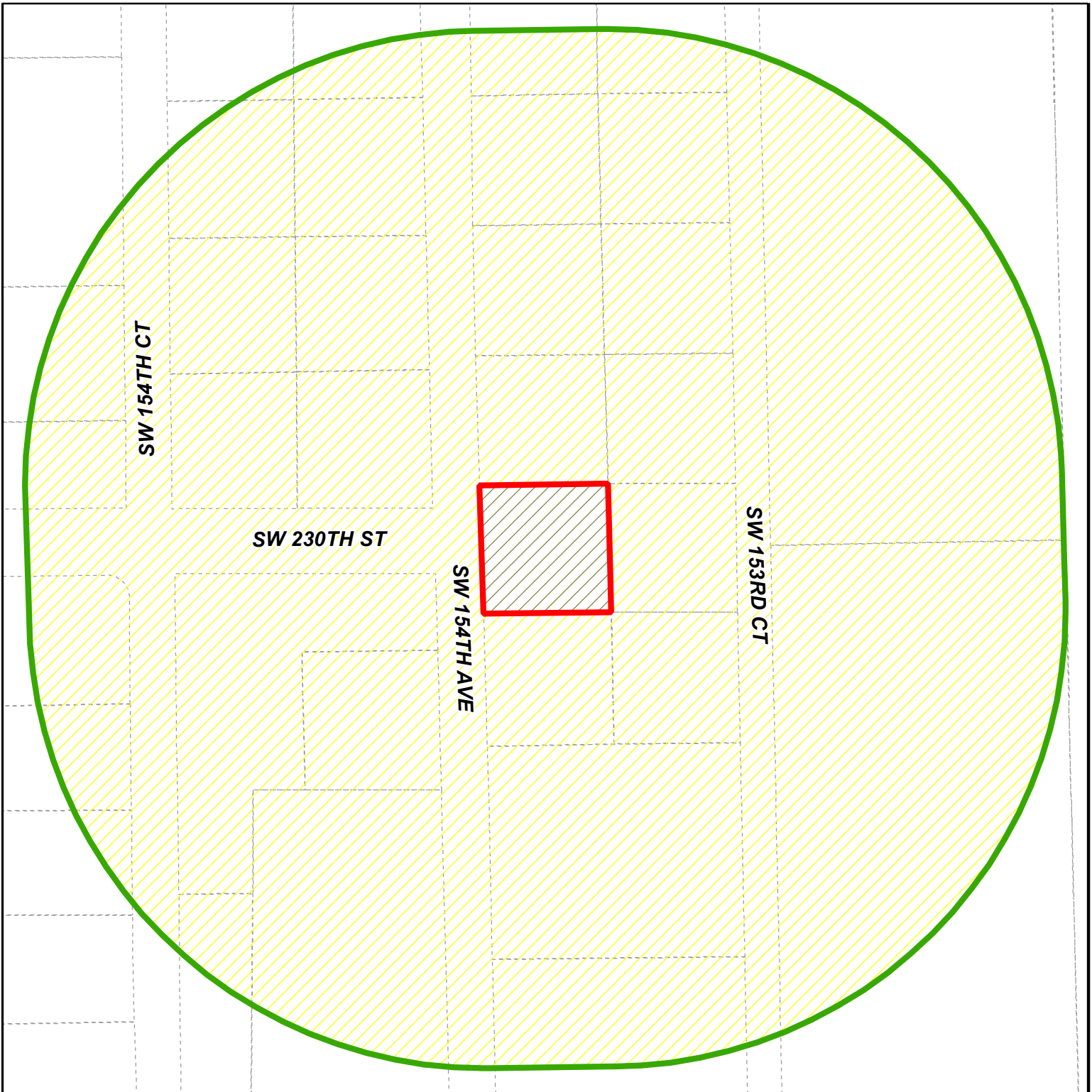


**Section: 16 Township: 56 Range: 39**  
**Applicant: Alberto Escalona and Veronica Lopez-Calleja**  
**Zoning Board: C14**  
**Commission District: 8**  
**Drafter ID: EDUARDO CESPEDES**  
**Scale: NTS**



SKETCH CREATED ON: Wednesday, May 8, 2024

REVISION	DATE	BY






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

Section: 16 Township: 56 Range: 39  
 Applicant: Alberto Escalona and Veronica Lopez-Calleja  
 Zoning Board: C14  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2024000082**  
 RADIUS: 500

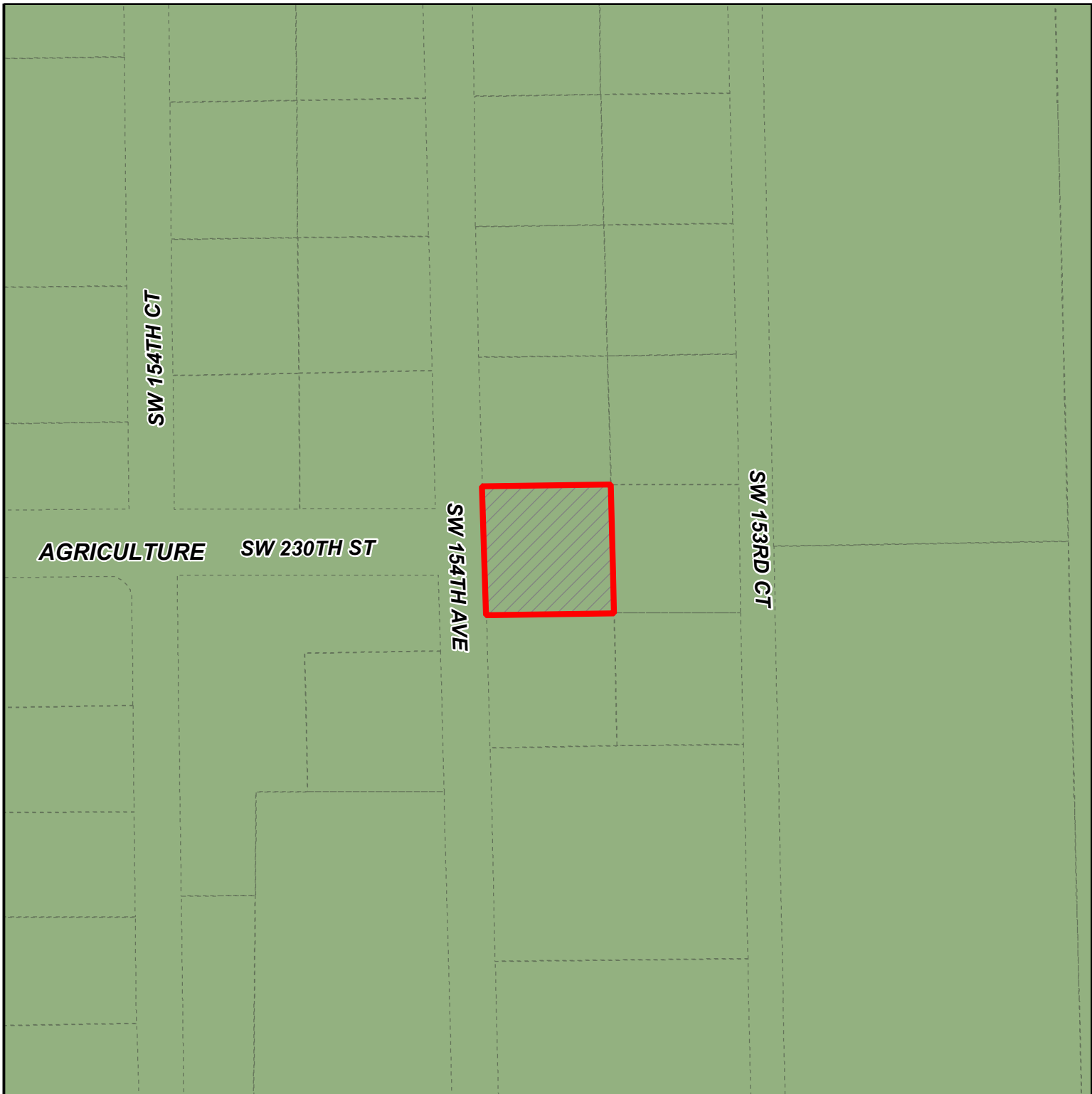
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, May 8, 2024

REVISION	DATE	BY



**MIAMI-DADE COUNTY**

**CDMP MAP**

Process Number

**Z2024000082**

Section: 16 Township: 56 Range: 39

Applicant: Alberto Escalona and Veronica Lopez-Calleja

Zoning Board: C14

Commission District: 8

Drafter ID: EDUARDO CESPEDES

Scale: NTS



**Legend**

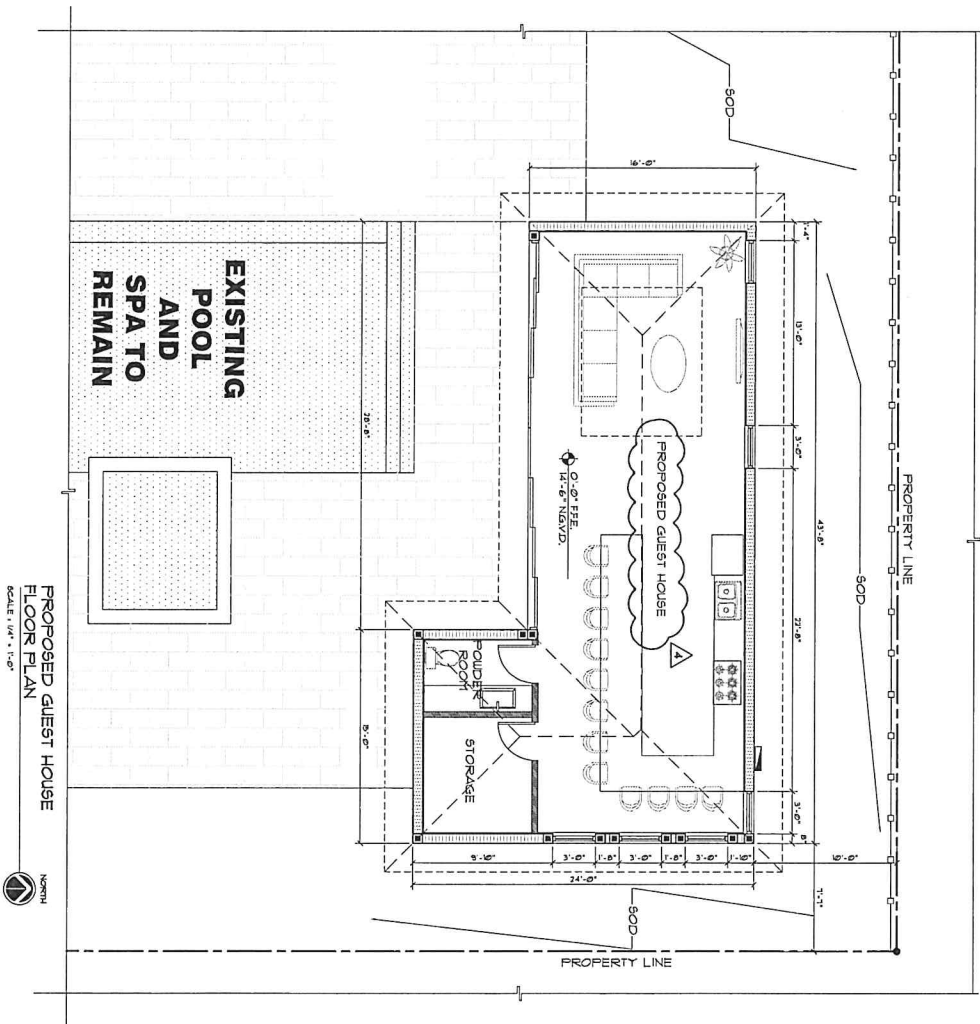
 Subject Property Case



SKETCH CREATED ON: Wednesday, May 8, 2024

REVISION	DATE	BY





PROPOSED GUEST HOUSE  
FLOOR PLAN  
SCALE: 1/4" = 1'-0"



REVISIONS
1. 12/17/24 C.D.R.
2. 12/17/24 C.D.R.
3. 12/17/24 C.D.R.
4. 12/17/24 C.D.R.

PROPOSED GUEST HOUSE FOR:  
SINGLE-FAMILY RESIDENCE  
23001 S.W. 154th AVENUE  
MIAMI, FL 33170-6938

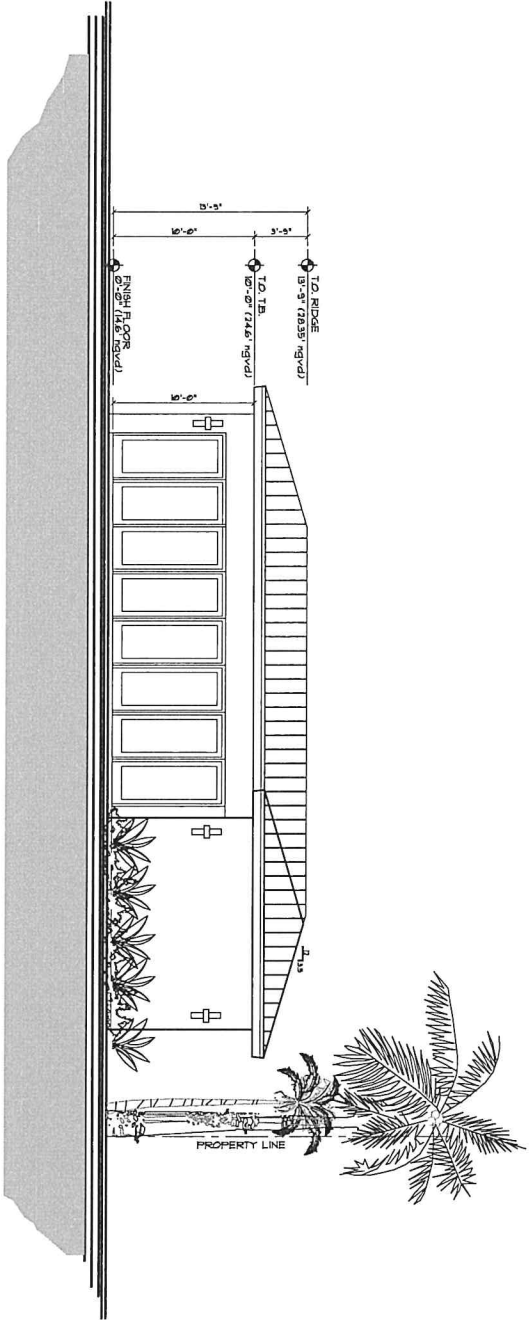
**J.C.D. ARCHITECT, Inc.**  
**JUAN C. DAVID R. A. #0015344**  
**LEED ACCREDITED PROFESSIONAL**  
**Design & Development**

Architecture	Interiors	Planning	Construction
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1300 Coral Way, Suite 408 • Miami, Florida 33145 • Phone (305) 266-4343 • Fax (305) 266-4330

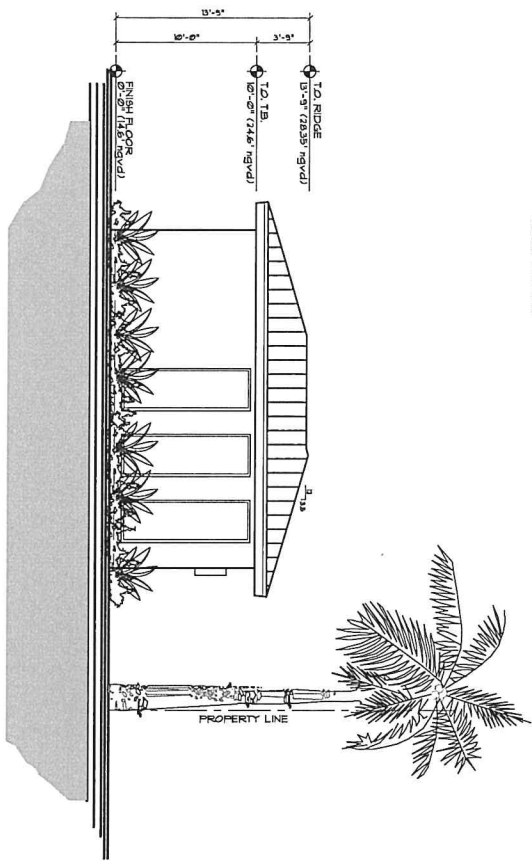
Job No. 23-028	Date 10/17/24	Scale SHOUAN
Sheet No. AA-28001.5B01	Scale 1/4" = 1'-0"	Sheet No. A-2100

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing physical and other conditions, applicable laws, codes, and the like. These plans are and shall remain the property of J.C.D. and shall not be sold or reproduced without the prior written consent of J.C.D. that the result of any changes reflect actual measurements, etc. as shown prior to submission of any permit to the local authority.



PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 1/4"=1'-0"

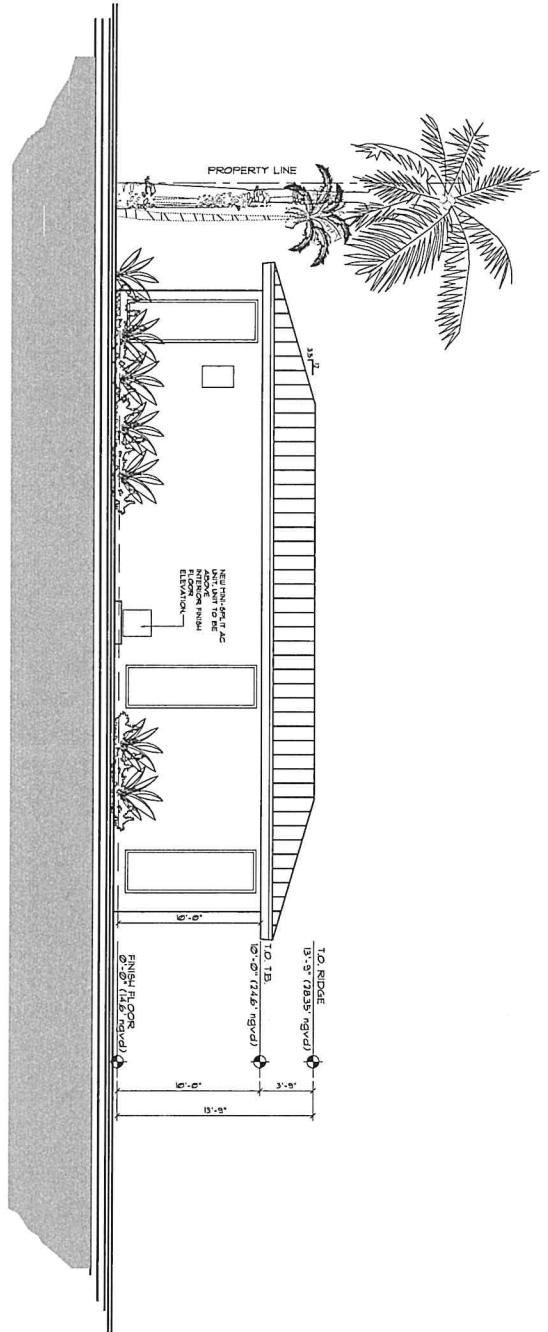


PROPOSED SIDE (EAST) ELEVATION

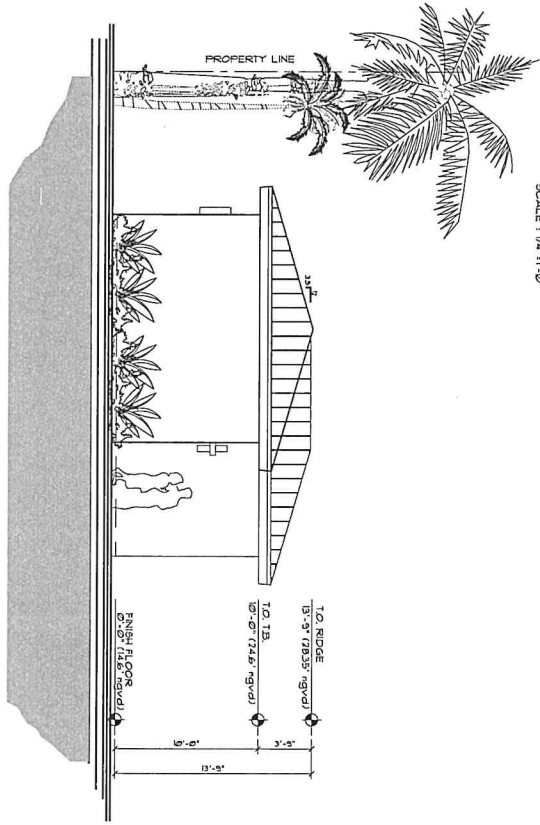
SCALE: 1/4"=1'-0"

<p>REVISIONS</p> <p>DATE</p> <p>BY</p> <p>DESCRIPTION</p>	<p><b>J.C.D. ARCHITECT, Inc.</b>          JUAN C. DAVID R. A. #0015344          LEED ACCREDITED PROFESSIONAL          Design &amp; Development</p> <p>Architecture    Interiors    Planning    Construction</p> <p>1380 Coral Way, Suite 402 • Miami, Florida 33145 • Phone (305) 365-4343 • Fax (305) 365-4332</p>	<p>PROPOSED GUEST HOUSE FOR:</p> <p>SINGLE-FAMILY RESIDENCE          23001 S.W. 154th AVENUE          MIAMI, FL 33170-6936</p>	<p>Job No. 23-078</p> <p>Date 09/26/24</p> <p>Scale 1/4"=1'-0"</p> <p>Sheet No. A-300</p>
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Designs are subject to change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable building codes, and the like. These plans are and that remain the property of J.C. David and shall not be sold or reproduced without his prior written consent. J.C. David shall be notified of any changes to these plans as a condition of any subsequent work. It is the client's responsibility to verify all measurements, etc., as allowed prior to submission of any plans for bid or construction.



PROPOSED REAR (NORTH) ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED SIDE (WEST) ELEVATION  
SCALE: 1/4"=1'-0"

<p>PROVISIONS</p> <p>AA-3074 - ERM</p> <p>AA-3124 - CTRM</p> <p>AA-3034 - CTRM</p>	<p>PROPOSED GUEST HOUSE FOR:</p> <p>SINGLE-FAMILY RESIDENCE</p> <p>23001 S.W. 154th AVENUE</p> <p>MIAMI, FL 33170-6938</p>	<p><b>J.C.D. ARCHITECT, Inc.</b></p> <p>JUAN C. DAVID R. A. #0015344</p> <p>LEED ACCREDITED PROFESSIONAL</p> <p>Design &amp; Development</p> <p>Architecture Interiors Planning Construction</p> <p>1300 Coral Way, Suite 408 • Miami, Florida 33114 • Phone (305) 366-4343 • Fax (305) 366-4330</p>	<p>Date</p> <p>AA-28001560</p> <p>Street No.</p> <p>A-310</p>
			<p>Job No. 23-018</p> <p>Date 09/30/24</p> <p>Scale 3/8"=1'-0"</p>

Drawings are subject to modification or change in response to actual measurements, contractor/industry practices in light of existing structural and other conditions, applicable building codes, and the law. These plans are and shall remain the property of J.C.D. and shall not be sold or reproduced without its prior written consent. J.C.D. shall be notified of any change in actual measurements, etc. as determined by a licensed surveyor or engineer prior to bid or construction.

**RECEIVED**  
MIAMI-DADE COUNTY  
PROCESS NO.: Z24-082  
DATE: MAY 7 2024  
BY: CABR



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MIAMI-DADE COUNTY  
PROCESS NO.: Z24-082  
DATE: MAY 7 2024  
BY: CABR



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BY: CABR





**RECEIVED**

MIAMI-DADE COUNTY

PROCESS NO.: Z24-082

DATE: MAY 7 2024

BY: CABR



**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Zoning Appeals Board No. 14**

**PH: Z24-265**

**April 10, 2025**

**Item No. 2**

<b>Recommendation Summary</b>	
<b>Commission District</b>	9
<b>Applicant</b>	Joseph Piccini
<b>Summary of Requests</b>	The applicant seeks to allow an existing parcel of land that has less area and with less lot width than required by Code. Alternatively, the applicant seeks to allow a District Boundary Change on the subject site from AU (Agricultural District) to EU-1C (Single-Family Two and one-half acre Estate District), and to allow less lot width than is otherwise required by Code.
<b>Location</b>	30809 SW 214 Avenue, Miami-Dade County, FL
<b>Property Size</b>	2.69-gross Acres
<b>Existing Zoning</b>	AU, Agricultural District
<b>Existing Land Use</b>	Vacant land
<b>2030-2040 CDMP Land Use Designation</b>	Agriculture <i>(See attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Inconsistent with the interpretative text, goals, objectives, and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(See attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Denial without prejudice.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot area of 2.69 acres (5 required) and a lot frontage of 24.72' (200' required).

**OR IN THE ALTERNATIVE:**

- (2) DISTRICT BOUNDARY CHANGE from AU (Agricultural District) to EU-1C (Single-Family Two and one-half acre Estate District).
- (3) NON-USE VARIANCE to permit a lot width of 24.72' (150' required)

A survey is on file and may be examined in the Department of Regulatory and Economic Resources entitled "Piccini Property" as prepared by Roebing & CO., LLC Surveyors and Mappers, consisting of 1 sheet, dated stamped received December 19, 2024.

**PROJECT DESCRIPTION AND HISTORY:**

Staff notes that the subject property was part of a much larger tract of land, however, in 1970, said large parcel had been subdivided and the individual properties sold. Currently, the subject property is a vacant 2.69-gross acre parcel that is zoned as AU, Agricultural District. The applicant

seeks to establish the AU-zoned lot as a buildable site with less lot area and less lot width. Alternatively, the applicant seeks to allow a district boundary change from AU (Agricultural District) to EU-1C (Single-Family Two and one-half acre Estate District), and to also allow the subject property to have less lot frontage than otherwise required in the EU-1C zoning district.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	AU; vacant land	Agriculture
<b>North</b>	AU; single-family residence	Agriculture
<b>South</b>	AU; single-family residence	Agriculture
<b>East</b>	AU; vacant land/ avocado grove	Agriculture
<b>West</b>	AU; single-family residences, storage	Agriculture

**NEIGHBORHOOD COMPATIBILITY:**

The 2.69-gross acre subject property is currently vacant and located at 30809 SW 214 Avenue. The area surrounding the subject property is primarily characterized by single-family residences, vacant land and farmland with associated agricultural-related service buildings. Additionally, the subject property is located outside of the Urban Development Boundary (UDB).

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicants to legalize an existing sub-standard AU zoned parcel which is trended Agriculture, in order to be able to build a single-family residence on the property. However, staff opines that the approval of the application could lead to the proliferation of substandard lots within the immediate area that is mostly characterized by agricultural uses, with large AU-zoned parcels consisting of existing single-family residences, or vacant land and agricultural groves.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The ±2.69-gross acre subject property is located outside 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. 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’s research indicates that the subject site is not surrounded on three or more contiguous sides by other properties that are predominately and lawfully parcelized. Staff notes that Section 33-280(1) of the Miami-Dade County Zoning Code permits lots platted or purchased under a contract for deed or that were deeded prior to April 12, 1974 to be exempted from the 5-acre lot area minimum and the 200’ lot frontage minimum. Properties that meet the aforementioned 1974 grandfathering criteria could have a minimum of

one (1) acre in lot area and have a minimum street frontage of one hundred fifty (150) feet. Although the two single-family residences immediately adjacent to the subject parcel, or more specifically, located on the reduced sized lots to the north and south of the 24.72' wide narrow private driveway that provides access to the subject site from SW 214 Avenue, were both built with building permits, staff was also not able to find any records that proved that the properties were legally parcelized. The other properties abutting the subject parcel to the north, east and south, including the one further to the west across from SW 214 Avenue, are all large properties that exceed the 5-acre lot area requirements. As such, and as evidenced by the aforementioned research, staff opines that the subject property does not have lots on its three sides that are deemed lawfully parcelized and therefore, the parcel does not meet the three-sided rule of the interpretative text of CDMP for residential use on less than 5 acres in the Agricultural LUP Map designation. As part of the set of alternative requests in lieu of request #1, the applicant seeks approval of a district boundary change from AU to EU-1C on the subject property (request #2), and with less lot width than otherwise required for an EU-1C zoned lot (request #3). Notwithstanding, staff opines that approval of a zone change to EU-1C, Single-Family Two and one-half acre Estate District, on a site that is located within an area mostly characterized by agricultural uses, with single-family residences on large parcels, or consist of avocado groves and vacant land, would be out of character with and **incompatible** with the existing neighborhood when considering the necessity and reasonableness of said request, and would be **inconsistent** with the uses allowed under the aforementioned Agricultural Land use category text.

Based on the foregoing, and for the reasons that will be expanded upon in the zoning analysis, staff opines that approval of the request to permit a 2.69-acre subject parcel in an area that has existing, large agricultural zoned parcels would be **inconsistent** with the CDMP, as it does not meet the criteria outlined in the interpretative text for properties designated Agriculture on the CDMP LUP map.

### **ZONING ANALYSIS:**

When the request #1, to permit an existing parcel of land with a lot area of 2.69 acres, where a minimum of 5-gross acres is required, and to permit an existing lot frontage of 24.72', where a minimum of 200' lot width is otherwise required under the AU zoning district standards, is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of same does not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and therefore, would be **incompatible** and out of character with the surrounding area. The subject property, located at 30809 SW 214 Avenue, is in an area developed under the Agricultural district development standards where a parcel of land is required to have a minimum of 5 acres in order to develop the land with a single-family residence. Staff notes that Section 33-280(1) of the Miami-Dade County Zoning Code permits lots platted or purchased under a contract for deed or that were deeded prior to April 12, 1974, to be exempted from the 5-acre lot area minimum and the 200' lot frontage minimum. Properties that are located in the AU zoning district and which meet the aforementioned 1974 grandfathering criteria, could have a minimum of one (1)-acre in lot area, and a minimum lot frontage of one hundred fifty (150)-feet. Staff notes that although the two existing single-family residences located immediately adjacent to the subject parcel, on the substandard lots the straddle the narrow driveway to the site to its north and south, were both built with building permits, staff was not able to find any records that proved that the properties were legally parceled. Furthermore, staff notes that the other AU zoned properties abutting the subject parcel itself to the north, east and south, including the one further to the west across from SW 214 Avenue, all exceed 5-acres in lot area. As such, the lot area and lot width for the subject property is deemed **inconsistent** with the CDMP, as it does not meet the criteria outlined in the interpretative text for properties designated Agriculture on the CDMP LUP map

that requires that lots immediately surrounding the subject **parcel on three or more contiguous sides** have been predominantly and **lawfully parcelized** in a similar manner for a reduced lot area. Staff acknowledges that the lot frontage of 24.72', is an existing condition on site, and is needed as the lot does not have access to the property other than by means of this narrow private driveway to have access from SW 214 Avenue. Notwithstanding, the reduced lot width request is inextricably intertwined to the less lot area that also does not meet the aforementioned CDMP criteria and has been recommended for **denial** by staff. For these reasons, staff opines that the approval of the request for less lot area and lot width in order to legalize and allow future development on an excessively substandard parcel will be incompatible with the character of the neighborhood.

When the request for a District Boundary Change from AU, Agricultural District, to EU-1C, Single-Family Two and one-half acre Estate District (request #2) is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **inconsistent** with the interpretative text of the CDMP, and should also be denied without prejudice. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. As such, staff opines that the applicants' request for a zone change may have a negative impact on the existing neighborhood, services and traffic flow. Currently, the subject site is located within an area characterized by vacant or agricultural land and residential uses. Staff opines that approval of the request on a site that is located within an area mostly characterized by agricultural uses, with single-family residences on large parcels, or consist of avocado groves and vacant land, would be out of character with and **incompatible** with the surrounding neighborhood when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Additionally, request #3, to permit a lot width of 24.72' (150' required) is inextricably intertwined to request #2, and would be too intensive and out of character with the remaining parcels in the area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of this application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) in their memorandum dated January 22, 2025, states that they have no objections to the application and that this application will only generate 1 additional vehicular trip. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated March 31, 2025, indicates that the request under this application does not entail any environmental concerns and that they have no objections to the application and that approval of the request will not impact services in the area. In addition, the memorandum from the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicates no objection to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities.

Notwithstanding, and as previously mentioned, the land designated in the CDMP for Agriculture allows for the creation of a parcel smaller than 5 acres in size when the adjacent sites have been lawfully parceled in the same manner on three or more sides immediately surrounding the subject property. Staff's research could not find similar approvals in the area for the creation of parcels with less lot area than allowed by Code., therefore the property does not meet the three-sided

rule. Staff opines approval of the application would lead to the proliferation of sub-standard lots within the immediate vicinity. As such, staff opines that approval of this application would be **inconsistent** with the CDMP and said request should not be approved. **As such, staff recommend denial without prejudice of request #1 and #3 under section 33-311 (A)(4)(b), Non-Use Variances Standards From Other Than Airport Regulations. And denial of request #2 under Section 33-311 Standards for District Boundary Change.**

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

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

**OTHER:** Not applicable.

**RECOMMENDATION:**

**Denial without prejudice.**

ES:JB:JR:SS:PM



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

# ZONING RECOMMENDATION ADDENDUM

Joseph Piccini  
PH: Z23-265

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
<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 &amp; 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><b>Agriculture</b> <b>(Pg. I-58)</b></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>
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# ZONING RECOMMENDATION ADDENDUM

Joseph Piccini

PH: Z24-265

<b>Section 33-49</b>	<i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i>						
			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%		
	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. 10,000 min.	40%		
	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

<b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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>
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# ZONING RECOMMENDATION ADDENDUM

Joseph Piccini

PH: Z24-265

<p><b>Section 33-311</b> <b>District Boundary Change</b></p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></li> <li>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></li> <li>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></li> <li>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></li> <li>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></li> </ol>
<p><b>Sec. 33-280.</b> <b>- Lot area and width.</b></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> <ol style="list-style-type: none"> <li>(1) <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,</i></li> </ol>

# ZONING RECOMMENDATION ADDENDUM

Joseph Piccini

PH: Z24-265

	<p><i>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>
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***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

PICCINI, JOSEPH 30809 SW 214 AVE  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT ADDRESS**

PENDING Z2024000265

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**DATE HEARING NUMBER**

**FOLIO No: 30-7809-000-0191**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

March 14, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Building Support Case: 20090126579-U** was opened on 11/25/2008 due to Non-Compliance on Case 2004023105-B. Damage Assessment Form issued as follows: Structure A IS 1 Story Wood Structure built without Permits from Case # 2004023105-B -- APPROX. 1,848 SQ. FT. Damage Assessment Form issued on 08/06/2015. Notice of Violation issued and Posted on 08/06/2015 and mailed on 09/22/2015. Notice of Violation Recorded by Clerk of Courts on 09/23/2015 under Book: 29787, Page: 1023, Total Pages: 6. Notice of Unsafe Structure Panel Hearing issued and mailed on 09/23/2015 and Posted on 09/29/2015. Unsafe Structure Panel Hearing occurred on 10/29/2015. Panel Order issued on 10/29/2015 and Recorded by Clerk of Courts on 10/30/2015 under Book: 29834, Page: 4490, Total Pages: 5. Unsafe Structures Panel Order Posted and mailed on 11/02/2015. Violations Corrected as of 04/22/2024. Case was billed, signed, notarized, mailed, and paid on 04/26/2024. Cancellation of Notice of Violation was Recorded by Clerk of Courts on 04/26/2024 under Book: 34202, Page: 3052, Total Pages: 1. Cancellation of Panel Decision Recorded by Clerk of Courts on 05/01/2024 under Book: 34202, Page: 3052, Total Pages: 1. Case was closed on 04/26/2024. There are no Pending Fees.

**Building Support Case: 2004023105-B** was opened on 02/09/2004 due to complaint received by inspector. Notice of Violation was issued on 02/09/2004 and mailed on 02/10/2004. Civil Violation Notice 944653 issued on 04/23/2004, mailed on 04/26/2004 and paid on 09/13/2004. Non-Compliance Affidavit issued on 11/16/2004. Final Notice of Intent to Lien/Demand for Payment Issued and mailed

on 04/20/2005. Lien was Recorded on 06/29/2005 and mailed on 07/20/2005. Violation Corrected on 04/22/2024. Lien was satisfied on 02/11/2025 under book 34612/page 2501. There are no outstanding fees.

**VIOLATOR:**

PICCINI, JOSEPH


**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** March 31, 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:** Z2024000265-3<sup>rd</sup> Review  
Joseph Piccini  
30809 SW 214<sup>th</sup> Avenue  
Seeks to develop a single-family home with two alternatives:  
1- Non-use variance for lot size and width requirements and,  
2- District Boundary Change from AU to EU-1C and non-use  
variance from lot width requirement.  
(AU) (2.69 acres)  
09-57-38

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

#### Potable Water Service and Wastewater Disposal

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

DERM has no objection to the proposed development provided it complies with the minimum lot size requirements per section 24-43.1(a) of the Code. In accordance with 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 does comply with the above-mentioned lot size requirements.

DERM requires that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply system. A minimum separation distance of 100 feet is required between any well and all OSTDSs, all surface waters and any other source of contamination.

Notwithstanding the foregoing, the DERM approval of the on-site drinking water supply well will be subject to compliance with the minimum drinking water standards for a potable water supply well, including DERM review and approval of the on-site well and water treatment system.

**This analysis is based on water and sanitary sewer infrastructure as it exists at the time of this application. Please be advised that water and/or 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

The proposed development is located outside the Urban Development Boundary (UDB) where flood protection is required. Therefore, the applicant must provide a conceptual stormwater management master plan demonstrating the retention of the 100-year/3-day storm event on site, prior to any future development order approval.

Please contact the DERM Water Control Section at (305)372-6681 or [dermwatercontrol@miamidade.gov](mailto:dermwatercontrol@miamidade.gov) for any questions.

**Conditions of Approval: None**

Pollution Remediation Review

Based on an aerial record search indicating potential commercial/agricultural use, DERM requires that a Phase 1 and, as applicable, 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 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](mailto: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.**

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources. A boundary survey entitled "Piccini Property" prepared by Eduardo M. Suarez, P.S.M., and dated as received by Miami-Dade County on December 19, 2024, 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.

The subject application, which requests a district boundary change from AU to EU-1C could result in tree removal/relocation. 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](mailto: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:** January 14, 2025

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

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

**Subject:** Zoning Application Comments - Joseph Piccini  
Application No. Z2024000265

A handwritten signature in blue ink, appearing to be "M. Valdes", written over the "From:" field of the memorandum.

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this 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: Joseph Piccini

Location: The proposed project is located at 30809 SW 214<sup>th</sup> Avenue with Folio No. 30-7809-000-0191, **Outside the Urban Development Boundary (UDB)**, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting the following:

1. A non-use variance from Section 33-280 of the Code to permit development of a single-family home on a lot that is 2.69 acres in size and 25 feet in width, where 5 acres of area and 150 feet of width are required.

OR, in the alternative:

- 1 A District Boundary Change from AU (Agricultural-Residential 5 Acres gross) to EU-1C (Single-Family Estate (2 1/2 acres or more), and
- 2 non-use variance from lot width requirement of Section 33-233 of the Code to permit a lot that is 25 feet in width where a minimum width of 150 feet is required.

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


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

# Memorandum



Date: January 22, 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: Z2024000265  
Name: Joseph Piccini  
Location: 30809 SW 214 Avenue  
Section 09 Township 57 South Range 38 East

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

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

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

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9938	SW 296 Street east of SW 197 Avenue	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:** December 30, 2024

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

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

**Subject:** Z2024000265

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The Miami-Dade Fire Rescue Department has **no objection** to request for district boundary change or for non-use variance as indicated in the letter of intent uploaded to “EnerGov” on 12/19/2024. Any future site plans will need separate approval.

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

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

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

# Memorandum



**Date:** January 30, 2025

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

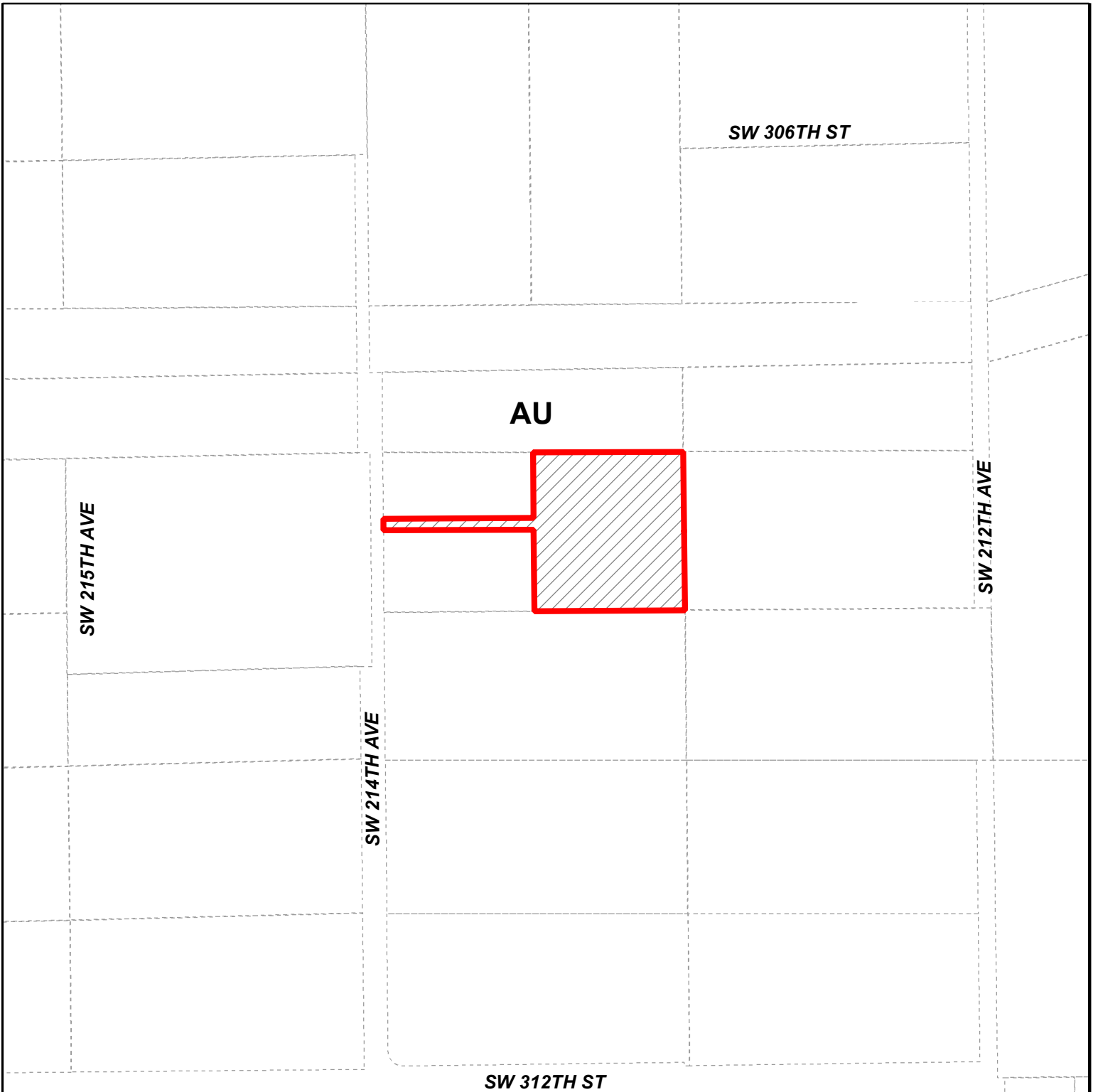
**From:** Sarah Cody, Historic Preservation Chief  
Department of Regulatory and Economic Resources

**Subject:** Zoning Review Z2024-000265 Joseph Piccini

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

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





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

Process Number  
**Z2024000265**



Section: 09 Township: 57 Range: 38  
 Applicant: Joseph Piccini  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, December 24, 2024

REVISION	DATE	BY



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

Process Number  
**Z2024000265**

**Legend**  
 Subject Property



Section: 09 Township: 57 Range: 38  
 Applicant: Joseph Piccini  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, December 24, 2024

REVISION	DATE	BY

SW 306TH ST

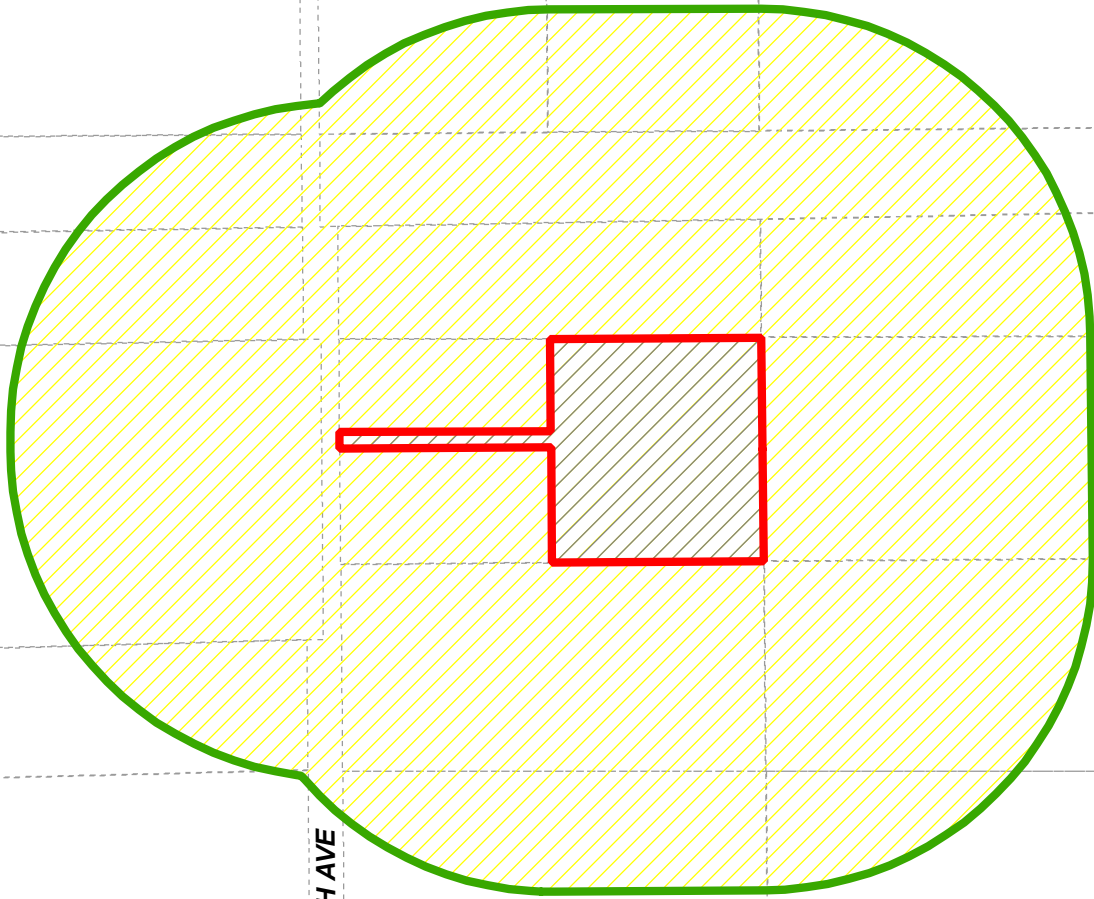
SW 212TH AVE

SW 212TH AVE

SW 215TH AVE

SW 214TH AVE

SW 312TH ST






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

Section: 09 Township: 57 Range: 38  
 Applicant: Joseph Piccini  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2024000265**  
 RADIUS: 500

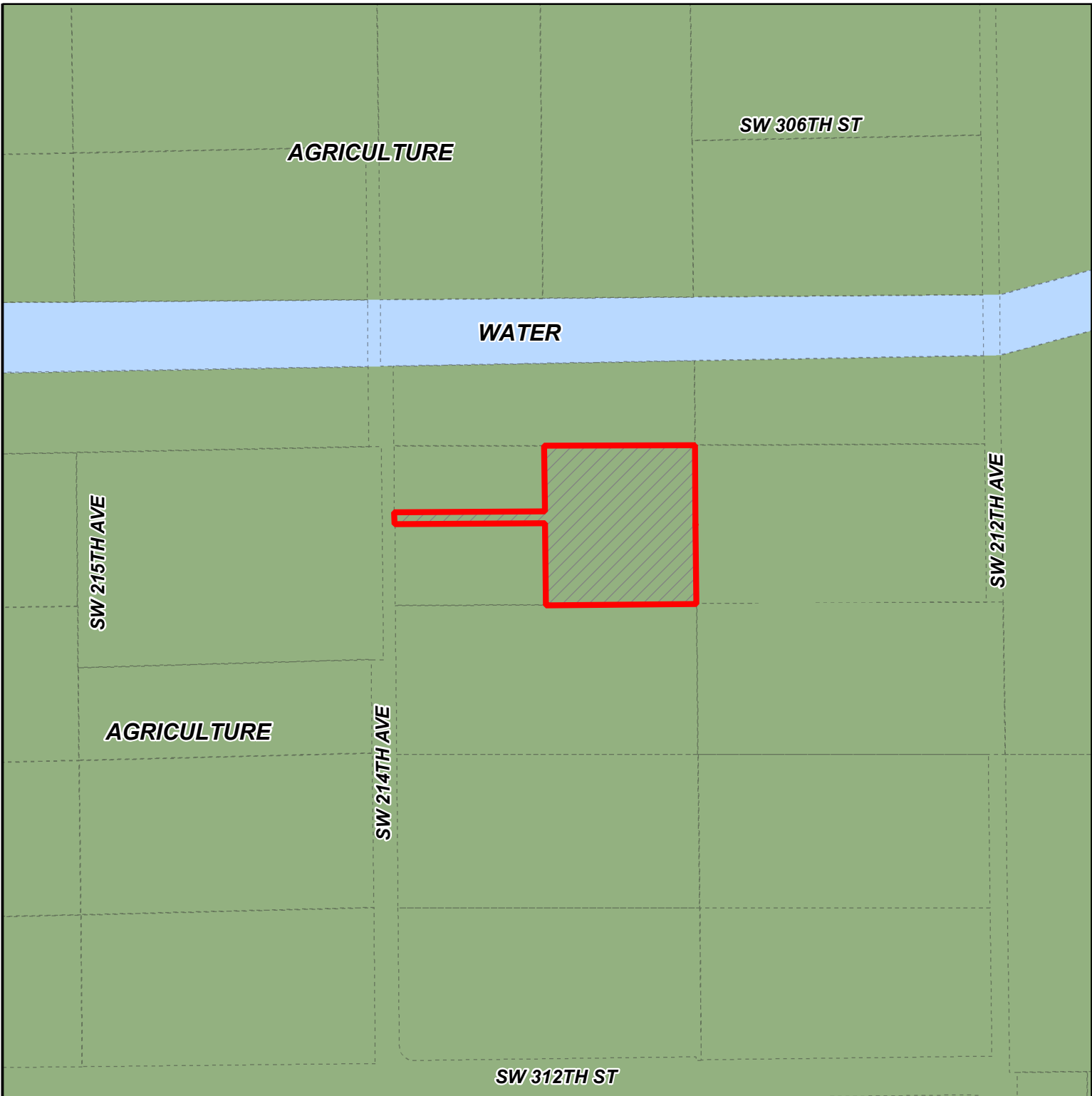
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, December 24, 2024

REVISION	DATE	BY



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

Process Number  
**Z2024000265**

Section: 09 Township: 57 Range: 38  
 Applicant: Joseph Piccini  
 Zoning Board: C14  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Tuesday, December 24, 2024

REVISION	DATE	BY

