



FINAL AGENDA

Community Zoning Appeals Board 14
Naranja Park, 14150 SW 264 Street, Miami, FL
Thursday, May 15, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2024000171	A&D RE Investments, LLC	24-171	56-38-22	N
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Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF MAY 15, 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

1. A&D RE INVESTMENTS LLC. Z2024000171

Area 14/District 08

The application is to permit the two parcels of land each with less lot area and less lot frontage than required by Code.

NON-USE VARIANCE to permit two (2) parcels of land, each with a lot area of 1-gross acre (5-gross acres required), and with a frontage of 132' (200' required).

A survey is on file and may be examined in the Department of Regulatory and Economic Resources, as prepared by First Choice Surveying, Inc., consisting of 2 sheets, dated stamped received 9/11/2024.

LOCATION: Lying east of theoretical SW 199 Avenue, on both sides of SW 242 Street, Miami-Dade County, FL

SIZE OF PROPERTY: ±2.00 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must

be filed with the Zoning Hearing Section of the [Department of Regulatory and Economic Resources \(RER\)](#), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 14**

PH: Z24-171

May 15, 2025

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	A&D RE Investments, LLC
Summary of Requests	The application is to permit two (2) parcels of land with less lot area and less lot frontage than required by code.
Location	Lying east of theoretical SW 199 Avenue, on both sides of SW 242 Street, Miami-Dade County, Florida.
Property Size	±2.00-gross acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Agriculture <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Inconsistent with the interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(See attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice.

REQUEST:

NON-USE VARIANCE to permit two (2) parcels of land, each with a lot area of 1-gross acre (5-gross acres required) and a lot frontage of 132' (200' required).

A survey is on file and may be examined in the Department of Regulatory and Economic Resources as prepared by First Choice Surveying, Inc., consisting of 2 sheets, dated stamped received 9/11/2024.

PROJECT DESCRIPTION:

The subject properties are currently vacant ±2.00-gross acre parcel zoned as AU, Agricultural District. The applicant seeks to establish these AU-zoned lots as buildable sites with less lot area and less lot frontage, in order to permit the future development of a single-family residence on each of the proposed parcels.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant land	Agriculture
North	AU; single-family residence	Agriculture
South	AU; vacant land	Agriculture
East	EU-M; single-family residences	Agriculture
West	AU; fruit grove	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The 2.00-gross acre subject property is currently vacant and lying east of theoretical SW 199 Avenue. The area surrounding the subject property is primarily characterized by a mix of single-family residences, vacant land and farmlands 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 applicant to subdivide the subject site and create two (2)-substandard AU zoned parcels in order to build a single-family residence on each of these parcels. However, staff opines that the approval of the application could lead to the proliferation of substandard lots, potentially negatively affecting the character of the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±2.00-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.* The applicant is requesting to permit a 1-gross acre where 5-gross acres are required and a lot frontage of 132' where 200' is required.

Staff's research indicates that the subject site is not surrounded on three or more contiguous sides by other properties that are predominantly and lawfully parcelized in a similar manner. Although the property to the north of subject site was legally parcelized pursuant to Resolution #4-ZAB-233-87 and property to the east was also legally parcelized pursuant to Resolution #5791, staff was not able to find any records for the subject property or any of the other remaining properties that would indicate that they were lawfully parcelized into parcels smaller than five (5) acres. 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. 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 the 1-gross acre 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:

The applicant seeks approval to permit two (2) substandard AU zoned parcels located outside of the Urban Development Boundary (UDB) each with a lot area of 1.00-gross acre (5 gross acres required) and each with a lot frontage of 132' (200' required). When the aforementioned request is analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines the request will not maintain the basic intent and purpose of the zoning, subdivision, and other land use regulations, which are to protect the general welfare of the

public, particularly as it affects the appearance and stability of the community, and therefore, would be **incompatible** and out of character with the surrounding area.

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 parcelized in the same manner on three or more sides immediately surrounding the subject property. Although research by staff found a few approvals for parcels with less lot area and lot frontage than required by Code, staff notes that the subject property is not surrounded **on three or more contiguous sides** by other properties that are and **lawfully parcelized** in a similar manner for a reduced lot area and frontage as the subject property. Staff notes that the applicant also requests a lot frontage of 132' for each of the proposed lots where 200' is otherwise required by zoning regulations for any AU zoned lot. Notwithstanding, the reduced lot width request is inextricably intertwined to less lot area that does not meet the aforementioned CDMP criteria. Staff's research found a similar approval in the area for the creation of parcels with less lot area than allowed by Code. In 1987 pursuant to Resolution #4-ZAB-233-87 the Metropolitan Zoning Appeals Board approved the creation of the parcels abutting the subject property to the north to have three (3) lots with a lot area varying from 1.009 to 1.031 acres and lot frontages varying from 166.54' to 134.80', the board issued this approval despite zoning staff's rec that approval would be inconsistent with the CDMP three sided rule.

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 substandard parcels will be incompatible with the character of the neighborhood and 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 recommends denial without prejudice of the application under Section 33-311 (A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: none.

ES:JB:SS:EA:VM



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

ZONING RECOMMENDATION ADDENDUM

A & D RE Investments LLC
PH: Z24-171

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

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

<p>Agriculture (Pg. I-70)</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 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

A & D RE Investments LLC

PH: Z24-171

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-280	<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>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VAZQUEZ, ANDRE

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000171

DATE

HEARING NUMBER

FOLIO No: 30-6822-000-0151/30-6822-000-0152

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 10, 2024

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-6822-000-0151/30-6822-000-0152

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6822-000-0151/30-6822-000-0152

There are no open/closed cases in BSS.

VIOLATOR:

VAZQUEZ, ANDRE


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: April 28, 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: Z2024000171-2nd Review
A&D RE Investments LLC
West of theoretical SW 199th Avenue, South of SW 242nd Street
NUV for lot size requirements to allow construction of a single-family residence on a one-acre lot where 5 acres are required (AU) (1 acre)
22-56-38

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 public water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

This request for non-use variance for lot size requirements to allow construction of a single-family residence on a one-acre lot where 5 acres are required does not include a site plan. Based on the location of the site, the property is not currently within feasible distance to connect to public water and public sanitary sewers. Consequently, any future residential 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(3)(b)(i) of the Code, the minimum lot size for a single-family residence served by an on-site drinking water supply and an OSTDS shall be 20,328 square feet (gross). Based on the available information, the existing lot complies 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 septic tank drainfields, 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 sanitary sewer infrastructure as it exists at the time of this application. Please be advised that sanitary sewer system infrastructure is constantly changing, and future applications related to this property will be reanalyzed based on the infrastructure that exists at the time of such future applications.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing 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

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the request to approval a non-use variance would result in the removal of these tree resources. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

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 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: October 8, 2024

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

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

Subject: Zoning Application Comments - A&D RE Investments, LLC
Application No. Z2024000171

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: A&D RE Investments, LLC

Location: The proposed project is located on the east side of SW 199th Avenue, and north and south of theoretical SW 242nd Street, with Folio Nos. 30-6822-000-0151 and 30-6822-000-0152, **Outside the Urban Development Boundary (UDB)**, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking approval of a Non-Use Variance of the minimum lot size requirement to allow a single-family home to be developed on a one (1) acre parcel where five (5) acres are otherwise required. A site plan was not submitted with this zoning application.

Recommendation: WASD has no objections to this application. 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, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: October 29, 2024

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: Z2024000171
Name: A&D RE Investments, LLC
Location: SW 244 Street and SW 242 Street
Section 22 Township 56 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 dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **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
9884	SW 187 Avenue south of SW 216 Street	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: February 28, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000171

The Miami-Dade Fire Rescue Department has **no objection** to the lot size and frontage modification mentioned in the letter of intent uploaded in "Energov" on 12/17/2024.

Note: Any future development will be subject to a site access plan review, must comply with minimum roadway dimensions, and must provide an approved turnaround for the fire apparatus (see code regulation below).

“Dead end fire department access roads exceeding 150 feet shall be provided with approved provisions for the turning around of fire apparatus NFPA 1 18.2.2.5.4. An approved turn-around shall be by a minimum 37 feet centerline radius cul-de-sac or a T-Turn or Y-Turn with an extension of the “T or Y” to be a minimum of 46 feet from the edge of each side of the roadway (not the center of the roadway), be a minimum of 20 feet unobstructed width with adequate turn radii and must be a suitable surface to support a minimum of 32 tons.”

The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue 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: October 31, 2024

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

From: 
Stephanie V. Daniels, Director
Miami-Dade Police Department

Subject: Review – Zoning Application – Case: No. Z2024000171
A&D RE Investments, LLC.

APPLICATION:

The applicant, A&D RE Investments, LLC., is requesting to develop the property with a single family home.

The 1 acre property is located at 1892 SW 10 Street, in incorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the city of Miami and serviced by the Miami Police Department. Incidents that occur requiring law enforcement services on the neighboring Metrorail will be handled by the Miami-Dade Police Department (MDPD), Police Operations Bureau, located at 601 NW 1 Court, Miami, Florida. Current staffing allows for an average emergency response time of eight minutes or less.

APPLICATION REVIEW:

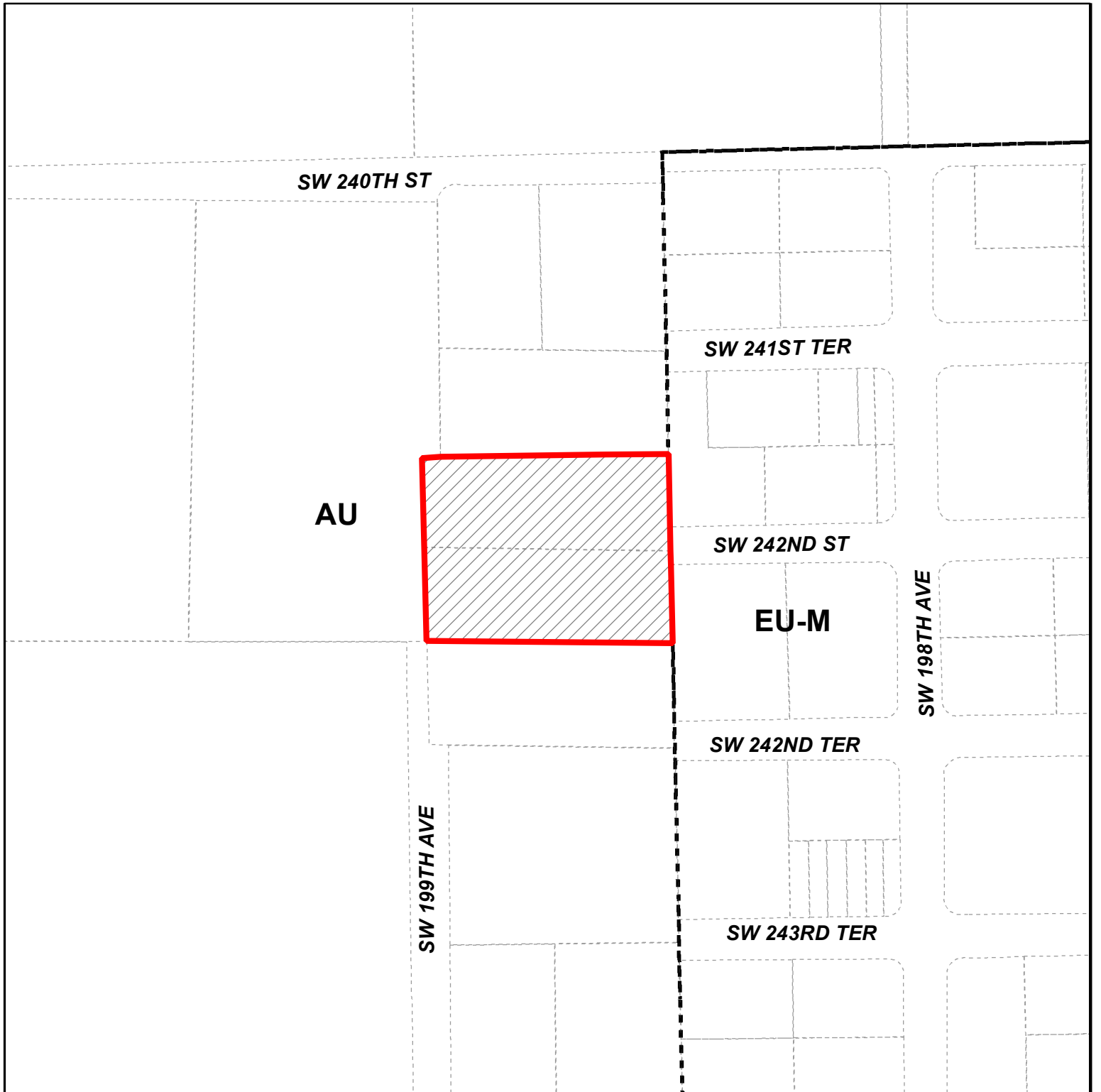
A review of the application and related documents was conducted to predict its impact on the MDPD's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing, and population was examined to project any increase in calls-for-service. Current staffing should accommodate any slight increase in the volume of calls-for-service. Should demand for police services increase beyond projected levels, additional sworn personnel, support staff, and equipment will be required.

The MDPD does not have any further comments to the proposed zoning modifications to complete this project currently.

Should you require any further assistance, please contact Executive Senior Bureau Commander Lisette Reyes-Wilcox, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at lisi@mdpd.com.

SVD/jhb
Attachment





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000171



Section: 22 Township: 56 Range: 38
 Applicant: Andre Vazquez, Esq. PLLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, September 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2023

Process Number
Z2024000171

Legend
 Subject Property

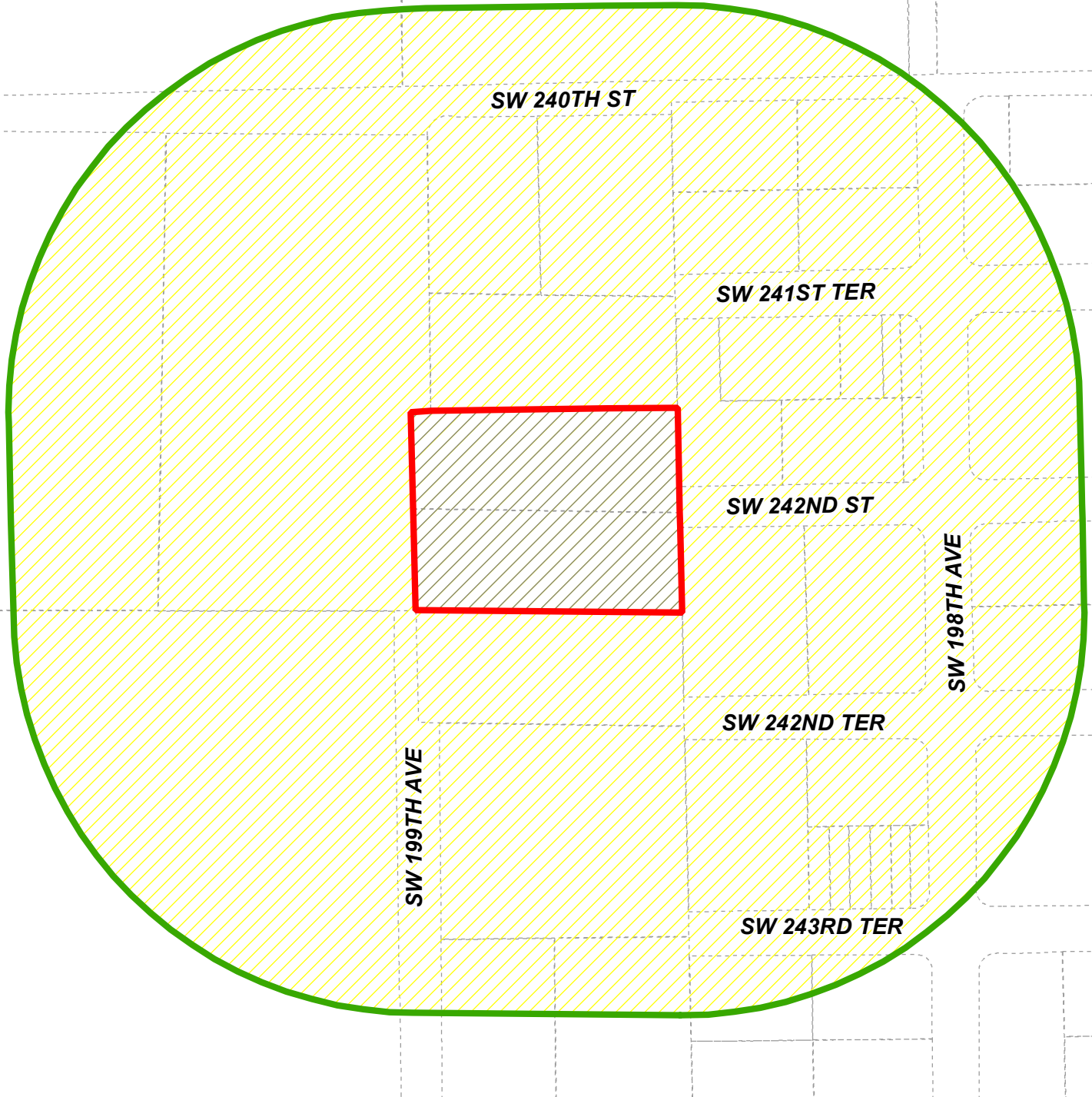


Section: 22 Township: 56 Range: 38
Applicant: Andre Vazquez, Esq. PLLC
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, September 19, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 22 Township: 56 Range: 38
 Applicant: Andre Vazquez, Esq. PLLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000171
 RADIUS: 500

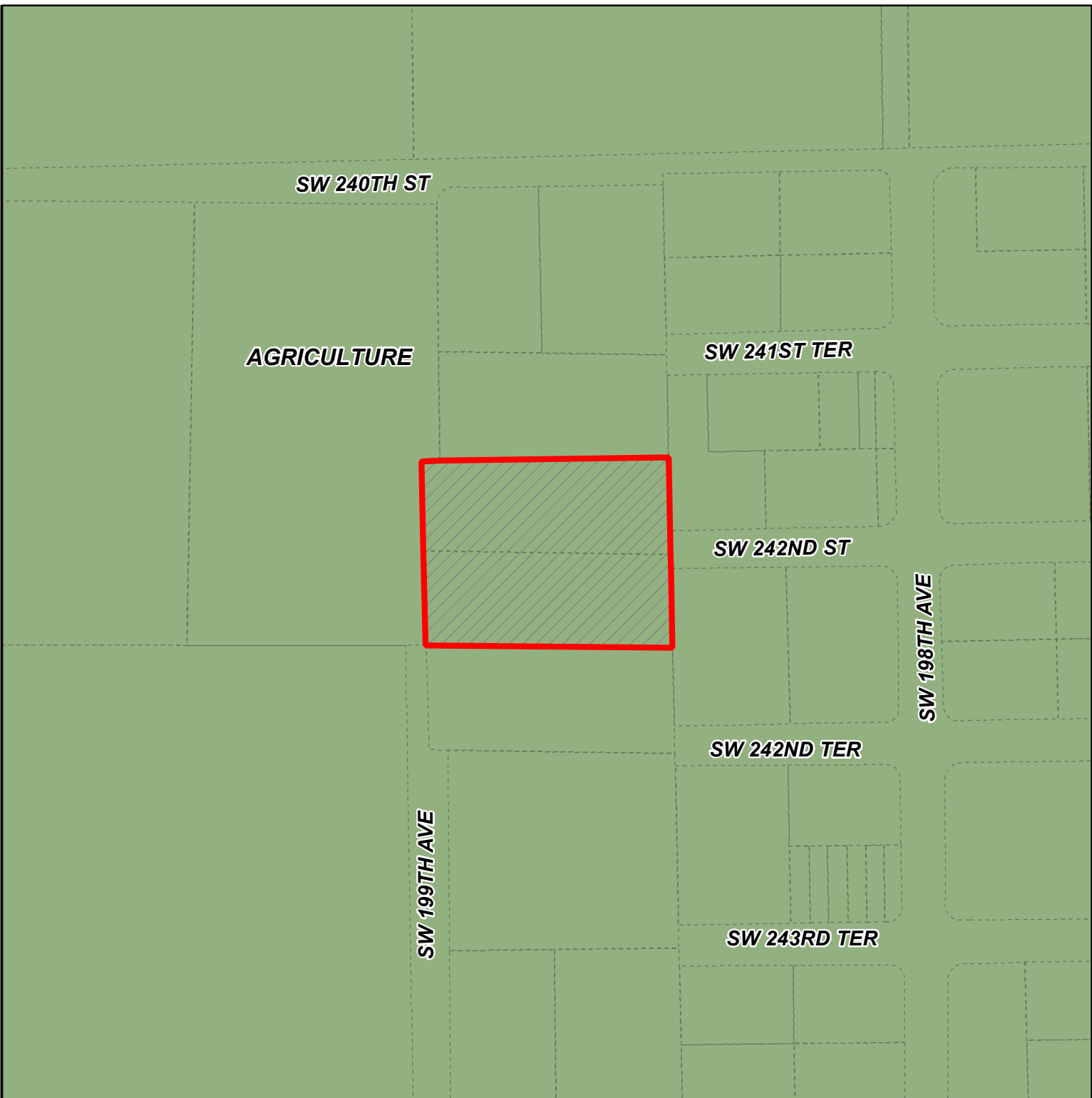
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, September 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 22 Township: 56 Range: 38
 Applicant: Andre Vazquez, Esq. PLLC
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000171



Legend

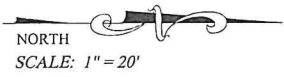
 Subject Property Case



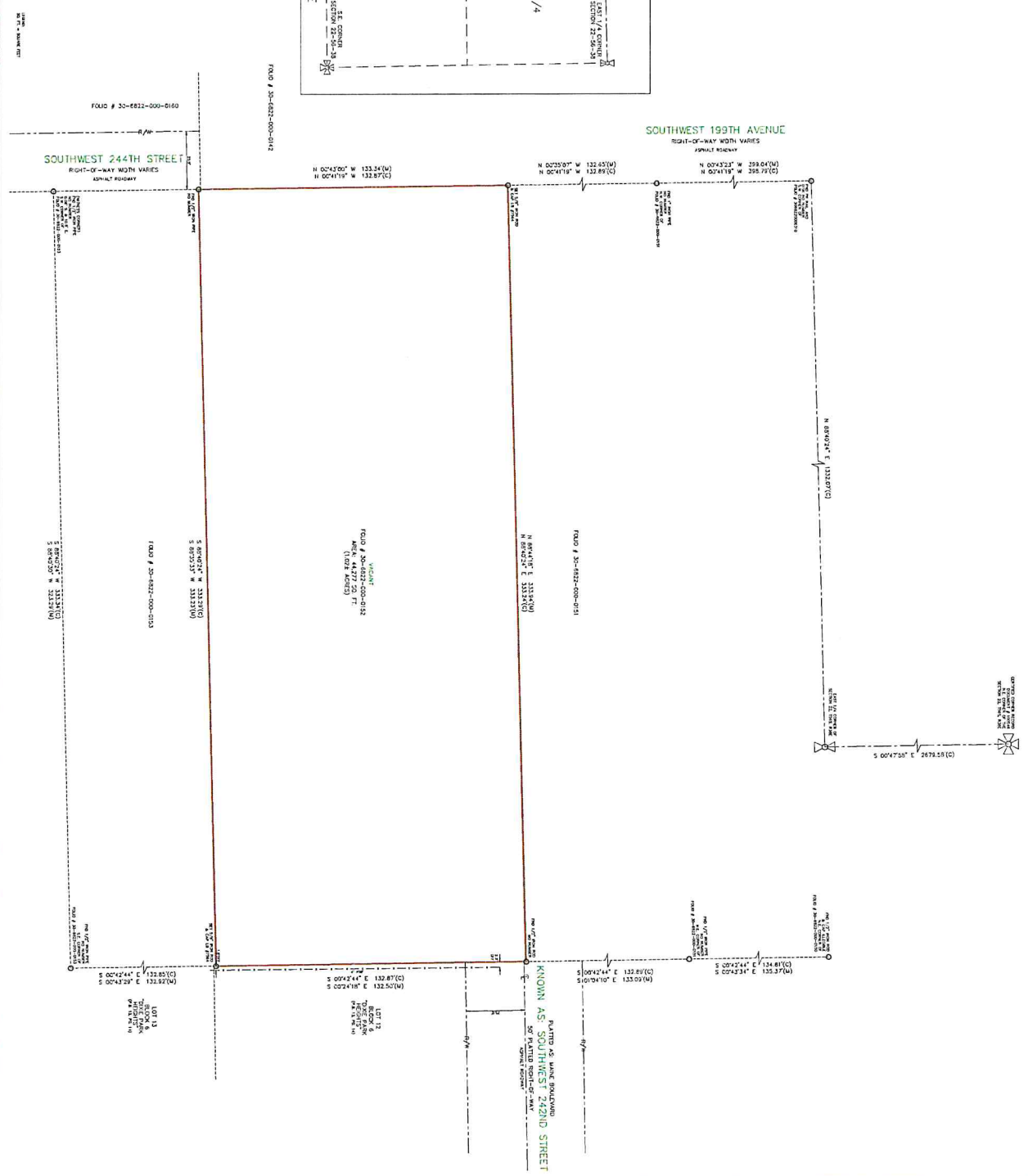
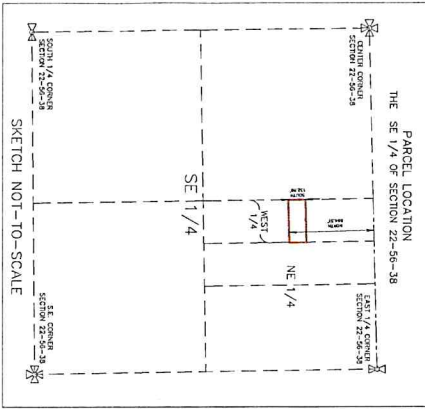
SKETCH CREATED ON: Thursday, September 19, 2024

REVISION	DATE	BY

BOUNDARY SURVEY

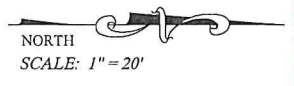


LEGAL DESCRIPTION:
 THE SOUTH 1/2 OF THE NORTH 6641 FEET OF THE WEST 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 22, T28S, R18W, AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

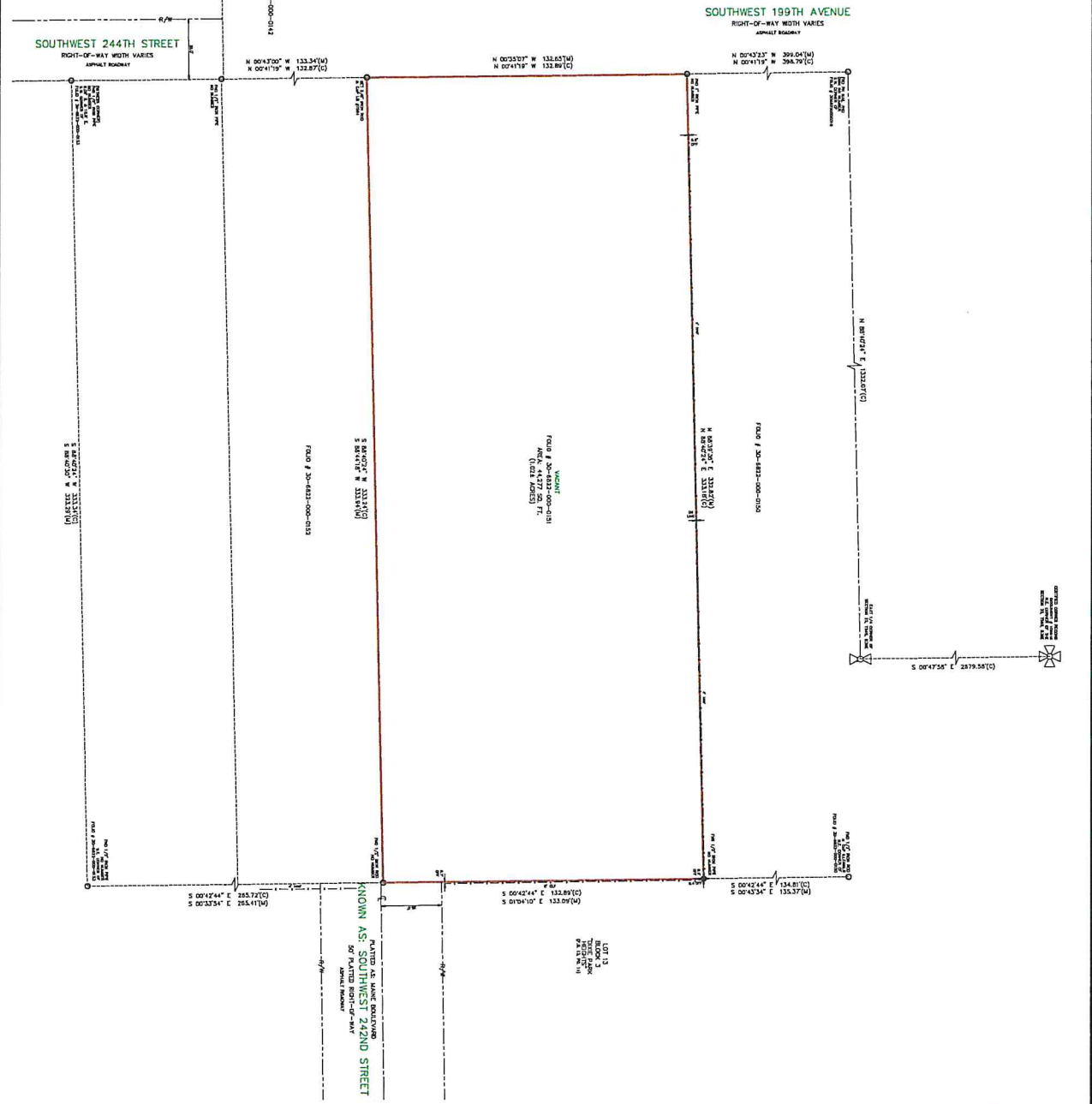
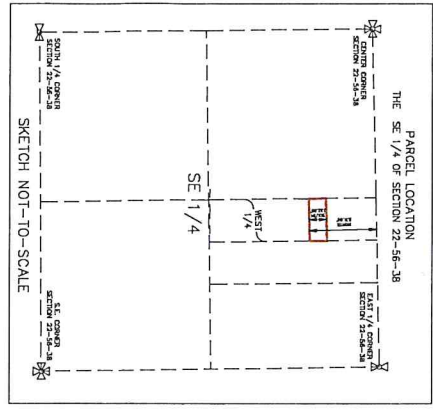


<p>PROPERTY ADDRESS: (VACANT - 30-6822-000-0152), HOMESTEAD, FLORIDA 33031</p> <p>LEGAL DESCRIPTION: SEE BOUNDARY PAGE</p> <p>LEGEND</p> <p>DEVELOPER'S NOTES</p>	<p>REVISION HISTORY: NONE</p> <p>PROJECT NO.: 2024-171</p> <p>DATE: 09/11/2024</p> <p>First Choice Surveying Your First Choice for Land Surveying</p>	<p>PLANNING: I, THE INFORMATIONAL PERSONNEL ONLY, I SELECTED THE DATE OF THIS SURVEY TO BE CONDUCTED IN THE MONTH OF SEPTEMBER AND THE TIME OF DAY TO BE CONDUCTED AT 10:00 AM. THIS SURVEY WAS CONDUCTED IN THE PRESENCE OF THE LOCAL PLANNING DEPARTMENT AND THE LOCAL PLANNING DEPARTMENT HAS REVIEWED THE SURVEY FOR CONFORMANCE WITH THE LOCAL PLANNING DEPARTMENT'S REGULATIONS.</p> <p>CLIENT NO.: 2024-171 JOB NO.: 2024-171 FIELD DATE: 09/11/2024 DATE OF THIS SURVEY: 09/11/2024 APPROVED BY: [Signature]</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>REGISTERED PROFESSIONAL SURVEYOR</p> <p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>REGISTERED PROFESSIONAL SURVEYOR</p> <p>REGISTERED PROFESSIONAL LAND SURVEYOR</p>	<p>REGISTERED PROFESSIONAL ENGINEER</p> <p>REGISTERED PROFESSIONAL SURVEYOR</p> <p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>REGISTERED PROFESSIONAL SURVEYOR</p> <p>REGISTERED PROFESSIONAL LAND SURVEYOR</p>
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BOUNDARY SURVEY



LEGAL DESCRIPTION
 THE SOUTH 1/24th FEET OF THE NORTH 31st FEET OF THE WEST 1/4 OF THE NE 1/4 OF SECTION 22-56-38
 LAND SURVEY IN MIAMI-DADE COUNTY, FLORIDA



PROPERTY ADDRESS: (VACANT - 30-6822-000-0151), HOMESTEAD, FLORIDA 33031 LEGAL DESCRIPTION SEE PARCEL MAP # 2		REVISIONS/ISSUES (DATE) BY (NAME) 1. FIRST CHOICE SURVEYING, YOUR FIRST CHOICE FOR LAND SURVEYS	CERTIFIED FOR ENCLOSED MAP	PREPARED BY: FIRST CHOICE SURVEYING, INC. 11111 SW 11th Street, Suite 100 Miami, FL 33139 (305) 555-1111 www.firstchoicesurveying.com
LEGEND (Detailed list of symbols and their meanings)	CONVEYANCE NOTES (Detailed text regarding the survey and property boundaries)	CHIEF MEASURER: SURVEYOR: CHECKED BY: APPROVED BY:	FIRST CHOICE SURVEYING, INC. (Professional seal and signature area)	CERTIFICATION AND SIGNATURE OF THE SURVEYOR I, _____, a duly licensed Professional Surveyor in the State of Florida, do hereby certify that I am the author of this map and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Surveyor in the State of Florida.

Disclosure of Interest*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: ANR Investments of Florida, L.L.C.

NAME AND ADDRESS	PERCENTAGE OF STOCK
Adrian English	100%

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*

Disclosure of Interest

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____


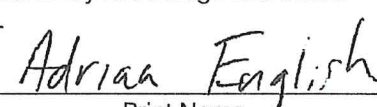
NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

 _____  _____
 Signature Print Name

Sworn to and subscribed to before me on the 14 day of January, 2025

Affiant is personally known to me or has produced _____ as identifier.



JENNI NIEVES
Notary Public
State of Florida
Comm# HH298552
Expires 8/8/2026

Notary:  _____

[Stamp/Seal]

Commission expires: _____

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

FORM REVISION 2019/3



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-171
DATE: DEC 17 2024
BY: CABR

Applicant's Affidavit

Zoning Application No.: Z 2024000171

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and advertised.

Date Stamp Received

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property which is the subject matter of the proposed zoning action.

Signature

Notary Public

Sworn to and subscribed to before me

This _____ day of _____, _____ Commission expires: _____

CORPORATION AFFIDAVIT

(I)(WE), David Vazquez, being first duly sworn, depose and say that (I am)(we are) the President Vice-President Secretary Asst. Secretary of A&D RE Investments, LLC corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property which is the subject matter of the proposed zoning action.

Attest

Authorized Signature

[Corp. Seal]



JENNI NIEVES
Notary Public
State of Florida
Comm# HH298551
Expires 8/8/2026

Notary Public

Sworn to and subscribed to before me

This 30 day of Oct, 2024 Commission expires: _____

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the _____ partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property which is the subject matter of the proposed zoning action.

Name of Partnership

By _____ %

By _____ %

By _____ %

By _____ %

Sworn to and subscribed to before me

Notary Public

This _____ day of _____, _____ Commission expires: _____



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-171

DATE: DEC 17 2024

BY: CABB

Applicant's Affidavit

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and advertised.

ATTORNEY AFFIDAVIT

I, Andre Vazquez, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property which is the subject matter of the proposed zoning action.



JENNI NIEVES
Notary Public
State of Florida
Comm# HH298551
Expires 8/8/2026

Signature

Notary Public

Sworn to and subscribed to before me

This 30 day of Oct, 2024

Commission expires: _____



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-171
DATE: DEC 17 2024
BY: CABR

Ownership Affidavit for Corporation


State of: Florida Zoning Application No.: Z2024000171

County of: Miami-Dade

Before me, the undersigned authority, personally appeared David Vazquez, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the president, vice-president or executive officer of the Corporation hereinafter named A&D RE Investments LLC, with the following address:
3034 Elizabeth Street, Miami, FL 33133
- The Corporation owns the property which is the subject of the proposed zoning action.
- The subject property is legally described as:
The South 132.88 feet of the North 531.66 feet of the West 1/4 of the NE 1/4 of the SE 1/4 of Section 22, Township 56 South, Range 38 East, said land situate lying and being in Miami-Dade County, Florida.
- Affiant is legally authorized to file this application.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning determination or zoning action granted at public hearing.

Affiant:


	_____
Signature	Signature
<u>David Vazquez</u>	_____
Print Name	Print Name

Sworn to and subscribed to before me on the 30 day of Oct, 2024

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



JENNI NIEVES
Notary Public
State of Florida
Comm# HH298551
Expires 8/8/2026

Notary: 

[Stamp/Seal]

Commission expires: _____



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-171
DATE: DEC 17 2024
BY: CABR

Disclosure of Interest*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: A&D RE Investments, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK
David Vazquez	50%
ANR Investments of Florida, L.L.C.	50%

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

**Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.*



OPTIONAL FORM NO. 10
MAY 2010 EDITION
FLORIDA
NOTARY PUBLIC

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-171
DATE: DEC 17 2024
BY: CABR

Disclosure of Interest

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

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

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

_____	_____
_____	_____
_____	_____
_____	_____

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

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]* Print Name: David Vazquez

Sworn to and subscribed to before me on the 30 day of OCT, 2024

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



JENNI NIEVES
Notary Public
State of Florida
Comm# HH298551
Expires 8/8/2026

Notary: *[Signature]*

[Stamp/Seal]

Commission expires: _____

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

FORM REVISION 2019/3

