

# Public Hearing

## MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD 15

Will hold a public hearing on the following zoning applications on **July 9, 2025, at 6:30p.m.** at **Naranja Park, 14150 SW 264 Street, Miami, Fl.**

### THIS IS AN IN-PERSON MEETING

**APPLICANT: JORGE L. AND CAROL CUADRADO Z2024000158**

The application is to allow a proposed detached accessory (garage and storage) use structure that is both larger in area and greater in height than the principal building which is not permitted by Code.

- 1) NON-USE VARIANCE to permit a proposed detached accessory (garage and storage) use structure with a height of 17.66' (11.08' permitted).
- 2) NON-USE VARIANCE to permit a proposed detached accessory (garage and storage) use structure larger than the principal building, and with an area of 1,600 sq.ft. (1,529 sq.ft. permitted).
- 3) NON-USE VARIANCE to permit a proposed detached garage structure with an area of 1,146 sq.ft. (maximum 500 sq.ft. permitted), and a storage use with an area of 426 sq.ft. (maximum 400 sq.ft. permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing to Legalize Detached Garage-Workshop Storage Addition", as prepared by OPJR Architect, LLC, dated stamped received 3/27/25 consisting of a total of 4 sheets. Plans may be modified at public hearing.

**LOCATION:** 23451 SW 123 Avenue, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 2.31 Acres

**APPLICANT: RAYVEL JACAS & VIOLETA MORENO Z2024000216**

The application is to allow the existing single-family residence and detached shed to be closer to the property lines than required by Code.

- 1) NON-USE VARIANCE to permit an existing single-family residence to setback a minimum of 15.6' (15' for 50% of the lineal footage of the width of the house and 25' for balance required) from the rear (north) property line and 4.8' (10' required) from the side street (east) property line.
- 2) NON-USE VARIANCE to permit an existing shed to setback 2.9' (6' required) from the interior side (west) property line and 3.1' (5' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing", as prepared by Arshad Viqar, dated stamped received 03/6/25 consisting of 2 sheets and 1/14/25 consisting of 1 sheet for a total of 3 sheets. Plans may be modified at public hearing.

**LOCATION:** 13203 SW 252 Lane, Miami-Dade County, FL

**SIZE OF PROPERTY:** 0.16 Acre

**APPLICANT: MEEKAYLE MCNEAL HALL & GAIL D LEVERETT Z2024000275**

The application is to rezone subject property from AU (1 residential unit, minimum 5 gross acres) to RU-2 (Two-Family residential district) which will allow the property to be developed with more residential units than currently permitted.

DISTRICT BOUNDARY CHANGE from AU, Agricultural District to RU-2, Two-Family Residential District.

**LOCATION:** 11971 Bailes Road, Miami-Dade County, Florida

**SIZE OF PROPERTY:** 1.5 Gross Acres

**This is an in-person meeting. Visit our website at:**  
**<https://www.miamidade.gov/zoning/community-council-15.asp>**