



Public Hearing

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

Will hold a Public Hearing on the following zoning applications on **November 20, 2025, at 9:30a.m.** in the **Miami-Dade County Commission Chambers, located on the 2nd Fl, Stephen P. Clark Center, 111 NW 1st St, Miami, FL 33128.**

THIS IS AN IN-PERSON MEETING

**APPLICANT: CITINET AVENTURA LLC AND REDLAND GROVE, LLC.
Z2025000020**

The application is to permit a rezoning of the subject property from AU (Agricultural, minimum 5-gross acre lots) to PAD (Planned Area Development) in order to develop the parcel with 138 residential units. Additionally, the application seeks to allow single-family residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less private open space for the detached units, and to allow one of the unit models to have no on-street parking spaces.

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to PAD, Planned Area Development.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage and to permit access to a public street by means of private drives.
- (3) NON-USE VARIANCE to permit detached single-family residences to have a minimum of 38% private open space (125% of the interior gross square footage of the ground floor of each unit required).
- (4) NON-USE VARIANCE to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).
- (5) NON-USE VARIANCE to allow a minimum of 23.18% of common open space where 30% is required.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets. Plans may be modified at public hearing.

LOCATION: Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±20.91-gross (±20.15 net) Acres

This is an in-person meeting. Interested parties must appear in person to participate. Documents and materials must be submitted by e-mail ZONINGMeetings@miamidade.gov, or visit our website at:

<https://www.miamidade.gov/zoning/hearing-commissioners.asp>