Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street , Suite 1110
Miami, Florida 33128-1902
T 305-375-2800
www.miamidade.gov

FINAL AGENDA

Community Zoning Appeals Board 15
Naranja Park, 14150 SW 264 Street, Miami, FL
Wednesday, July 9, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2024000158	Jorge L. & Carol Cuadrado	24-158	56-39-24	N
2.	Z2024000216	Rayvel Jacas	24-216	56-39-26	N
3.	Z2024000275	Gail Leverett and Meekayle McNeal Ha	24-275	56-39-13	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF JULY 9, 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. JORGE L. AND CAROL CUADRADO Z2024000158 **Area 15/District 08**

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

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. RAYVEL JACAS & VIOLETA MORENO Z2024000216 **Area 15/District 08**

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

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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3. MEEKAYLE MCNEAL HALL & GAIL D LEVERETT Z2024000275 Area 15/District 09

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

Department of Regulatory and Economic Resources Recommendation: **Approval, subject to the Boards acceptance of the proffered covenant.**

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

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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.

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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 No. 15

PH: Z24-158 **July 9, 2025**
Item No. 1

Recommendation Summary	
Commission District	8
Applicants	Jorge L. and Carol Cuadrado
Summary of Requests	The applicants seek to allow a proposed (single) detached structure with both a garage and storage use, to be taller in height than required, and to be larger in area than the principal residence. Additionally, the applicants seek to permit this proposed (single) structure to have both its garage and storage use portions to be larger in area than permitted by Code.
Location	23451 SW 123 Avenue, Miami-Dade County, Florida.
Property Size	2.31 Acres
Existing Zoning	AU, Agricultural/Residential
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with 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 (see attached Zoning Recommendation Addendum)
Recommendation	**Approval with conditions.**

REQUESTS:

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.

PROJECT DESCRIPTION AND HISTORY:

On August 2, 1938, pursuant to Resolution #8483, the 2.31-acre subject site was designated AU, Agricultural District. In 1976, Building Permit 010920 approved a 1-story single-family residence on the subject site.

The submitted plans show an existing one (1)-story, 1,529 sq. ft. single-family residence on a 2.31-acre interior lot that fronts along SW 123 Avenue roadway, with a proposed (single) detached accessory (garage and storage) use structure to be located to the north of the principal residence. The applicants seek to allow the proposed (single) detached garage/storage structure to be taller

in height and larger in size than the principal residence. Additionally, the applicants seek to permit the garage portion of the proposed structure as well as the storage use to be larger in area than permitted by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high chain link fence located along the periphery of the subject property.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residence	Estate Density Residential (1 to 2.5 dua)
North	AU; single-family residence	Estate Density Residential (1 to 2.5 dua)
South	AU; vacant	Estate Density Residential (1 to 2.5 dua)
East	AU; single-family residence	Estate Density Residential (1 to 2.5 dua)
West	AU; vacant, lime grove	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 100,667 sq. ft., AU, Agricultural District, zoned interior lot, located at 23451 SW 123 Avenue. The properties to the north and east of the subject site consist of existing single-family residences which are also developed under the AU, Agricultural District, regulations. The property to the west of the subject site is vacant with existing lime groves, whereas the property to the south consists of vacant land.

SUMMARY OF THE IMPACTS:

Approval of the requests in this application would allow the applicants to maintain an existing 1-story principal building and a proposed 1- story detached garage and storage building which both meet the required setbacks for the agriculture zone and fall under the uses permitted. Staff opines that since the entire property is fenced in with a 6-foot-high high chain link fence and buffered by mature rows of trees from the adjacent properties to north, south, and east, together with the additional separation provided to the property to the west by the SW 123 Avenue right-of-way, any visual impact that the proposed (single) detached accessory garage and storage structure may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 2.31-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan designates the subject site as ***Estate Density Residential.*** The CDMP Land Use Element interpretative text for *Estate Density Residential states that the residential densities allowed in the category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acres.* Staff opines that the approval of the requests of a larger floor area and a greater height sought in the application for the proposed garage and storage (single) structure will not add dwelling units to the 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 use on the property, staff opines that approval of the application with conditions would be **consistent** with the Estate Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit a proposed (single) detached accessory (garage and storage) use structure with a height of 17.66' (11.08' permitted) (request #1), to permit a proposed (single) 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) (request #2), and to permit a proposed single 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) (request #3), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence located towards the front on an interior lot, with the proposed (single) detached structure with both a garage and storage use to be constructed next to the principal residence but behind the front building line. The proposed (single) detached structure shall have a height of 17.66', where a maximum height of 11.08' is permitted under the zoning standards, and with an area of 1,600 sq. ft., which is larger in size than the 1,529 sq. ft. principal residence. Additionally, the applicants also seek to permit the garage portion of the proposed structure, as well as the portion of storage use, to be larger in area than permitted by code. Staff supports the requests and opines that the proposed variances are internal to a large 2.31-acre site and that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the configuration of the existing single-family residence and the proposed (single) detached garage/storage structure on the subject site provide for a residential living and storage of personal vehicles and belongings as is allowed within the AU, Agricultural District. Staff further notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high chain link fence located along the periphery of the subject property, as well as existing landscaping in the form of fully mature trees which will surround the proposed (single) detached garage and storage structure, which, staff opines, buffers any visual intrusion of the proposed (single) detached garage structure on the adjacent properties. Staff further opines that any visual impacts on the single-family residences to the west would be further mitigated by the SW 123 Avenue right-of-way that separates the site from the properties located across from the street. Staff recommends as a condition for approval that the said chain link fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for detached accessory structures. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the requests will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval of the application would not entail any environmental concern pertaining to the application. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that

approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the proposed (single) detached accessory (garage and storage) use 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 setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "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. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant complies with all applicable conditions and requirements of the Division of Environmental Resources Management as indicated in their memorandum.

5. That the 6' chain-link fence currently located along the front (east), rear (west), and interior side (north/south) property lines be maintained, and that if the metal fence is destroyed or removed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link 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.

ES:JB:SS:JH

Eric Silva

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

6/30/2025

ZONING RECOMMENDATION ADDENDUM

Jorge L. and Carol Cuadrado
PH: Z24-158

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

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

Estate Density Residential (Pg. I-29)	*This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards	*Use variances from other than airport regulations. Upon appeal or direct application in specific cases to hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises; and further provided, no variance from any airport zoning regulation shall be granted under this subsection; provided, however, no use variance shall be granted permitting a BU or IU use in any residential, AU or GU District, unless the premises immediately abuts a BU or IU District. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.*
Sec 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*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.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CUADRADO, JORGE L & CAROL	23451 SW 123 AVE MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2024000158
DATE	**HEARING NUMBER**

FOLIO No: 30-6924-000-0480

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
January 2, 2025

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
CUADRADO, JORGE L & CAROL

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: June 27, 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: Z2024000158-2nd Review
Jorge Cuadrado and Carol Cuadrado
23451 SW 123 Avenue
Request to replace a detached garage and storage area with another detached metal garage and storage area within a single-family residence.
(AU) (2.31 acres)
24-56-39

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 Supply and Wastewater Disposal

Pursuant to the Code and based on the request, the proposed property is not within feasible distance to connect to public water and public sanitary sewer. Consequently, the structures being installed are required to connect to the on-site drinking water supply well and an Onsite Sewage Treatment and Disposal System (OSTDS) to the extent that they have plumbing connections for potable water and/or wastewater.

In accordance with section 24-43.1(3) of the Code, no zoning action shall be approved if a proposed residential land use is to be served by OSTDS and any source of water until it is determined that the proposed development complies with this section of the Code and public sanitary sewers are not within feasible distance. The minimum lot size for a single-family residence served by an on-site drinking water supply well and an OSTDS shall be 20,328 square feet (gross).

Based on the available information, the proposed development complies with section 24-43.1(3)(b)(i) of the Code and the proposed structures can be administratively approved.

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 "Metal Accessory Building for: Mr. Jorge L. Cuadrado" prepared by Orlando Perez Jr., R.A., and dated as received by Miami-Dade County on December 19, 2024, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree

preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

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

MIAMI-DADE COUNTY

Date: April 17, 2025

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

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

Subject: Zoning Application Comments - Jorge L. & Carol Cuadrado
Application No. Z2024000158 - Revision # 1

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: Jorge L. & Carol Cuadrado

Location: The proposed project is located on approximately 2.31 acres at 23451 SW 123rd Avenue, with Folio No. 30-6924-000-0480, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting to replace his burned down garage with a new detached metal garage/storage of approximately 1,600 sq. ft. at the existing Single-Family Residence (SFR) of 1,529 sq. ft. (Living Area), as per Property Appraiser.

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

Water: The proposed development is located within the WASD's water service area. The subject site is currently on well. Connection to water is not being requested with this zoning application. Currently there is no water main abutting the subject site. The closest water main in the vicinity of the subject application is a 16-inch water main located at the intersection of SW 232nd Street (Section Line) and SW 124th Avenue.

Sewer: The proposed development is located within the WASD's sewer service area. The subject site is currently on septic. Connection to the sewer system is not being requested with this zoning application. There is no sanitary sewer system connection in close proximity to the subject site at the present time.

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: June 12, 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: Z2024000158
Name: Jorge L. Cuadrado and Carol Cuadrado
Location: 24351 SW 123 Avenue
Section 24 Township 56 South Range 39 East

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

This land **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 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

MIAMI-DADE COUNTY

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: Z2024000158

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 12/19/2024. 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 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.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000158

Section: 24 Township: 56 Range: 39
Applicant: Jorge L & Carol Cuadrado
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 20, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000158

Legend

Subject Property

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Section: 24 Township: 56 Range: 39
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Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 20, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 24 Township: 56 Range: 39
Applicant: Jorge L & Carol Cuadrado
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2024000158

RADIUS: 500

Legend

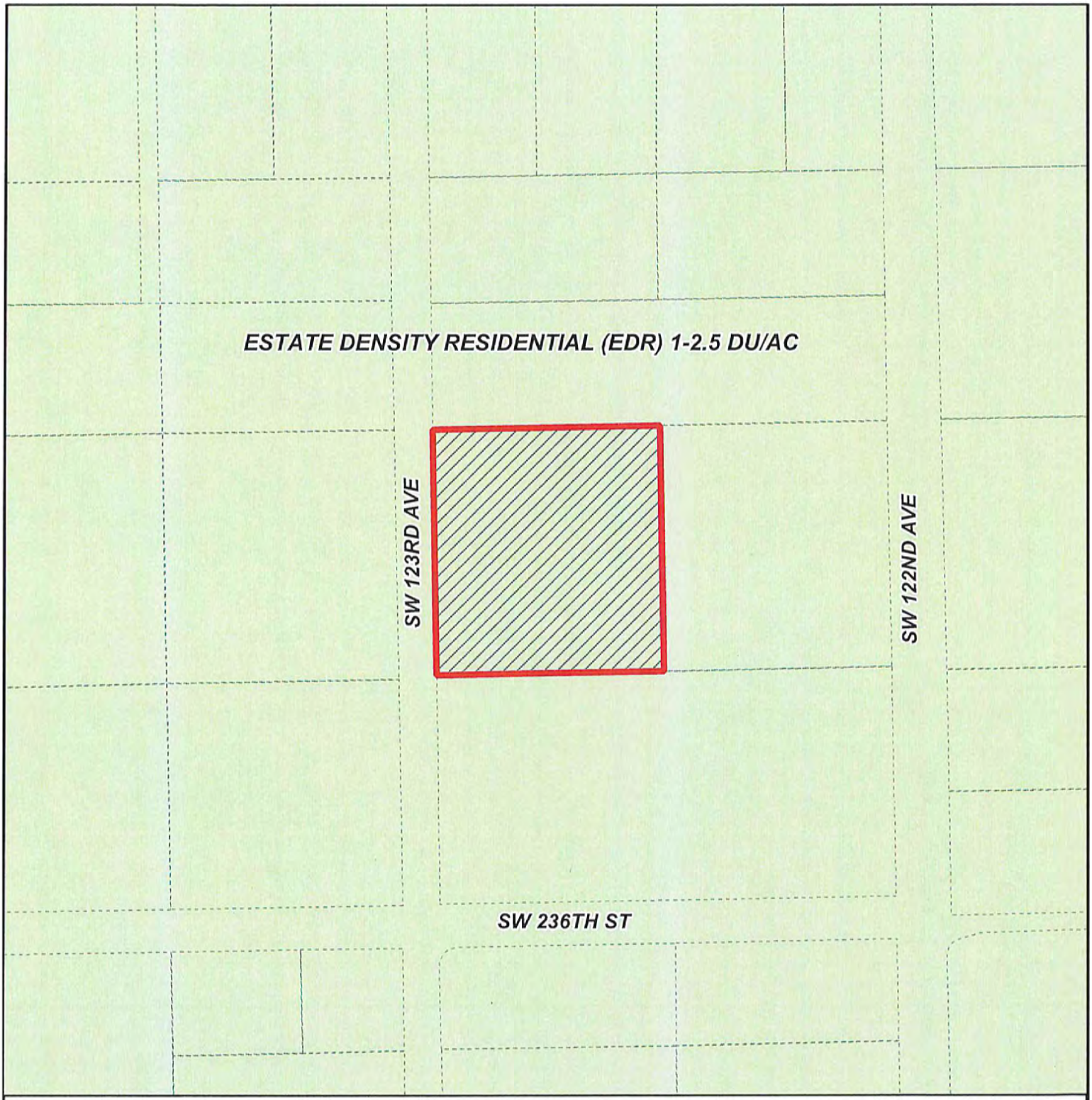
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 20, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000158

Section: 24 Township: 56 Range: 39
Applicant: Jorge L & Carol Cuadrado
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

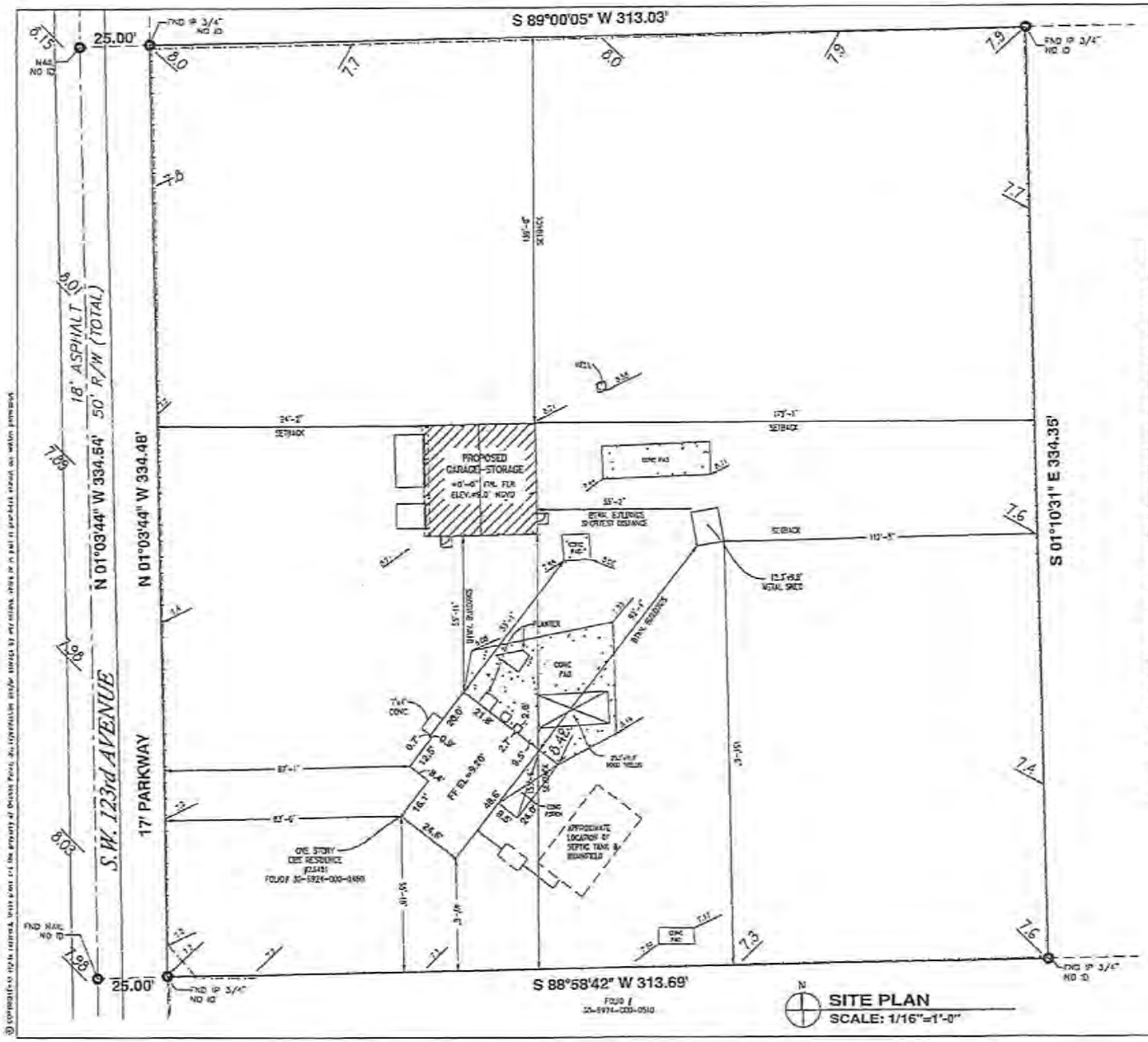
Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, December 20, 2024

REVISION	DATE	BY





RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-158
DATE: MAR 27 2025
BY: CABR

ZONING LEGEND

	REQUIRED	PROVIDED
LOT AREA (SQFT)	N/A SF	104,753 SF
MINIMUM RESIDENTIAL UNITS	1 UNIT	1 UNIT
MINIMUM LOT WIDTH	100'-0"	334'-4"
MAX. BUILDING HEIGHT [MEASURE TO ROOF]	35'-0"	17'-0"
LOT COVERAGE (SQ FT)	73,727.10	2,774 SF

	REQUIRED	PROVIDED
FRONT (FACE)	25'-0"	313'-7"
SIDE (ST. FACING/INTERIOR)	15'-0"	330'-4"
SIDE (INTERIOR)	25'-0"	330'-4"
REAR (LOT)	7'-0"	330'-4"
BETWEEN BUILDINGS (nearest accessory)	10'-0"	15'-0"

EXISTING BUILDING	1,933 SF
EXISTING SHED	1,823 SF
PROPOSED STORAGE/WORKSHOP (SHED)	1,823 SF
TOTAL LOT COVERAGE	3,756 SF

LEGAL DESCRIPTION:

THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, LESS AND EXCEPT THE WEST 25 FEET THEREOF FOR ROAD, OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ACCORDING TO THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FOLIO:

30-4924-000-0410

SITE PLAN NOTES:

1. INFORMATION ON THIS SITE PLAN AS TO PROPERTY LINE, EASEMENTS, AND DIMENSIONS ARE BASED ON THE SURVEY PROVIDED BY THE OWNER/APPLICANT, UNLESS NOTED OTHERWISE.
2. BEFORE ANY EXCAVATION WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN EASEMENTS AREAS, THE CONTRACTOR SHALL REQUEST FROM THE PROPER AUTHORITY INSPECTION OF UNDERGROUND UTILITIES. CALL SUNSHINE 1-800-432-4770.

GENERAL NOTES:

A. SITE: ALL SITE WORK TO CONFORM TO CURRENT MIAMI-DADE COUNTY REGULATIONS.

B. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 8TH EDITION (2023) AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.

C. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

D. ALL CONSTRUCTION SHALL COMPLY WITH THE FLORIDA ENERGY CONSERVATION CODE, 8TH EDITION (2023).

E. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, 2023 EDITION.

F. ALL PLUMBING WORK SHALL COMPLY WITH THE FLORIDA PLUMBING CODE, 8TH EDITION (2023).

G. ALL MECHANICAL WORK SHALL COMPLY WITH THE FLORIDA MECHANICAL CODE, 8TH EDITION (2023).

H. ALL WORK SHALL BE PERFORMED BY LICENSED AND INSURED CONTRACTORS.

I. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS BEFORE COMMENCING WORK.

J. CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK SITE AT ALL TIMES.

K. ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.

L. CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, UTILITIES, AND LANDSCAPING DURING CONSTRUCTION.

M. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER.

N. CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SUPPORT FOR EXISTING STRUCTURES DURING CONSTRUCTION.

O. ALL NEW CONSTRUCTION SHALL BE COORDINATED WITH EXISTING CONDITIONS.

P. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

Q. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS.

R. CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION FOR ALL ENCLOSED SPACES.

S. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

T. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS.

U. ALL CONSTRUCTION SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL.

V. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS UPON COMPLETION OF THE PROJECT.

W. ALL WORK SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR.

X. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

Y. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

Z. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL WORK AREAS.

AA. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

BB. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL WORK AREAS.

CC. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

DD. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL WORK AREAS.

EE. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

FF. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL WORK AREAS.

GG. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

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II. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

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KK. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

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MM. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

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XX. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL WORK AREAS.

YY. ALL CONSTRUCTION SHALL BE SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

ZZ. CONTRACTOR SHALL PROVIDE ADEQUATE LIGHTING FOR ALL WORK AREAS.

LIST OF DRAWINGS FOR PUBLIC HEARING:

TITLE SHEET	
PH-1	SITE PLAN
PH-2	FLOOR PLAN
PH-3	ELEVATIONS
PH-4	ELEVATIONS

ODJR Architect, LLC
ORLANDO PEREZ, JR. - AR0017621
13051 SW 133 CT, MIAMI, FL 33186
305-971-0035
email: info@odjrarchitect.com

PUBLIC HEARING TO LEGALIZE DETACHED GARAGE-WORKSHOP STORAGE ADDITION:

MR. JORGE L CUARTAS
23151 SW 124 AVE
HOMESTEAD, FL 33032
(305) 505-2525

LEGAL DESCRIPTION: THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, LESS AND EXCEPT THE WEST 25 FEET THEREOF FOR ROAD, OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, ACCORDING TO THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SCALE: 1/16"=1'-0" ON 24"X36" PAPER

DATE: 05/24/2024

PH-1

OF 4

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RECEIVED
MIAMI-DADE COUNTY PROCESS NO.: Z24-158 DATE: MAR 27 2025 BY: CABR

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, FBC, AND ANSI SPECIFICATIONS AND RECOMMENDED PRACTICES.
2. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS.
3. GENERAL CONTRACTOR SHALL CHECK, REVISE, AND VERIFY ALL PLANS, DIMENSIONS, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR UNFAVORABLE CONDITIONS ENCOUNTERED IN THE EXECUTION OF WORK SHALL BE REPORTED IN WRITING TO THE ARCHITECT. ANY GOOD CONSTRUCTABLE SUGGESTIONS OR ALTERNATIVES NOT REFLECTED ON THESE CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL PERFORM ANY CORRECTED WORK AT HIS THE ARCHITECT'S INSTRUCTIONS.
4. GENERAL CONTRACTOR SHALL RESTRICT AND PROPERLY EXHAUST ALL CONSTRUCTION EQUIPMENT AND LOADS FROM FOLLOWING ITS TRANSITORY OPERATIONS IN A SAFE WAY SO TO NOT CAUSE OVERSTRESSING OF THE WORK ELEMENTS AS DESIGNED FOR.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND RE-WORKING OPERATIONS IN A WAY AS TO NOT CAUSE DETERIORATION OF THE WORK ELEMENTS IN THE STRUCTURAL ELEMENTS.
6. WHEN DISCREPANCIES WORK BELOW GRADE EXIST, SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES AND UNKNOWN UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
7. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING ADEQUATELY WITH ANY REVISED DRAWINGS, SPECIFICATIONS, FIELD CHANGES, ENGINEERING DETAILS AND CLARIFICATIONS ISSUED DURING THE COURSE OF CONSTRUCTION.
8. THE CONTRACTOR SECURES LATEST AND MATERIALS BY CONTRACTOR, WORK AND OR OTHERWISE CONTRACTOR SHALL PROVIDE COORDINATION AND PRICE ACCESS FOR THE WORK.
9. THE CONTRACTOR NOTED IN CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING & THE SCHEDULE OF THE SUBCONTRACTS WITH THE CONTRACTOR.
10. PLANS, DETAILS AND NOTES OF THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR DETAILS AND SECTIONS NOT SPECIFICALLY SHOWN ON NOTED SHALLS BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
11. THE GENERAL CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING SHORING, BRACING AND PROTECTION, IN ACCORDANCE WITH THE LOCAL BUILDING ORDINANCE.
12. STRUCTURAL ENGINEER SHALL BE PRESENT AS REQUIRED TO WITNESS ALL COMPONENTS OF THE STRUCTURE AS PER LOCAL CODE, SUBMITTED TO SECURITY REQUIRED.
13. THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES OF EVERY KIND, INCLUDING WATER AND POWER, NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHOWN OR INDICATED ON THESE DRAWINGS. ALL MATERIALS SHALL BE NEW MATERIALS AND WORKMANSHIP SHALL BE GOOD QUALITY. ALL WORKMEN WHO DISCRIMINATING SHALL BE SKILLED IN SUCH TRADE.
14. THE CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE DUE TO WATER USE TO ADJACENT WORK, ADJACENT PROPERTY AND THE PUBLIC, AND BE RESPONSIBLE FOR DAMAGE OR INJURY DUE TO ANY ACT OF NEGLECT.
15. THE PREMISES SHALL BE KEPT FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS, AND AT THE END OF THE JOB THE TOOLS AND LEAVE THE BUILDING BROOM CLEAN.
16. SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONFORMITY IS A FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
17. THE CONTRACTOR SHALL SUPPLY THE ARCHITECT WITH ONE COPY OF SHOP DRAWINGS A MINIMUM OF TWO WEEKS PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND DESIGN CONCEPTS. THIS REVIEW DOES NOT GUARANTEE, IN ANY WAY, THAT ALL THE SHOP DRAWINGS ARE CORRECT OR THAT IT SHOWS ONLY STRICTLY CONFORMED THE STRUCTURAL DRAWINGS.
18. ALL WORK IN CONTACT WITH EARTH BY CONTRACTOR SHALL BE PROPERLY TREATED.
19. ALL FINISHES, MATERIALS, COLORS, TREATMENTS, ETC., SHALL BE SELECTED BY OWNER.
20. FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX:
    (E1.) ALL NEW EXPOSED FACES AND SMOKE DEVELOPED INDEX FOR WALLS AND CEILING FINISHES AS PER FBC SECTION 803(E1.1). WALLS AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER FBC SECTION 803(E1.4). SMOKE(E1.5)
    (E2.) FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX FOR INSULATION AS PER FBC SECTION 803(E2.1). INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 75 AND SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER FBC SECTION 803(E2.2) SMOKE(E2.3)
21. WINDOWS AND DOORS SHALL MEET THE REQUIREMENTS FOR WIND PRESSURE AND IMPACT LOADS AS SET FORTH IN FLORIDA BUILDING CODE. ENGINEERED LAMINATED GLASS SHUTTERS SHALL PROVIDED DOORS AND WINDOWS SHALL NOT MEET THE REQUIREMENTS FOR IMPACT.
22. TERMITE PROTECTION: SLAB FILL SHALL HAVE A PRE-CONSTRUCTION TREATMENT FOR TERMITE PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY, WHICH CONTRACTS THE TREATMENT. EVIDENCE THAT THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PROTECTION OF SUBTERRANEAN TERMITES. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES AND LOSS, AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
23. ALL STRUCTURAL WOOD MEMBERS SHALL BE DOUGLAS FIR, # NO.2 OR BETTER UNLESS OTHERWISE NOTED ON PLANS.
24. CONCRETE MASONRY SHALL BE OPTIONAL FROM THE PLANS, MORTAR THE USE OF A TOOL AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 10" IN WIDTH, 24" IN HEIGHT, AND 5.7 SQ. IN AREA. THE BOTTOM OF THE WINDOWS SHALL BE NOT MORE THAN 44" ABOVE THE ADJACENT FLOOR.
25. EXTERIOR WINDOWS AND DOORS SHALL HAVE A MINIMUM U-FACTOR, 75 SHGC MAX.
26. EXTERIOR AND ADJACENT WALLS SHALL CHALK, CAULK, WEATHER OR SEAL BETWEEN DISSIMILAR MATERIALS AND FINISHES, THRESHOLDS, SILL, FOUNDATION AND WALL TOPS OR SILL PLATE, JOINTS BETWEEN EXTERIOR WALL PANELS AT CORNERS, UTILITY PENETRATIONS, BETWEEN WALL FRAMING AND TOP BOTTOM PLATES, BETWEEN PANELS AND FLOORS, CEILINGS, FRAME WALLS WHERE A CONTINUOUS INSULATION BARRIER IS INTERRUPTED SUCH OPENINGS FRAME, AND AS SHOWN ON THE DRAWINGS OR PER FBC 1701 PLANS.
27. EXTERIOR DOORS SHALL BE SWINGING TYPE.
28. FLOOR CONSTRUCTION/OPENINGS SHALL BE OF 1/4" SPACED UNLESS SHOWED BY PLANS OR ANY APPARENT EXCEPTIONS. STAIRS, FLOORS, WORK, + CONTINUOUS INSULATION BARRIER IS INTERRUPTED THAT IS SEALED TO THE PERIMETER, PENETRATIONS, AND SEALS.

SECURITY AND FORCED ENTRY

1. ENTRY, INTERCOM AND EMERGENCY SECURITY SERVICES TO GET PHOTOS.
2. ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE INSTALLED FROM THE EXTERIOR WITH A MINIMUM OF FIVE POSSIBLE KEY CHANGES OR LOCKING ACTUATOR SHALL BE AN 8-PIN MINIMUM DOUBLE CYLINDER.
3. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN ANY DIRECTION WITH A MINIMUM SAFETY FACTOR OF 2.
4. THE ACTIVE LEAF OF A PAIR OF EXTERIOR SWINGING DOORS SHALL HAVE THE SAME LOCK AS REQUIRED FOR SINGLE EXTERIOR SWINGING DOOR. THE PASSIVE LEAF OF SUCH PAIR OF DOORS SHALL HAVE A DEAD LOCK PROVIDED WITH 5/8" MINIMUM THROW BOLTS.
5. SLIDING GLASS DOORS SHALL BE MOUNTED WITH STRONG DOOR GRADE SCREWS OR A MEET OR THE MOST ADVANCED OR APPROVED ITEM. THE DOOR(S), AT THE JAMB, HOOK, SILL OR ANY SIMILAR MATERIAL. THESE DOORS SHALL BE CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACK WHEN IN A LOCK POSITION.
6. HINGES OF THE EXTERIOR DOORS SHALL HAVE NON-REMOVABLE PINS.
7. HARDWARE ON ALL EXTERIOR DOORS FIRE RATED DOORS SHALL BE MARKED OR OF A SIMILAR PURPOSE FOR THE PURPOSE OF DETERMINING THE SUITABILITY OF THE DOOR AND THE INTEGRITY OF THE DOOR AND ASSEMBLY.
8. VISION PANELS IN EXTERIOR DOORS, OTHER THAN GLAZING WITHIN 40" OF THE DOOR LOCK MECHANISM CONSIST OF DOUBLE AND SINGLE DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARD (ANSI).
9. EXTERIOR SWINGING DOORS, IF WOOD SHALL BE OF 1-3/4" SOLID WOOD CORE.
10. HINGED SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PART CAN BE LIFTED FROM THE TRACK WHEN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE INTERNATIONAL ENERGY CONSERVATION STANDARDS FOR STATES EVERY RESIDENCE SHALL LOCKS PROVIDE LIGHT AND ITS ELECTRICAL WIRING SHALL BE LOCKED WITH THE STATE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS. OTHERS OR STATED.

FINISH SCHEDULE

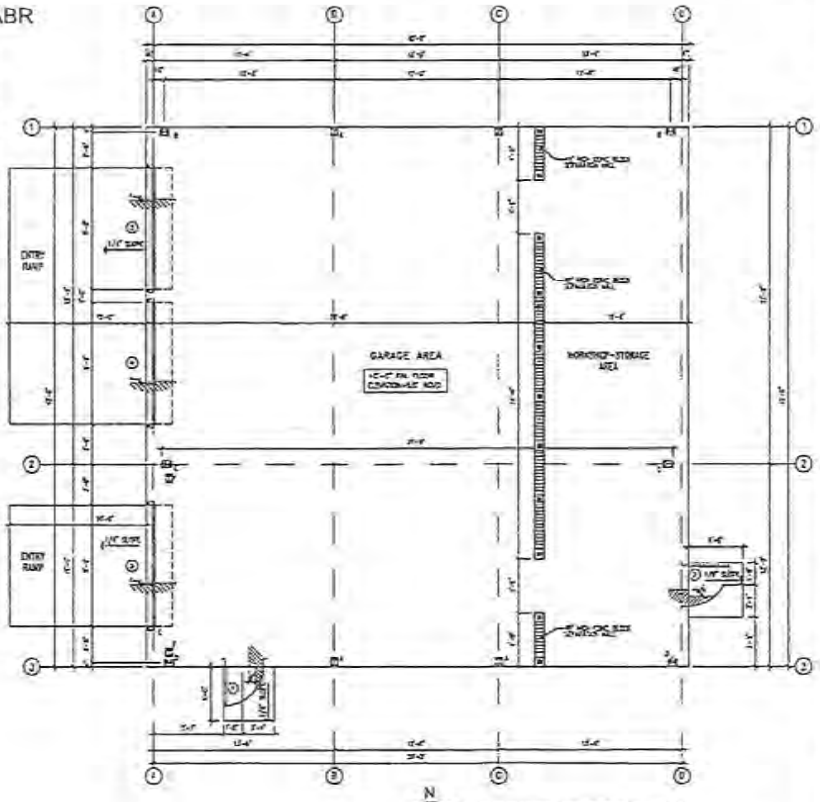
ROOM	FLOOR	BASE	WALLS		CEILING			REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH	HEIGHT	
STORAGE AREA	CONCRETE	———	STUCCO	PAINT	METAL	PAINT	VARIES	
SHOP AREA	CONCRETE	———	GYPSUM BOARD	PAINT	METAL	PAINT	VARIES	

REMARKS:
1. PROVIDE SOFFITS AT CEILINGS AND FLOOR ABOVE TO 6'-0" AREA MINIMUM DUE TO CEILING
2. PROVIDE NON-SLIP TILE AT SHOWER FLOOR AREA (TYP. SHOWER)
3. WALL TILE UP TO 6'-0" AT TUB & SHOWER AREA, ALL OTHER AREAS TO 4'-0" HIGH.

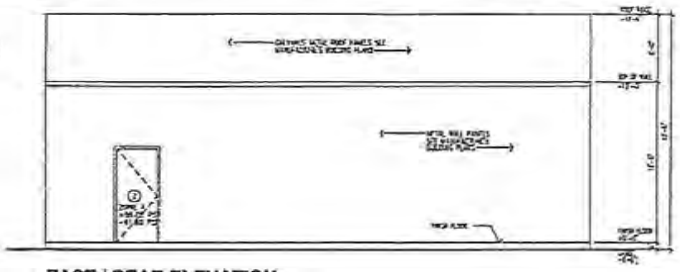
GENERAL NOTES:
A. ALL CEILING SHALL BE SMOOTH FINISH
B. ALL TOP WALLS SHALL BE SMOOTH FINISH
C. ALL WALLS & CEILINGS TO PAINTED BY MANUFACTURER

BUILDING AND CODE SUMMARY:

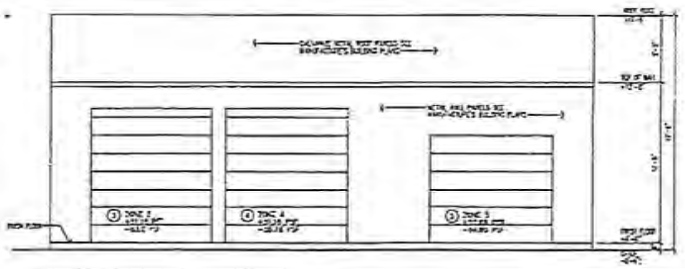
FLORIDA BUILDING CODE 2023 EDITION 2023 EDITION
RESIDENTIAL CONSTRUCTION (R) MIXED USE AND MULTIFAMILY GROUP
TYPE OF CONSTRUCTION: TYPE V (00)
BUILDING PROTECTION: NOT SPRINKLED


GARAGE AREA
WORKSHOP-STORAGE AREA
ENTRY RAMP
ENTRY RAMP
1/4" SLOPE
1/4" SLOPE
1/4" SLOPE

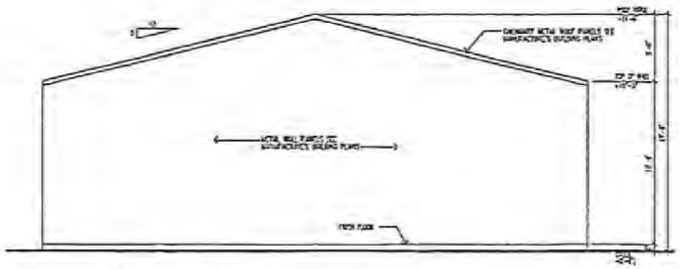
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-158
DATE: MAR 27 2025
BY: CABR



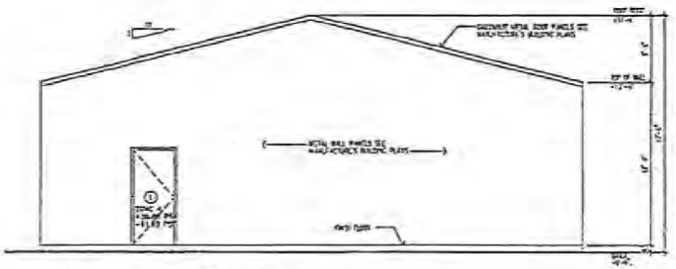
EAST / REAR ELEVATION



WEST / FRONT ELEVATION



NORTH / LEFT ELEVATION



SOUTH / RIGHT ELEVATION

© CONFIDENTIAL: THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF JOSE F. RODRIGUEZ, ARCHITECT AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF JOSE F. RODRIGUEZ, ARCHITECT.

JOSE F. RODRIGUEZ
ARCHITECT
7920 SW 204 ST., CUTLER BAY, FL 33189
email: JRBuilders@JRBuilders.us
TEL. (786) 318-3069

Jose F. Rodriguez
Digitally signed by Jose F. Rodriguez
Date: 2025.03.03 12:56:45 -05'00'

PUBLIC HEARING TO LEGALIZE DETACHED GARAGE-WORKSHOP STORAGE ADDITION:
MR. JORGE L. GUISADO
3141 SW 133 AVE, MIAMI, FL 33183
(305) 586-7831

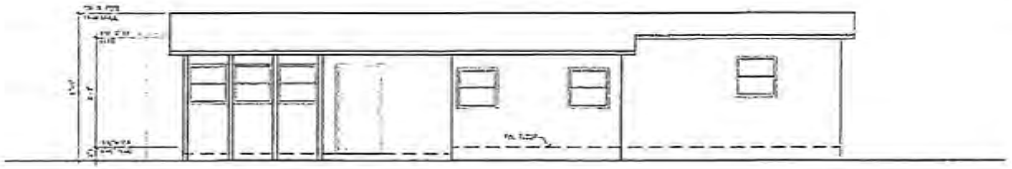
JOSE F. RODRIGUEZ, THE OWNER, ARCHITECT, LICENSE NO. 0015306, HEREBY CERTIFIES THAT THESE DRAWINGS WERE PREPARED UNDER HIS DIRECT SUPERVISION AND THAT HE IS THE REGISTERED ARCHITECT OF RECORD FOR THE ABOVE NAMED PROJECT. THE OWNER OF THIS DOCUMENT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES MADE TO THESE DRAWINGS BY ANY OTHER PERSON OR ENTITY. ANY CHANGES MADE TO THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF JOSE F. RODRIGUEZ, ARCHITECT SHALL RELIEVE JOSE F. RODRIGUEZ, ARCHITECT OF ALL RESPONSIBILITY FOR THE DESIGN OF THE ALTERED PORTIONS OF THE DRAWINGS AND SHALL INDEMNIFY JOSE F. RODRIGUEZ, ARCHITECT FROM ANY LIABILITY RESULTING FROM SUCH CHANGES.

DRWG BY: J.F.R.
DATE: 02/28/2025

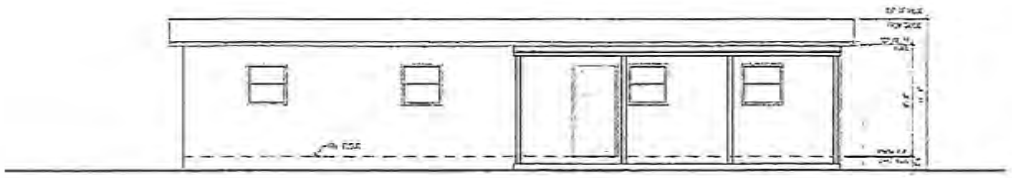
PH-3

OF 4

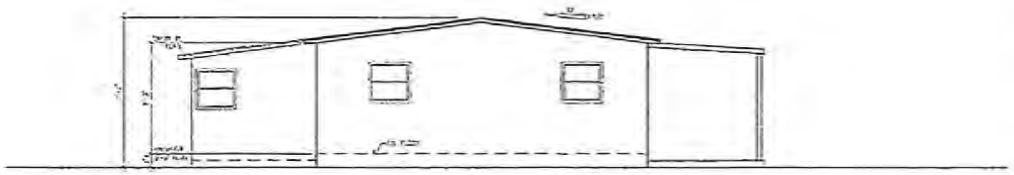
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-158
DATE: MAR 27 2025
BY: CABR



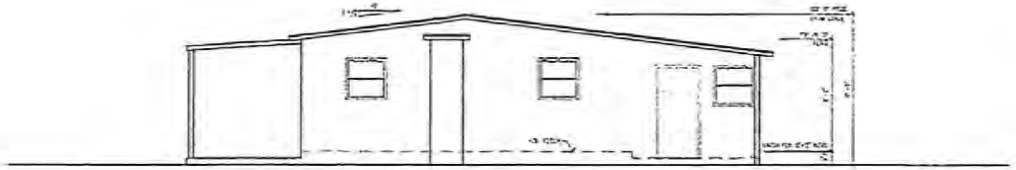
WEST / FRONT ELEVATION



EAST / REAR ELEVATION



SOUTH / RIGHT ELEVATION



NORTH / LEFT ELEVATION

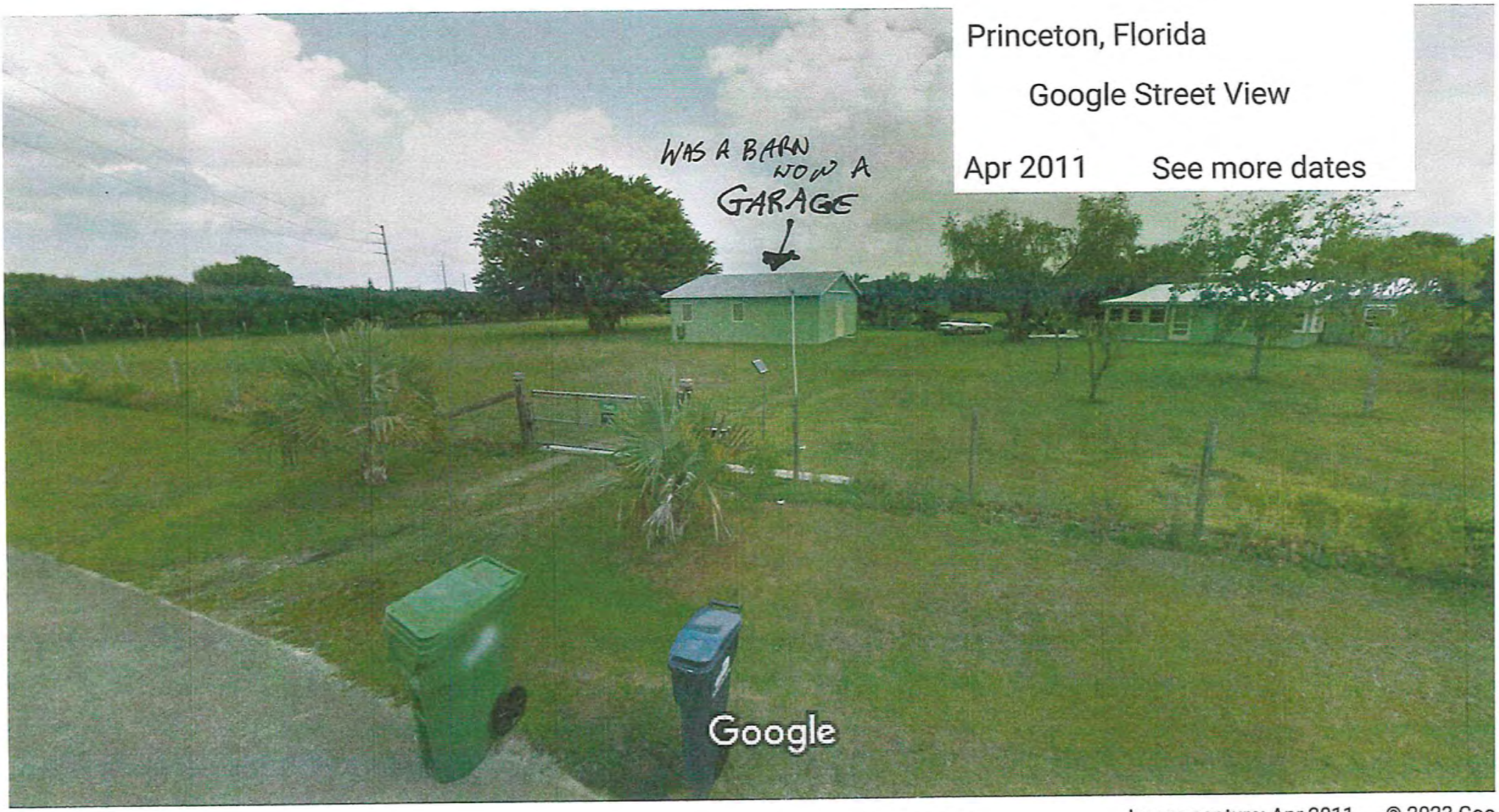
PUBLIC HEARING TO LEGALIZE DETACHED GARAGE-WORKSHOP STORAGE ADDITION;

PH-4

OF 4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-158 DATE: DEC 19 2024 BY: CABR

Google Maps 23451 SW 123rd Ave

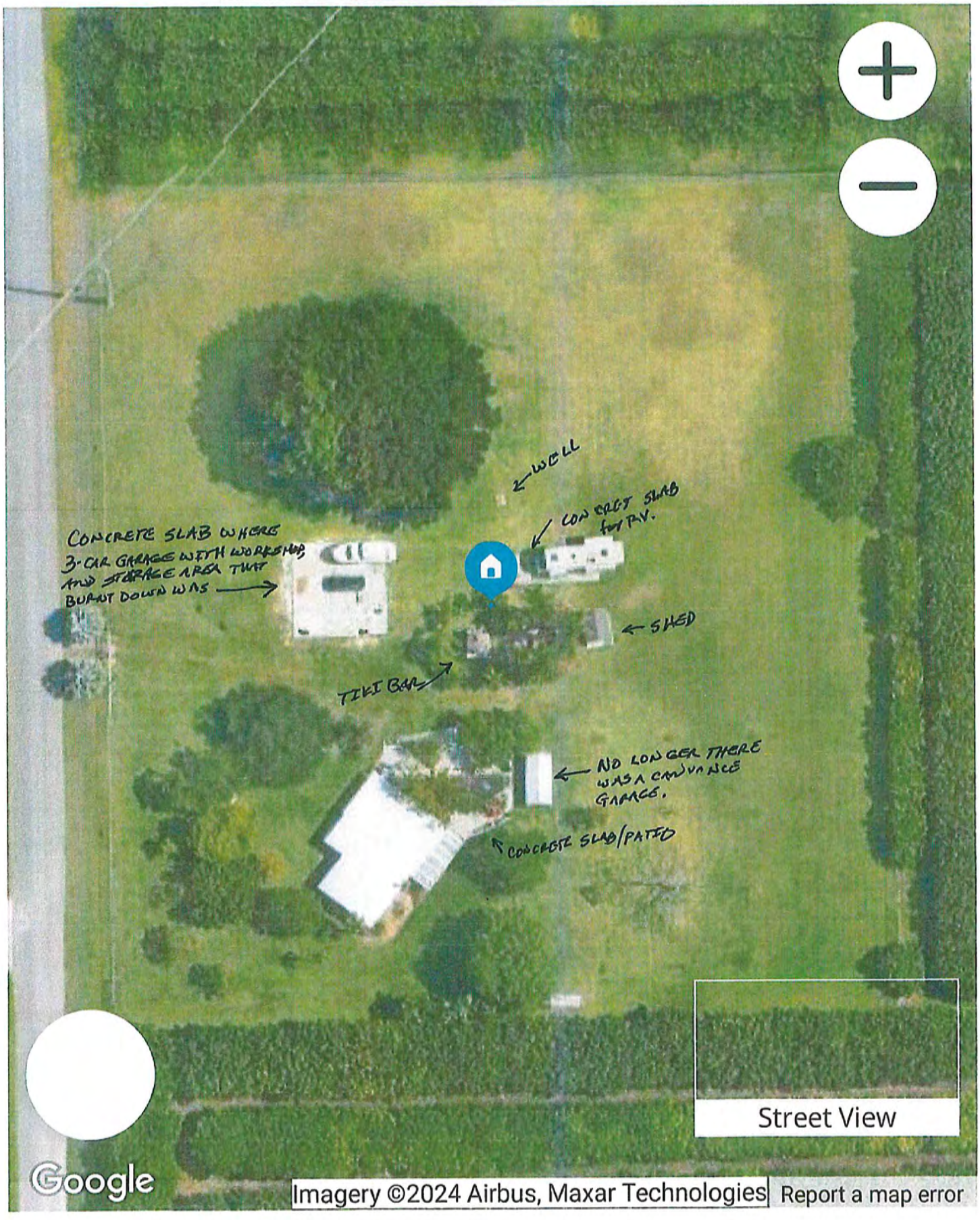


1. Originally a barn converted to a 3-car garage with workshop and storage area.
2. Workshop and storage area is 12' x 40'.
3. Garage area is 27' x 40'.

SW 127th Ave

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-158 DATE: DEC 19 2024 BY: CABR

Map | Satellite | Lot lines



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RECEIVED - MIAMI-DADE COUNTY PROCESS NO.: Z24-158 DATE: DEC 19 2024 BY: GABR



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-158 DATE: DEC 19 2024 BY: GABR



RECEIVED, MIAMI-DADE COUNTY PROCESS NO. 1224158 DATE: DEC 19 2024 BY: CAER



RECEIVED - MIAMI-DADE COUNTY PROCESS NO.: Z24-158 DATE: DEC 19 2024 BY: CABR



RECEIVED MIAMI-DADE COUNTY. PROCESS NO.: Z24-158 DATE: DEC 19 2024 BY: CABR



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-158 DATE: DEC 19 2024 BY: CABR



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-158 DATE: DEC 19 2024 BY: CABR



RECEIVED MIAMI-DADE COUNTY PROCESS NO: 724158 DATE: DEC 19 2024 BY: CABR



Photo of property after the fire on Feb of ~~2021~~ 2022.

Featured Online Tools

Comparable Sales
Glossary
PA Additional Online Tools
Property Record Cards
Property Search Help
Property Taxes
Report Discrepancies
Report Homestead Fraud
Special Taxing Districts and Other Non-Ad valorem Assessments
Tax Comparison
Tax Estimator
TRIM Notice
Value Adjustment Board
Tax Visualizer

ASSESSMENT INFORMATION

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15

PH: Z24-216 — July 9, 2025
Item No. 2

Recommendation Summary	
Commission District	8
Applicants	Rayvel Jacas & Violeta Moreno
Summary of Requests	The applicants seek to permit an existing single-family residence and a detached accessory shed structure to setback less than required from the property lines.
Location	13203 SW 252 Lane, Miami-Dade County, Florida
Property Size	0.16 Acre
Existing Zoning	PCUCD (Princeton Community Urban Center District)
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Community Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

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.

PROJECT DESCRIPTION AND HISTORY:

The subject property is within the area designated on the Comprehensive Development master Plan (CDMP) Land Use Plan (LUP) map as a Community Urban Center. On July 7, 2005 the Board of County Commissioners adopted Ordinance No. 05-146 establishing the Princeton Community Urban Center District (PCUCD) Regulations. Subsequently, on November 17, 2005, pursuant to Resolution #Z-26-05, the subject property was part of an area wide district boundary change that rezoned multiple properties to the Princeton Community Urban Center District (PCUCD). Within the aforementioned PCUCD, the subject property is designated R, Residential, and located within the Edge sub-district on the underlying regulating plans. The PCUCD, as well

as most of the other Urban Center Districts, is established through the Standard Urban Center District Regulations. Staff however notes that prior to the PCUCD rezoning, the subject property was zoned RU-1M(b), Single-Family Modified Residential District, and had been developed under the RU-1M(b) regulations and standards.

The submitted plans show an existing one(1)-story, 1,833 sq. ft. single-family residence on a corner lot that fronts along SW 132 Avenue and SW 252 Lane roadways. The residence consists existing terrace additions towards the rear and to the side, and there a detached metal shed that is located towards the rear of the subject property. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high metal fence located along the rear, side street and interior side property lines of the subject property.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	PCUCD; R, single-family residence	Community Urban Center
North	PCUCD; R, single-family residence	Community Urban Center
South	PCUCD; R, single-family residence	Community Urban Center
East	PCUCD; R, single-family residence	Community Urban Center
West	PCUCD; R, single-family residence	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The 0.16-acre subject parcel is a corner lot that is within the Princeton Community Urban Center District (PCUCD), and consists of an existing single-family residence that is located at 13203 SW 252 Lane. The surrounding area is characterized by existing single-family residences, that are also located within the PCUCD, and designated R, Residential.

SUMMARY OF THE IMPACTS:

Approval of the request will allow the applicants to legalize reduced setbacks for the principal residence with existing additions, as well as for the metal shed that is located towards the rear of the site. Staff opines that since the rear yard area is enclosed with a 6' high metal fence along the rear, side street and interior side property lines, any visual impact that the terrace addition and detached shed may have on the surrounding properties abutting to the north and west, is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.16-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as located within the **Princeton Community Urban Center District (PCUCD)**. The Urban Centers are identified as *hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to-high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically*. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well

as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages.

Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing addition to a single-family residence and detached accessory shed located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the CDMP Land Use Element interpretative text for properties designated Princeton Community Urban Center District on the CDMP LUP map.

ZONING ANALYSIS:

When the requests 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 (request #1), and the request to permit an existing shed to setback 2.9' (6' required) from the interior side (west) property line and to setback 3.1' (5' required) from the rear (north) property line (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would be in harmony with the basic intent and purpose of the Urban Center District.

As previously mentioned, the property is located in an existing single-family resident development, designated R, Residential, in the Edge Sub-District within the Princeton Community Urban Center District (PCUCD). The subject property was a part of a larger tract of land that was rezoned to the PCUCD in November 2005. As previously mentioned, the existing single-family residence and subject property were previously zoned RU-1M(b), Single-Family Modified Residential District, and although staff did not find similar approvals for variances of the PCUCD regulations in the surrounding area, staff opines that the proposed requests are consistent with those allowed for a single-family residence and accessory structures.

The plans submitted in conjunction with this application depict the existing single-family residence on a corner lot, with an existing detached shed structure located towards the rear of the subject property. The detached shed encroaches into the rear and interior side setback areas, whereas the residence, with its existing additions is located closer from both the rear and side street property lines than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high metal fence located along the rear, side street 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 parcels to the north and west of the subject property. Staff further opines that although the existing single-family residence is situated quite close to the side street (east) property line, any significant visual impacts generated from the encroachments on the single-family residences to the east would be further mitigated by the SW 132 Avenue right-of-way that separates the site from the properties located across from the street. Staff recommends as a condition for approval that the said metal fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow

to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. Furthermore, staff opines that the architectural style and scale of the principal residence and the detached accessory (shed) structure are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan illustrates a single ingress/egress point along SW 252 Lane.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "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.

3. That the use be established and maintained in accordance with the approved plan.

4. That all commercial vehicles on site must adhere to criteria stated in chapter 33-124.1 (a)2 or said commercial vehicles must be removed from site.

5. That the 6' metal fence currently located along the rear (north), interior side (west), and side street (east) property lines be maintained, and that if the metal fence is destroyed or removed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link 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.

ES:JB:SS:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Rayvel Jacas & Violeta Moreno
Z24-216

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection*
Water and Sewer Department (WASD)	*No objection*
Miami-Dade Fire Rescue (MDFR)	*No objection*
Department of Transportation and Public Works (DTPW)	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

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

Urban Centers ***(Pg. I-46-48)***	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and* ***Community Centers*** *which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the* ***Community Centers*** *shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.* *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.*

	Uses and Activities. *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while* ***Community-scale Urban Centers*** *will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Buildings.*** *Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*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.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

VIOLETA MORENO, RAYVEL JACASE	13203 SW 252 LN MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000216
DATE	**HEARING NUMBER**

FOLIO: 30-6926-022-0280

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 16, 2025

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
Case No. 20240229261B was opened on 04/08/2024. A Notice of Violation was issued on 04/19/2024 for "*Failure to obtain required building permit(s) prior to commencing work on: attached structure at East side B, Attached structure C at North side to include electrical. Detached structure D. Detached structure E. Metal fence*." Since compliance was not met, the following Civil Violation Notices were issued on 03/03/2024: **P063792** "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK Relocation on AC, attached structure at East and North side to include electrical.*", **P063794** "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK Detached structure (shed).*" And **P063795** "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK Wind resistant fencing and gates including subdividing picket fence at East side*". Citations were paid on 04/01/2025, ant there is an active Compliance Consent Agreement on which expired on August 26, 2025.

VIOLATOR:
JACAS, RAYVEL/MORENO, VIOLETA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: February 7, 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: Z2024000216-1st Review
Rayvel Jacas
13203 SW 252nd Lane
NUV for setback requirements for the legalization of an addition and metal shed within a single-family residence
(PCUC) (0.16 acres)
26-56-39

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 Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the structures to be legalized are required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

Stormwater should be retained on site utilizing 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.

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 "Public Hearing" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on January 14, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal

and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code.

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

DERM Enforcement History 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

MIAMI-DADE COUNTY

Date: March 27, 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 - Rayvel Jacas
Application No. Z2024000216 - Revision # 1

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: Rayvel Jacas

Location: The proposed project is located on approximately 0.16 acres at 13203 SW 252nd Lane, with Folio No. 30-6926-022-0280, within the Princeton Community Urban Center (PCUC) District, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting to legalize a Covered Terrace and a Shed without the required setbacks at the existing single-family residence.

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

Please note that there is a 10 feet Utility Easement along and inside the eastern and southern boundary of the subject property. The Covered Terrace located at the eastern boundary of the property is encroaching on the 10 feet utility easement, as per site plan submitted. At the present time, WASD does not have water/sewer facilities in said Utility Easement. Water and sewer infrastructure is located within the public Right-of-Way along SW 252nd Lane and SW 132nd Avenue. ***Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

Water/Sewer: The subject site is located within the WASD's water and sewer service area. The subject property is currently connected to water and sewer.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or 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

MIAMI-DADE COUNTY

Date: February 18, 2025

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

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

Subject: Z2024000216
Name: Rayvel Jacas
Location: 13203 SW 252 Lane
Section 26 Township 56 South Range 39 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 11, Block 3, Plat Book 163, Page 20.

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

MIAMI-DADE COUNTY

Date: March 07, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

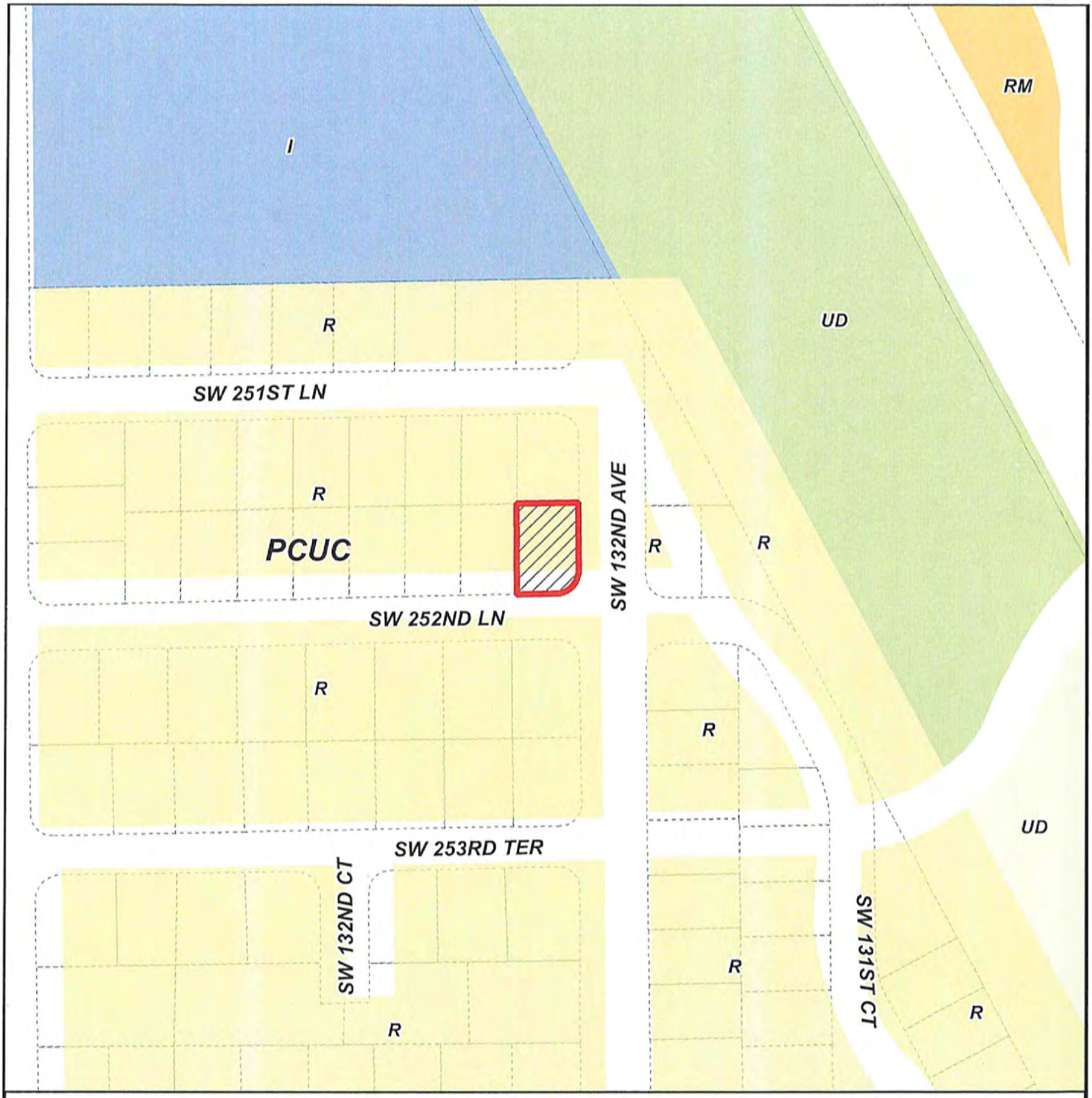
Subject: Z2024000216

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 03/06/2025.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 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.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000216

Section: 26 Township: 56 Range: 39
Applicant: Rayvel Jacas
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

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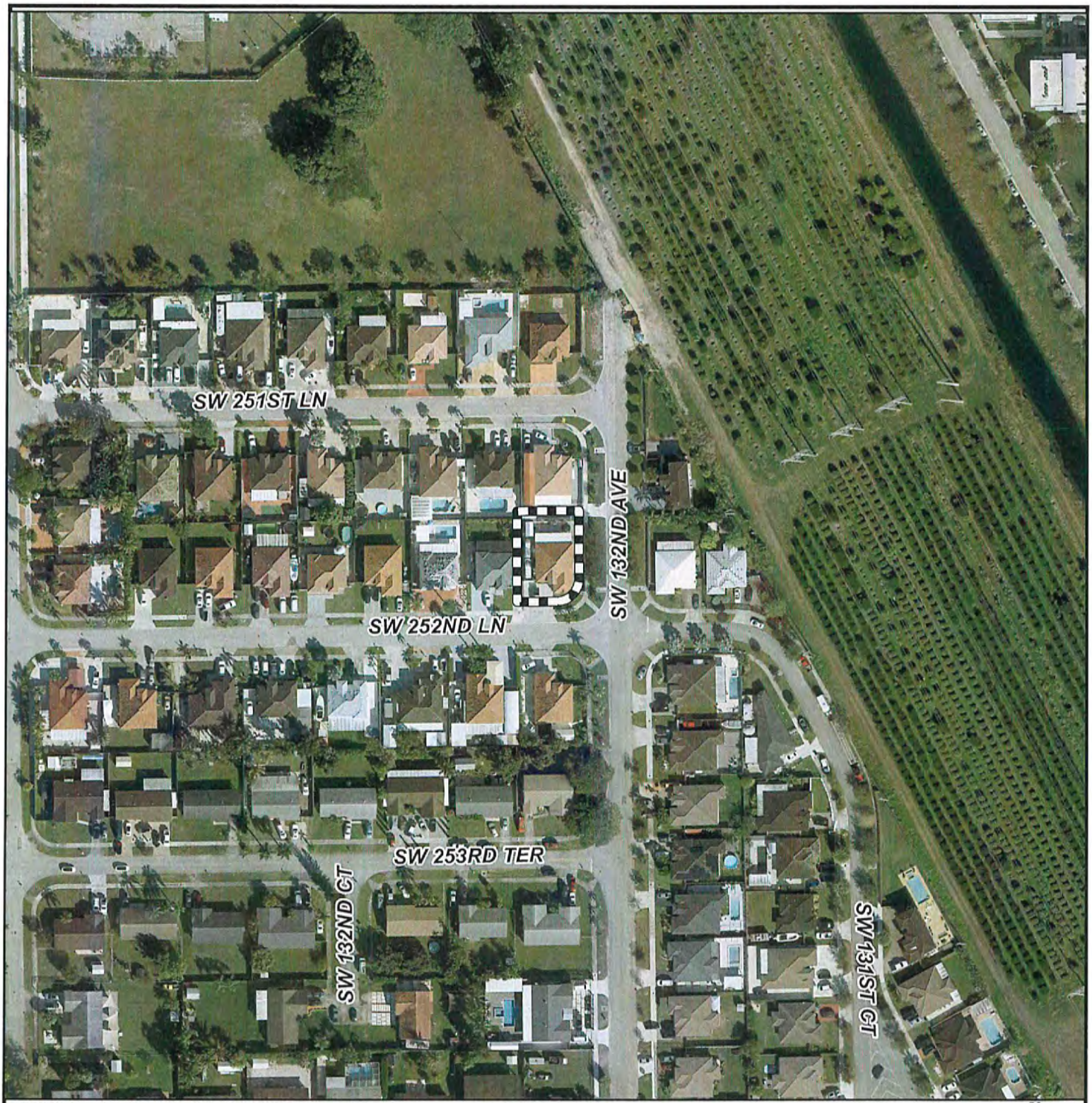
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000216

Legend

Subject Property

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Section: 26 Township: 56 Range: 39
Applicant: Rayvel Jacas
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 26 Township: 56 Range: 39
Applicant: Rayvel Jacas
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2024000216

RADIUS: 500

Legend

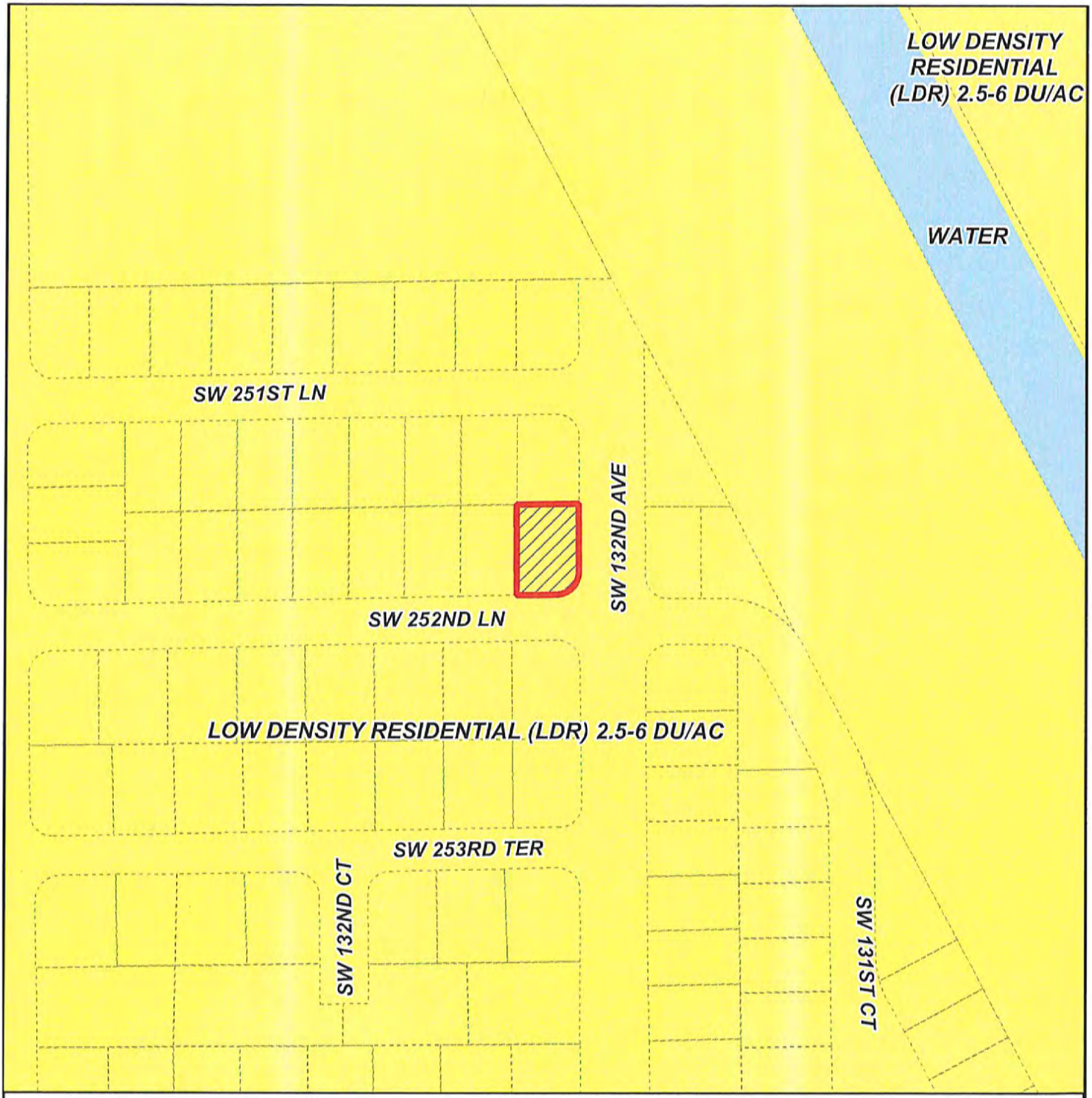
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, January 17, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000216

Section: 26 Township: 56 Range: 39
Applicant: Rayvel Jacas
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N W E S

MIAMI-DADE COUNTY

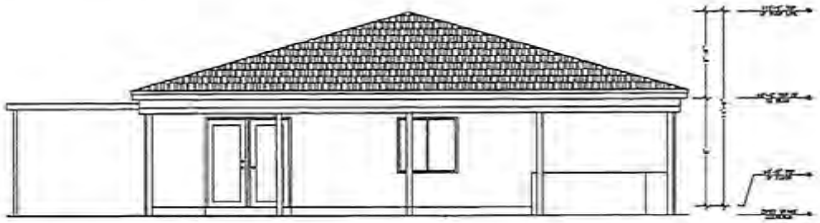
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REVISION	DATE	BY

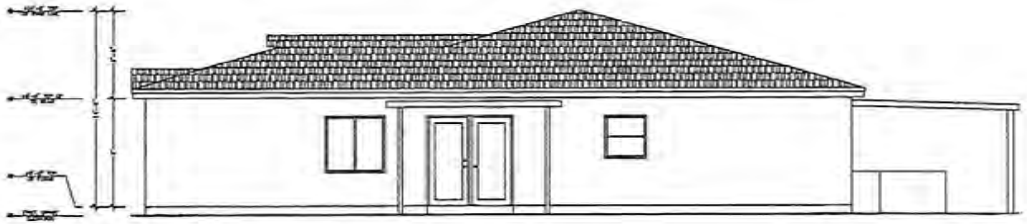
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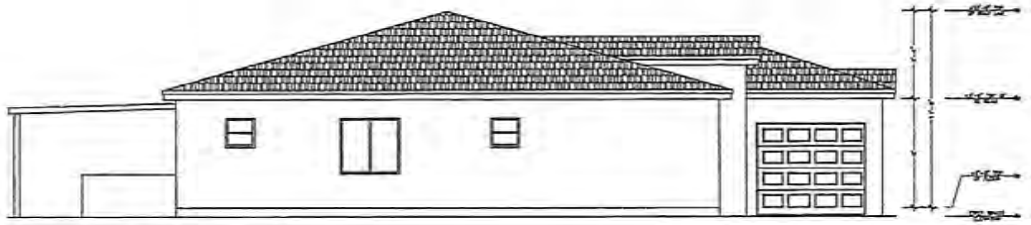
SOUTH ELEVATION – RESIDENCE



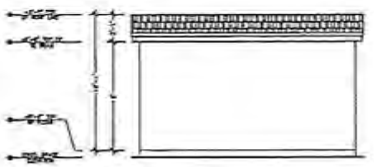
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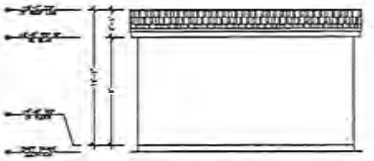
WEST ELEVATION – RESIDENCE



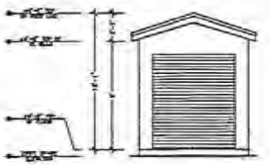
EAST ELEVATION – RESIDENCE



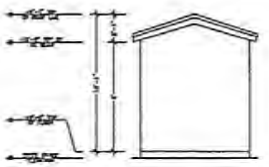
WEST ELEVATION – METAL SHED



EAST ELEVATION – METAL SHED



SOUTH ELEVATION – METAL SHED



NORTH ELEVATION – METAL SHED

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One-Permits & Inspections Processing
ePlanSystem
11865 SW 26 ST Suite J7 Miami, FL 33175
Arshad Viqar Civil • 72947 PE • 38863
PH 305-224-8704

PUBLIC HEARING

RAYVEL JACAS

13203 SW 262nd LANE, HOMESTEAD, FLORIDA 33032

REVISIONS

DESCRIPTION	Date
	12-18-24

SEAL

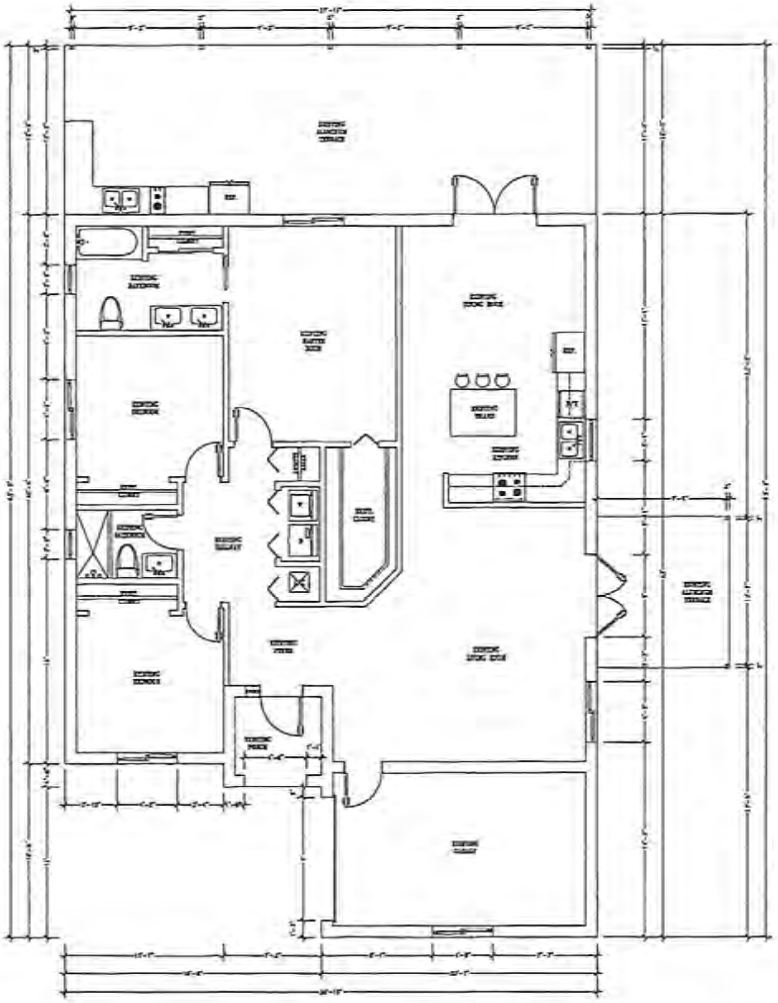
Arshad Viqar

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SHEET NO.

A-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-216
DATE: MAR 6 2025
BY: IS



FLOOR PLAN – RESIDENCE

WALL LEGEND

- ORIGINAL 8" CONCRETE WALL
- ORIGINAL 4" PARTITION WALL
- 3' X 3' ACCESS DOOR



FLOOR PLAN
METAL SHED

MIAMI PERMITTS.COM
Plans, Permits & Inspections Processing
Permits Systems
11865 SW 26 ST Suite J-7 Miami, FL 33175
Arshad Viqar Cert. Arch. #12949 FE #38563
PH: 305 228 1963

PUBLIC HEARING

RAYVEL JAGAS

13203 SW 252nd LANE, HOMESTEAD, FLORIDA 33032

REVISIONS

DESCRIPTION	Date
	12-18-24

SEAL

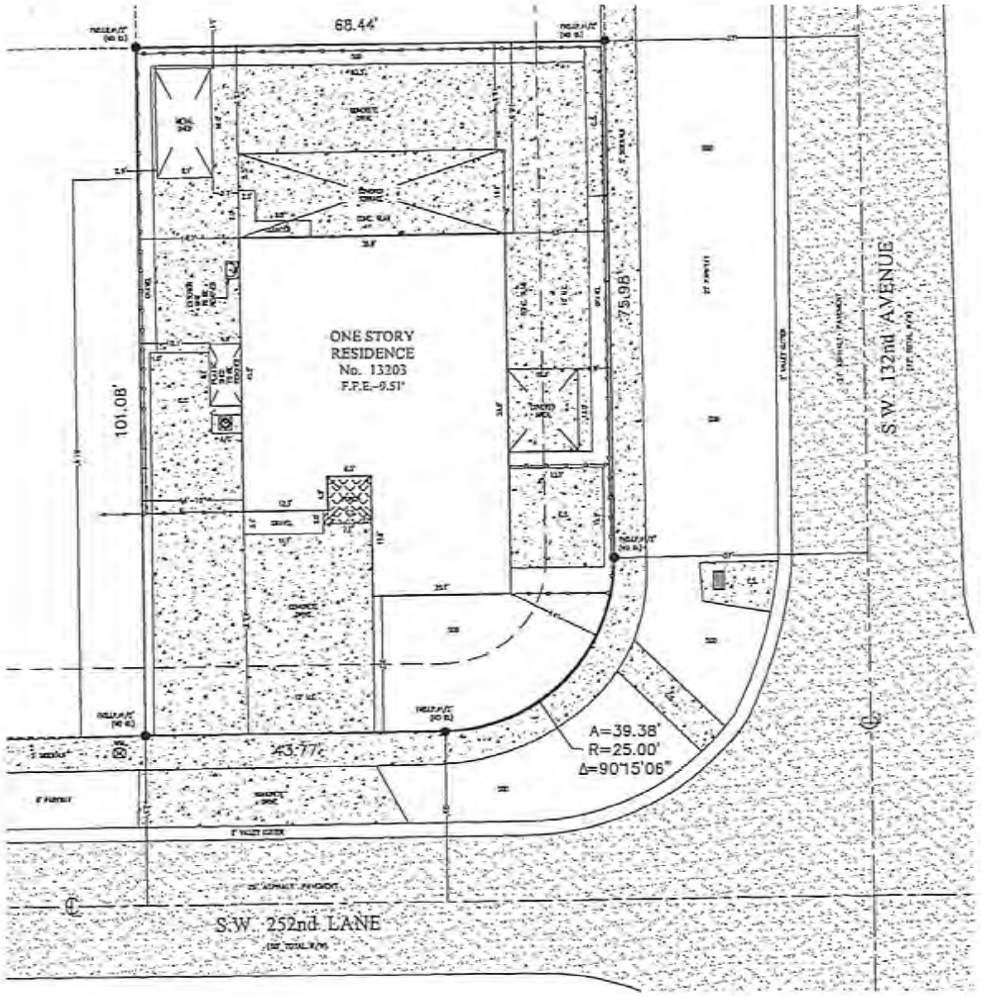
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SHEET NO.

A-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z24-215
DATE: MAR 6 2025
BY: ISA



SITE PLAN

LEGAL DESCRIPTION

LOT 11 BLOCK 3
COCC ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 AT PAGE 82 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NET LAND AREA = 8,941.00 SQ.FT.
EXISTING RESIDENCE = 1,820.00 SQ.FT.
ALUMINUM TERRACES = 606.00 SQ.FT.
METAL SHED = 120.00 SQ.FT.
TOTAL LOT COVERAGE = 2,426.00 SQ.FT.
LANDSCAPE AREA = 6,504.00 SQ.FT.
% LOT COVERAGE % = 23.11%

RESIDENCE SETBACKS:	REQUIRED	PROPOSED
FRONT (CANAL)	25.00'	25.00'
SIDE	5.0'	16.1'±
SIDE ST	10.00'	4.00'
REAR	25.00'	11.00'

METAL SHED SETBACKS:	REQUIRED	PROPOSED
FRONT	75.00'	81.00'
SIDE	5.00'	2.00'
SIDE ST	15.00'	27.00'
REAR	5.00'	5.00'

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL. LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

NOTICE:

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 553.79 FLORIDA STATUTES, EFFECTIVE 7/1/92.

APPLICANT:

WILL COMPLY WITH THE ORDINANCE 82-30 (SECTION 15-13.1 OF THE MIAMI-DADE COUNTY CODE) NOTICE OF WORK MEANS OPERATIONS WHERE BLASTING IS PERMITTED. PRIOR TO STARTING CONSTRUCTION, A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC & SEMI-PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPT. THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 3.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A ROAD OF R/W. THE HEIGHT OF FENCES TO BE MEASURED FROM CROWN - ELEVATION OF PUBLIC ROADWAY OR CROWN OF ROAD.

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Permits System
11665 SW 26 ST Suite 1J Miami, FL 33175
Arshad Viqar Cert. Arch. #21947 FE #38363
PH: 305 224 0940

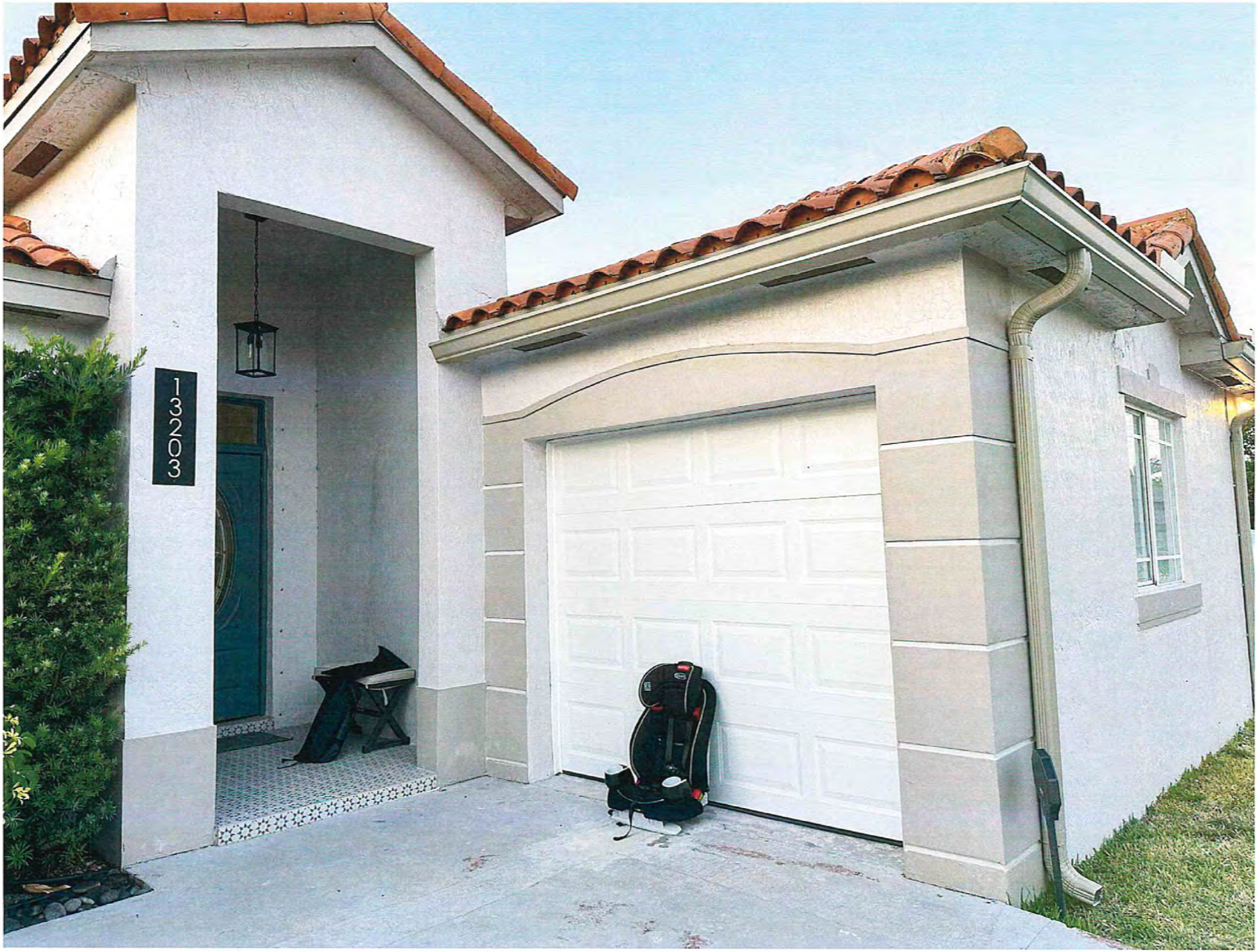
PUBLIC HEARING
RAYYEL JACAS
13203 SW 252nd LANE, HOMESTEAD, FLORIDA 33032

REVISIONS

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	03-27-25

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Date: 2025.05.02 11:53:10 -04'00'

SHEET NO.
SP-1

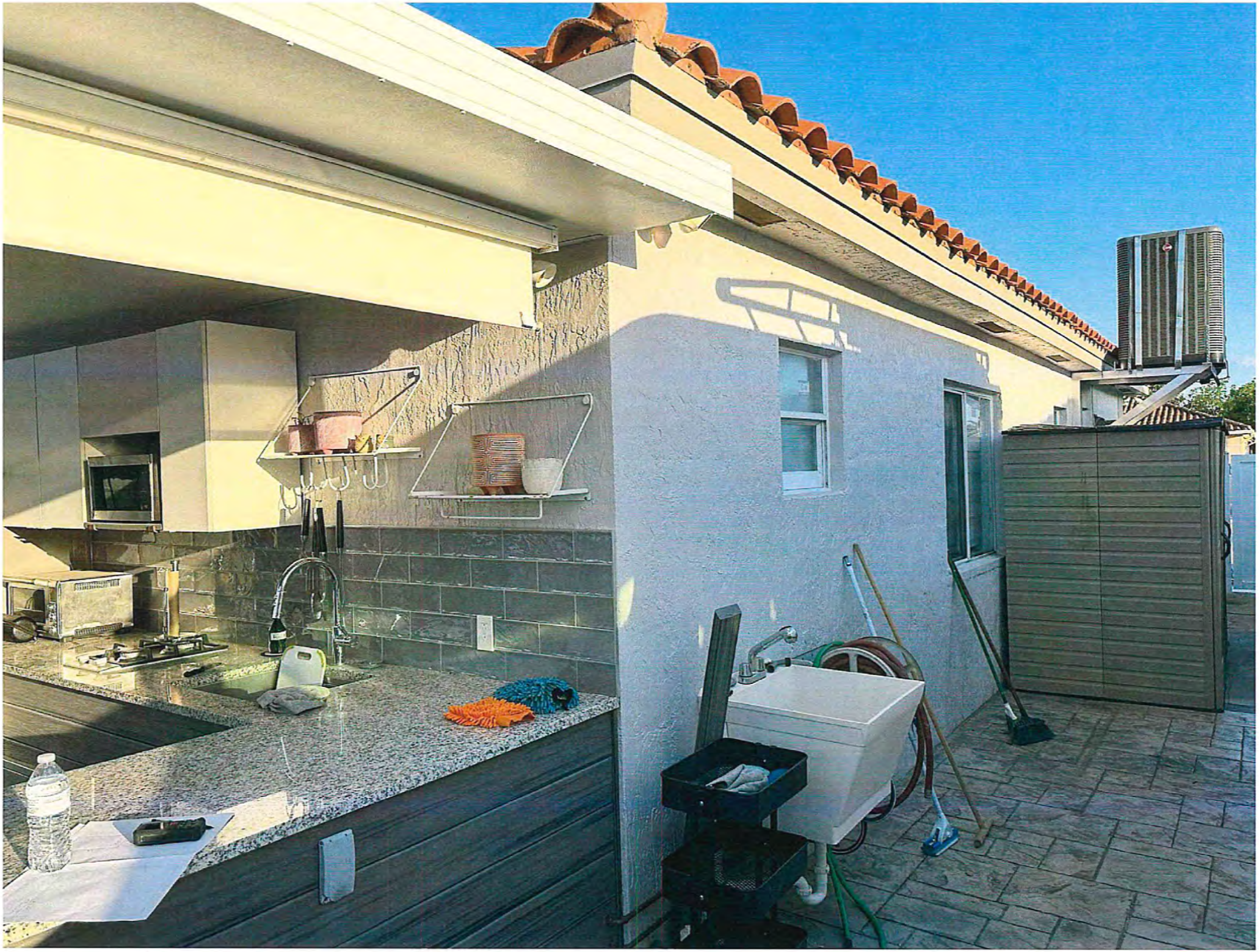

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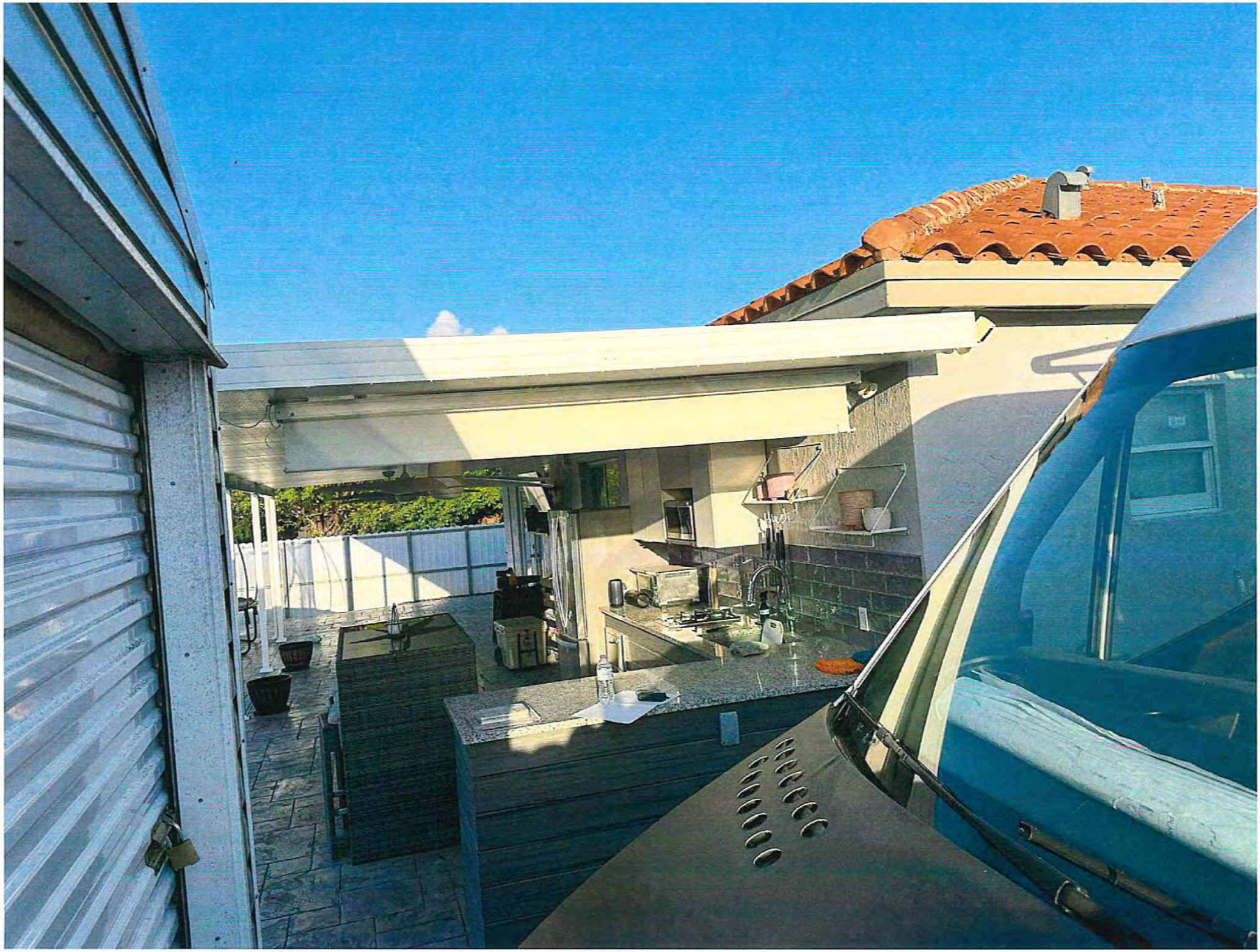




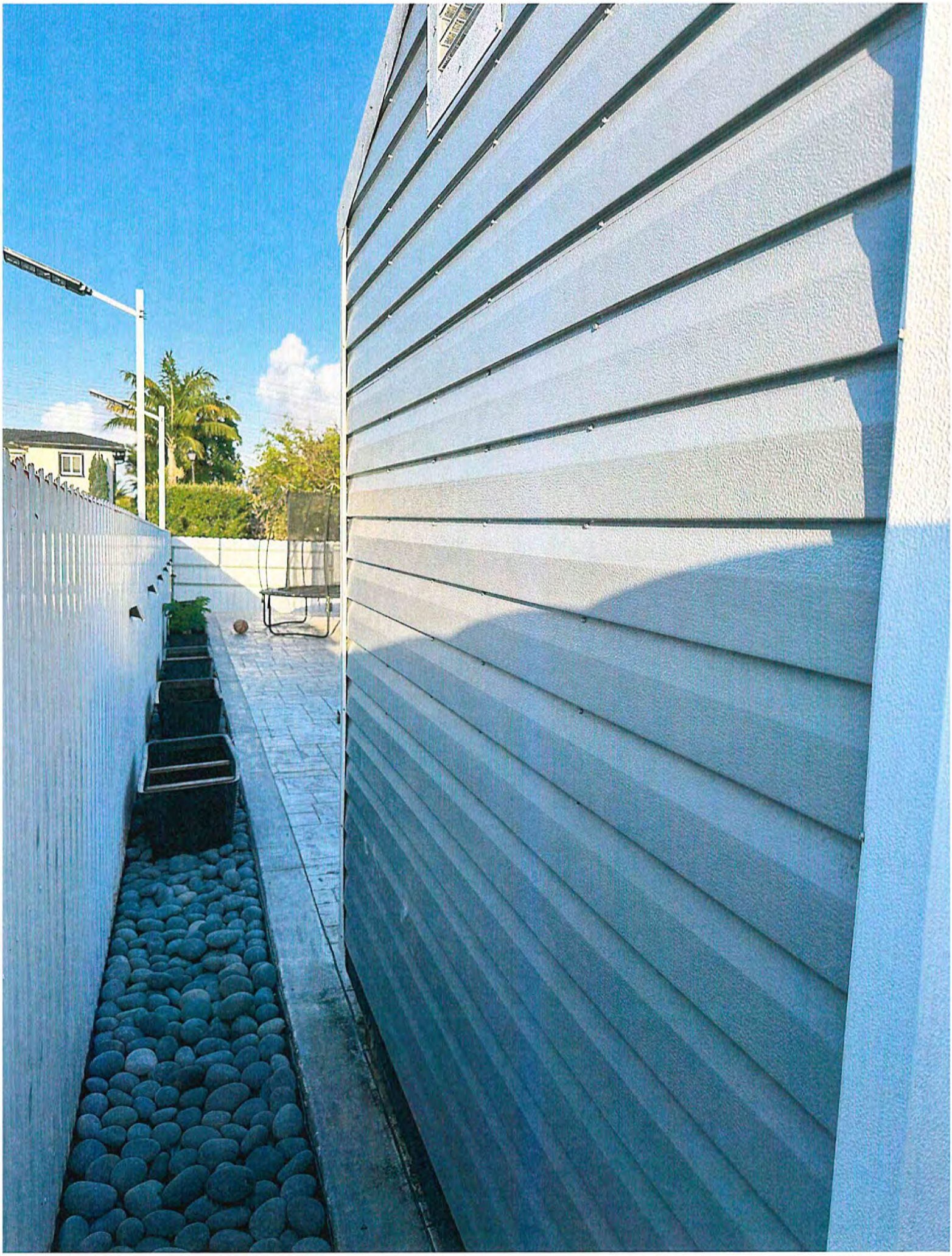


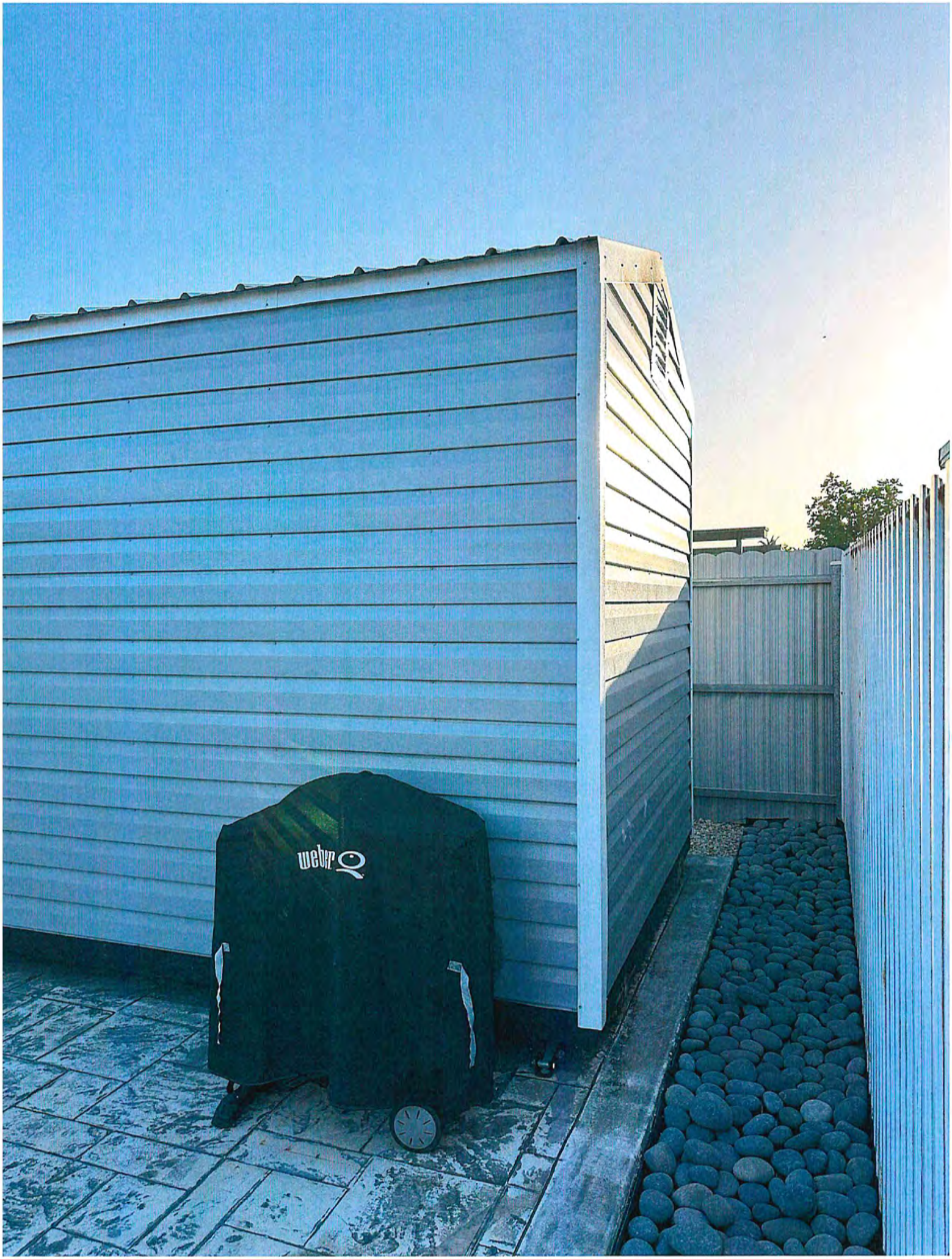











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LUMBING
INSURED
CFC 14
QUALITY PLUMBING
weber Q


RJ QUALITY PLUMBING
weber


RJ QUALITY PLUMBING
8382



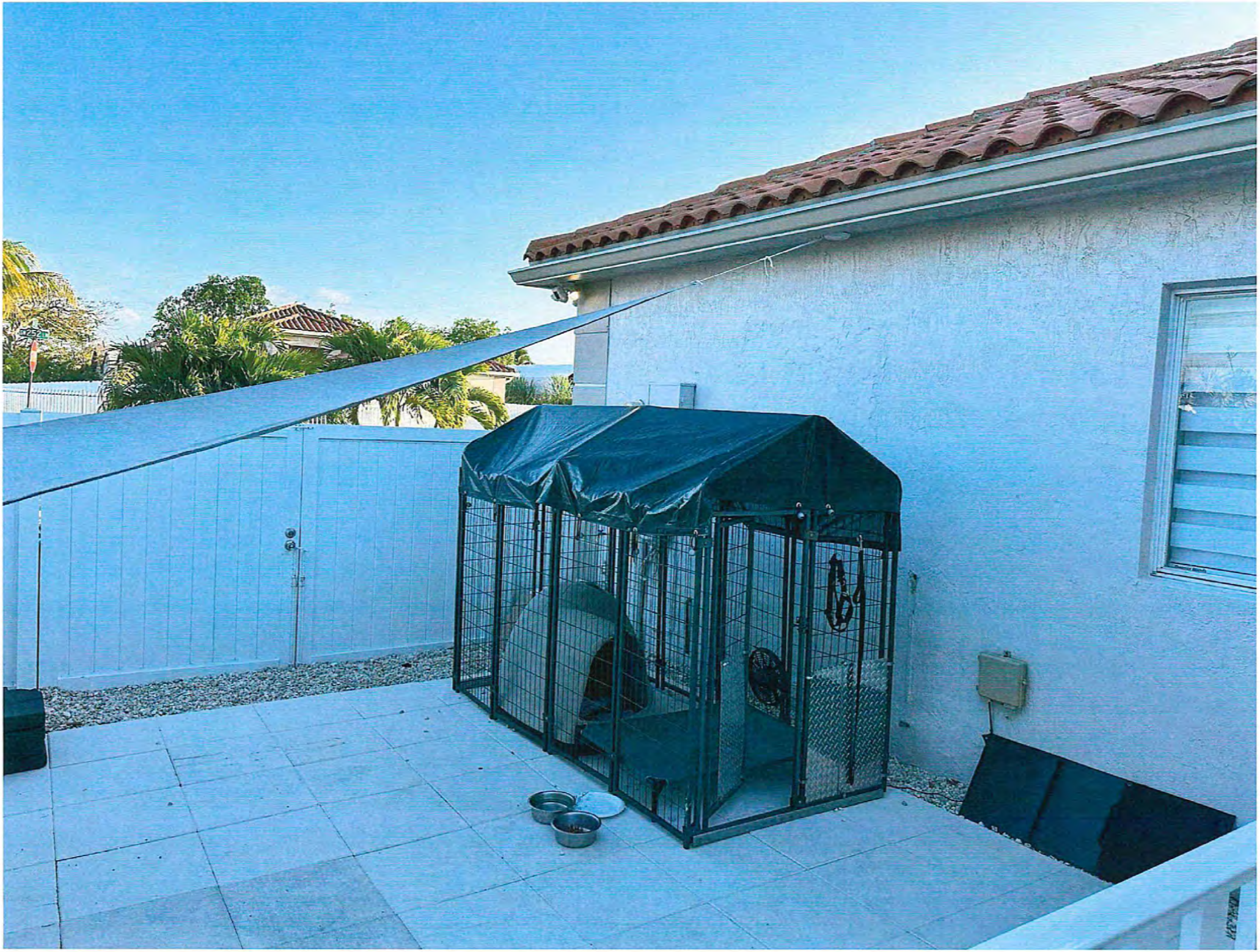



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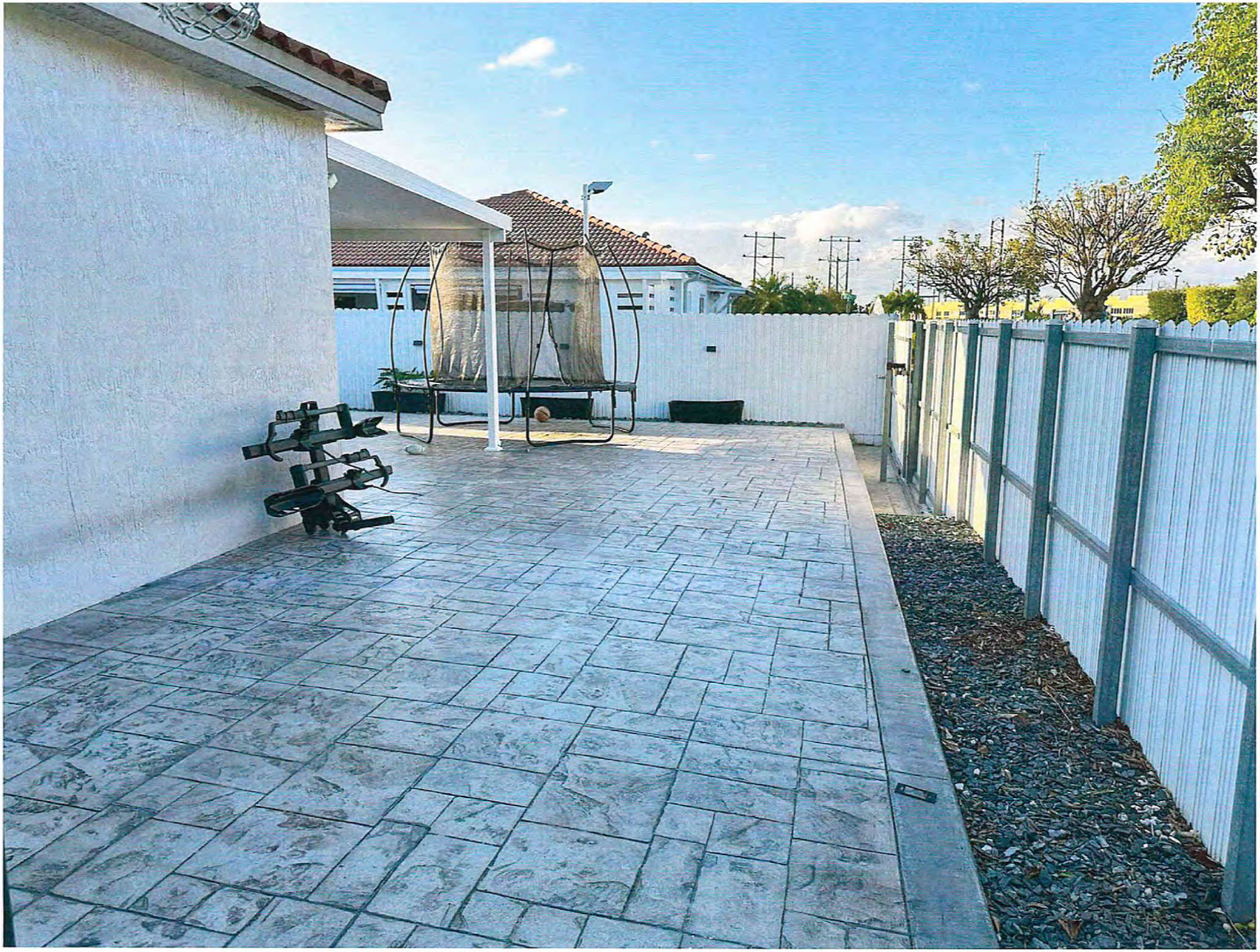










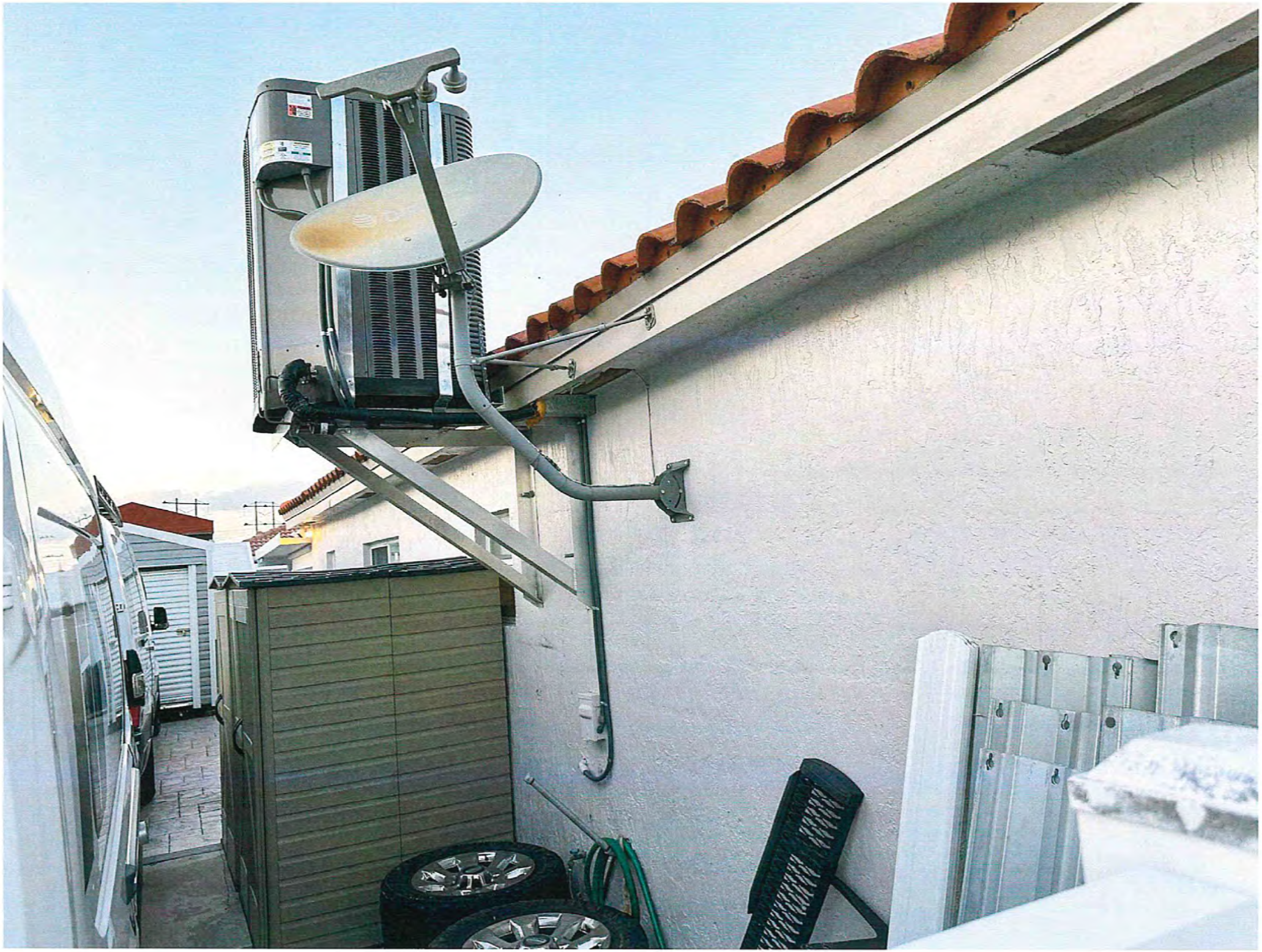




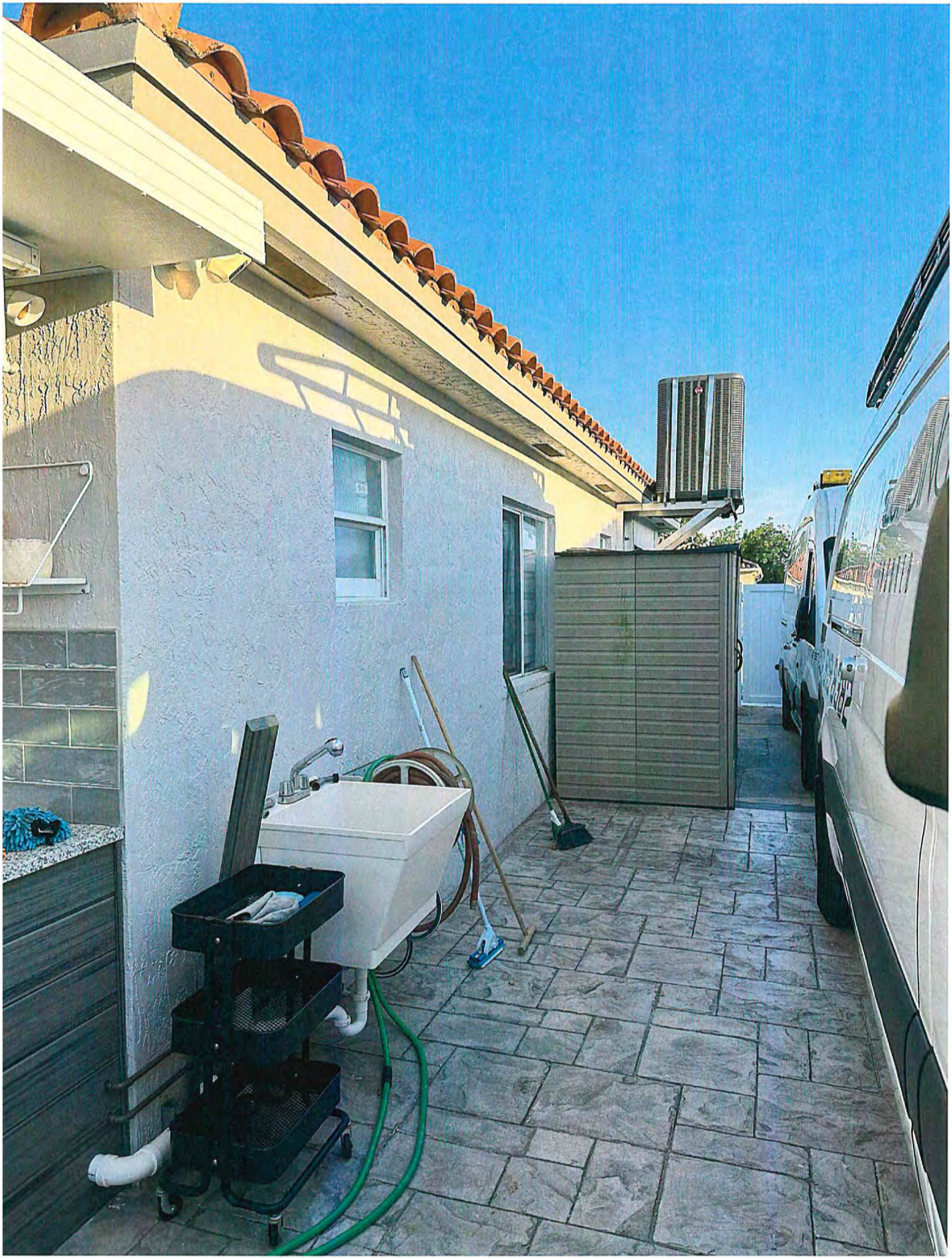


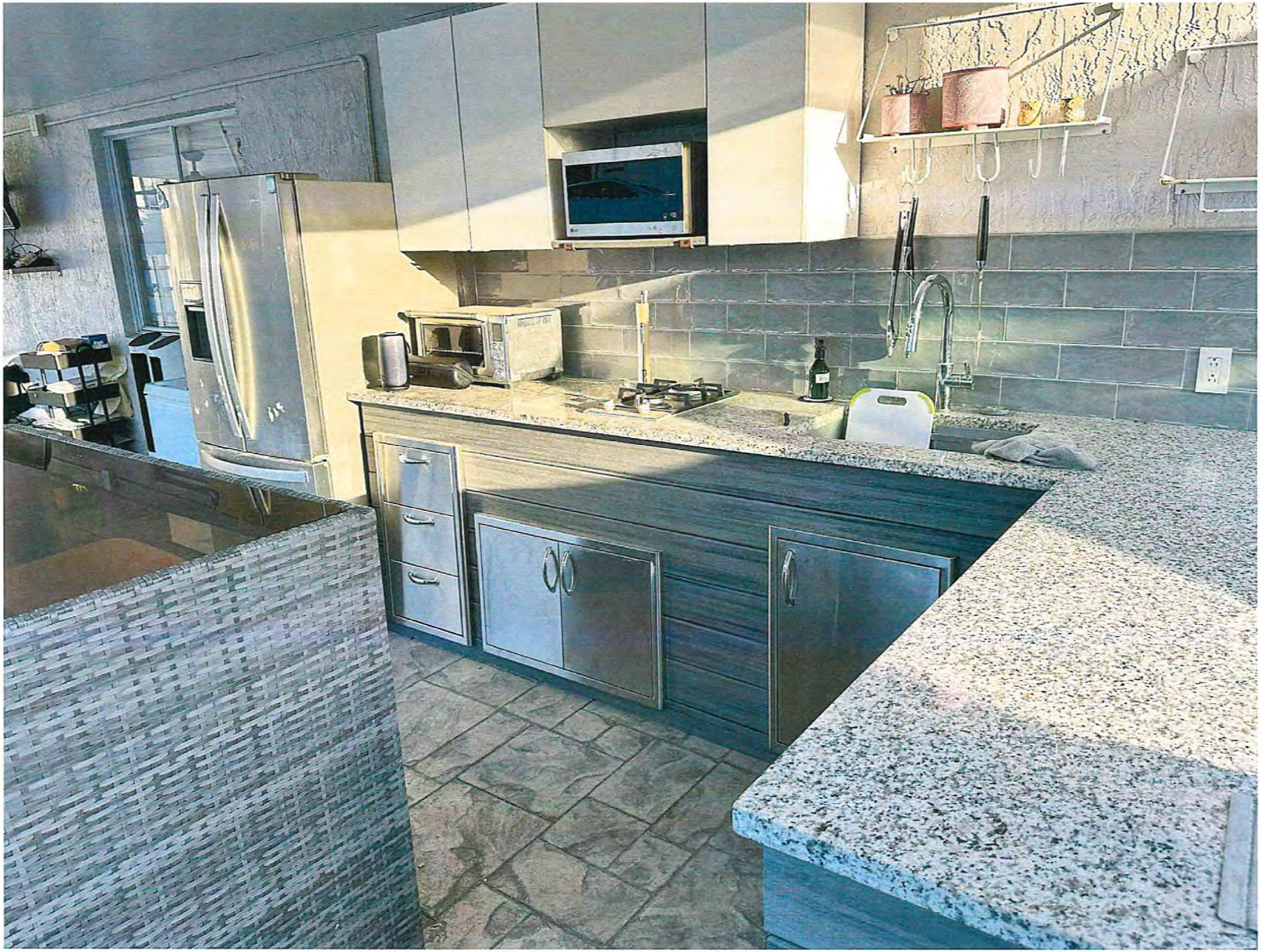

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CFC 1427997


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CFC 1427987
RJ QUALITY PLUMBING




SUPER DUTY







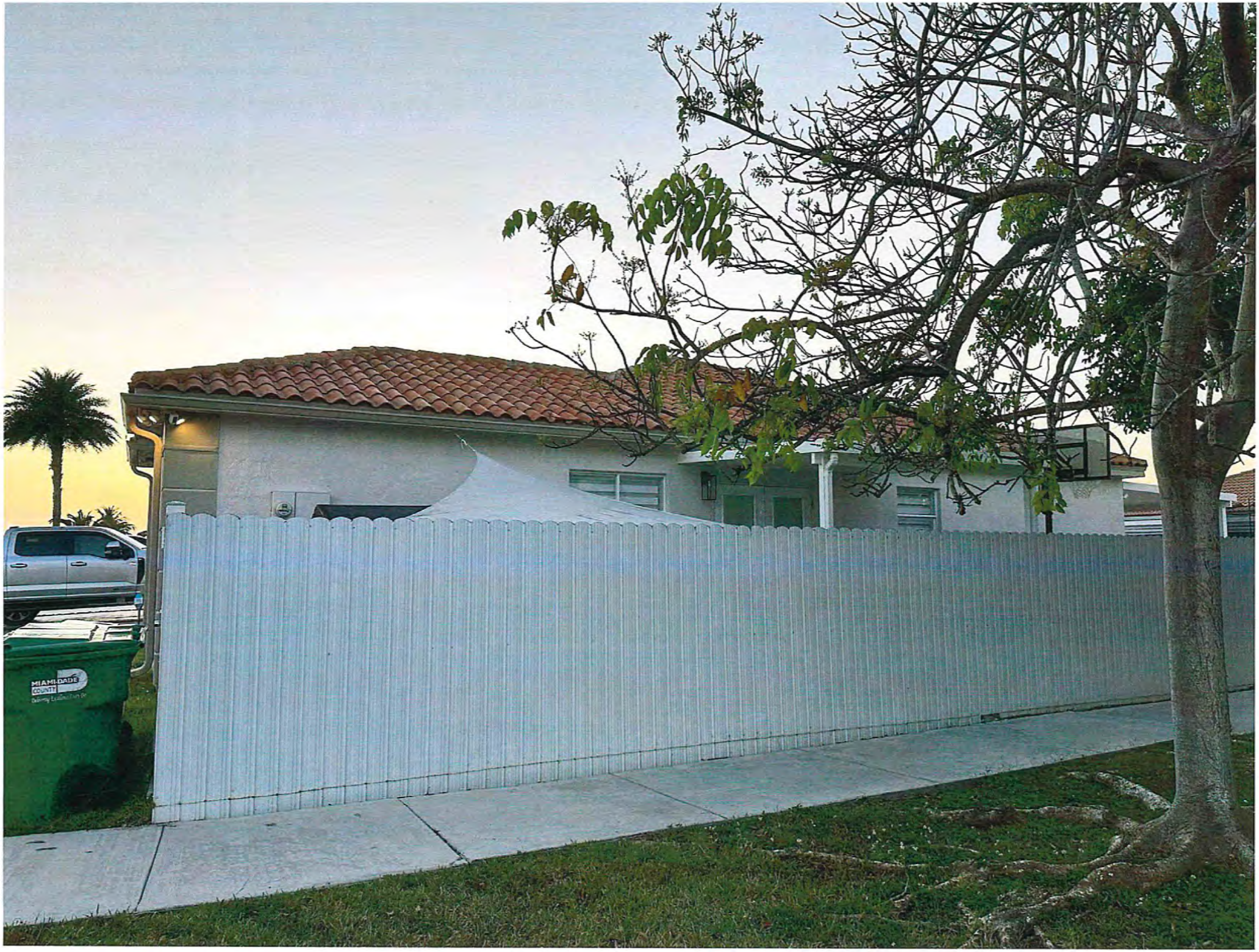

954 919 8382
RJ QUALITY PLUMBING




1323






MIAMI-DADE
COUNTY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15

PH: Z24-275 July 9, 2025
Item No. 3

Recommendation Summary	
Commission District	9
Applicants	Meekayle McNeal Hall & Gail D Leverett
Summary of Request	The applicants seek to allow a rezoning of the subject property from AU (minimum 5-gross acre lots) to RU-2 (minimum 7,500 square foot lots) which will allow the property to be developed with more residential units than currently permitted.
Location	11971 Bailes Road, Miami-Dade County, Florida.
Property Size	±1.5-gross (±1.26-net) acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5-6 dua, *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP *(see attached Zoning Recommendation Addendum)*
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change
Recommendation	**Approval, subject to the Boards acceptance of the proffered covenant.**

REQUEST:

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

PROJECT DESCRIPTION:

The applicants seek to rezone the ±1.5-gross (±1.26-net) acre subject property from AU, Agricultural District, to RU-2, Two-Family Residential District. Staff notes that there were no plans submitted for this subject application. However, a zoning covenant is being voluntarily proffered by the applicants that, among other things, restricts the subject property to a maximum permitted residential density of nine (9) residential dwelling units.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; single-family residence	Low Density Residential (2.5 to 6 dua)
North	AU; Religious facility	Low Density Residential (2.5 to 6 dua)
South	AU; single-family residence	Low Density Residential (2.5 to 6 dua)
East	AU; Miami-Dade County Park	Low Density Residential (2.5 to 6 dua)
West	AU; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is approximately ±1.5 gross acres (±1.26 net acres) and is located at 11971 Bailes Road. The surrounding area is primarily characterized by single-family residences to the south and west, an existing church to the north, and a Miami-Dade County park to the east. All properties immediately abutting the subject site are zoned AU (Agricultural District).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to subdivide the subject property to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. However, based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application will generate approximately 2 PM peak hour vehicle trips. Staff notes that the application request will add to the population and may bring additional noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±1.5-gross (±1.26-net) acre subject property is located within the Urban Development Boundary (UDB) and designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.* The applicants are requesting a district boundary change of the ±1.5-gross (±1.26-net) acres parcel from AU to RU-2 to develop the parcel with additional residential units. The existing CDMP designation would permit the ±1.5-gross (±1.26-net) acres subject property with a maximum of nine (9) residential units. Additionally, staff notes that the proposed CDMP Land Use Element Interpretative Text states developments using the workforce housing program allows applicants a 25% density increase for workforce housing, this only applies if the applicant decides to use the workforce housing program. The applicants seek a district boundary change from AU to RU-2. Staff notes that RU-2, Two-Family Residential District, has a minimum lot size of 7,500 sq. ft. in net acres and approval of this application could allow the applicants to develop the ±1.26-net acres subject parcel with a maximum of 14 residential units which would exceed the maximum density threshold allowed under the CDMP. However, staff notes that the applicants have voluntarily proffered a zoning covenant in support of this application which, among other things, restricts the subject property to a maximum permitted residential density of nine (9) residential dwelling units, which would be **consistent** with the maximum density threshold permitted in areas designated for **Low Density Residential** uses on the CDMP Land Use Plan (LUP) map.

It is also important to note that the subject property is located within ½ mile of the **Strategic Miami Area Rapid Transit (SMART)** Plan Corridor and a CDMP designated Rapid Transit zone. These

developable parcels that are located wholly or partially within one-half mile of a SMART Plan Corridor RTZ Subzone such as the subject site, may be developed with residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) text. Specifically, the CDMP Land Use Element Interpretative Text promotes higher density and intensity for the development and states that *properties that are located between ¼ and ½ mile of the SMART Plan Corridor may rezoned for development at up to 36 units per acre.* However, as mentioned previously, a zoning covenant is being voluntarily proffered by the applicants that restricts the subject property to a maximum permitted residential density of nine (9) residential dwelling units.

Based on the foregoing, staff opines that the approval of the rezoning of the subject property to RU-2, Two-Family Residential District, subject to the Board's acceptance of the proffered covenant that restricts the site to the CDMP density threshold, would be **compatible** with the development trend that exists within the neighborhood, and would be **consistent** with the density threshold of the **Low Density Residential** designation of the parcel on the CDMP Land Use Plan map.

ZONING ANALYSIS:

The applicants seek approval of a request for a district boundary change from AU, Agricultural District to RU-2, Two-Family Residential District on the subject property. For the reasons stated above and below, staff opines that when the request to rezone the ±1.5-gross (±1.26-net) acres parcel to RU-2 in order to develop the subject site with additional units is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. 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.

Staff supports the district boundary change to RU-2. Furthermore, as previously noted, the proposed development is compatible with the transitional trend of the development in the area. Staff's research of the area found similar approvals for District Boundary Changes in the surrounding area. These approvals include, but are not limited to, the property located at the southwest corner of SW 228 Street and SW 118 Avenue , which received approval from the Miami-Dade County Community Zoning Appeals Board 15 pursuant to Resolution No. CZAB15-4-08, allowing a district boundary change from AU to RU-1M(a), which permits lots with a minimum area of 5,000 square feet. Similarly, the property located at 11795 SW 232 Street received approval from the same board, pursuant to Resolution No. CZAB15-7-23, for a district boundary change from AU to RU-1M(a). As previously noted, while no site plans were submitted as part of the current application, any future residential development on the subject property would be required to comply with RU-2 zoning standards. These standards include ensuring compatibility with adjacent uses through appropriate buffering, site planning, and design features. Moreover, a zoning covenant is being voluntarily proffered by the applicants that, among other things, restricts the subject property to a maximum permitted residential density of nine (9) residential dwelling units. Therefore, staff finds that the requested district boundary change to RU-2 would be **consistent** with the property's Comprehensive Development Master Plan (CDMP) land use designation of Low Density Residential. Additionally, as detailed in the CDMP analysis

section, the request aligns with the established zoning pattern and represents a logical continuation of the residential development trend in the surrounding area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request 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, and would not be incompatible with the area concerned. Staff opines that approval of the request for rezoning will not have a significant impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum indicates that the application will meet the traffic concurrency criteria for an Initial Development Order. Their memorandum indicates that that the application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply and will generate approximately 2 PM daily peak hour vehicle trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum, indicate that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or storm water management. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. **Therefore, staff recommends approval of the application, subject to the Board's acceptance of the proffered Declaration of Restrictions under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None

ES:SS:EA:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Meekayle McNeal Hall & Gail D Leverett
PH: Z24-275

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

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

Low Density Residential (Pg. I-31)	*The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *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.* (F) ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) 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;* *(2) 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;*

	(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; *(4) 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;* *(5) 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.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GAIL LEVERETT AND MEEKAYLE MCNEAL HALL	11971 BAILES RD MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
PENDING	Z2024000275
DATE	**HEARING NUMBER**

FOLIO: 30-6913-000-1110

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 18, 2025

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases.

BUILDING SUPPORT REGULATIONS OPEN:
There are no open cases.

OUTSTANDING LIENS AND FINES:
There are no outstanding Liens, fines, or fees.

Memorandum

MIAMI-DADE COUNTY

Date: June 27, 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: Z2024000275-3rd Review
Meekayle McNeal and Gail Leverett
11971 Bailes Road
DBC from AU to RU-3 for a multi-family development
(AU) (1.5 acres)
13-56-39

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 Supply and Wastewater Disposal

This request for a district boundary change from AU to RU-3 does not include a site plan or proposed development information. Pursuant to section 33-49 of the Code, the minimum lot area in a RU-3 district shall be 7,500 square feet and the maximum lot coverage should be 35%. Pursuant to the Code, based on the development allowed under the requested district boundary change and an analysis of water and sewer infrastructure in the area, future residential development at the site is within feasible distance to connect to public water and public sanitary sewer. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Please be advised that public water and public 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.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing 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, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. 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, including the specimen tree standards.

A boundary survey dated as received by Miami-Dade County on February 03, 2025, was submitted in support of the subject application. The applicant has not provided any information about the specimen trees. DERM cannot determine that this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for removal/relocation of specimen trees are stricter than for removal of non-specimen trees.

The subject application, which requests a district boundary change from AU to RU-3 could result in tree removal/relocation activity to trees. DERM requires the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code. **Any DERM recommendation or approval of the district boundary change shall not be interpreted as approval for the removal or relocation of any tree resources on site.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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

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

MIAMI-DADE COUNTY

Date: March 4, 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 - Gail Leverett and Meekayle McNeal Hall
Application No. Z2024000275

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.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: Gail Leverett and Meekayle McNeal Hall

Location: The proposed project is located on approximately 1.5 acres, at 11971 Bailes Road with Folio No. 30-69132-000-1110, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from AU (Agricultural / Residential 5 Acres gross) to RU-3 (Four-Unit Apartment).

The estimated total water demand cannot be provided at this time, as a site plan for the proposed development was not provided with this Zoning Application.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

There is a 16-inch water main (E23727D00A-2) located at the intersection of SW 232nd Street and SW 120th Avenue (approximately 1,230 feet), to where the developer may connect and extend a minimum 8-inch water main (for low-medium density development) northerly along SW 120th Avenue, thence easterly along Bailes Road to the southeastern corner of the subject site to provide water service. If the development is high density, then connect to a 16-inch water main (E23727D00A-2) located at the intersection of SW 232nd Street and SW 120th Avenue (approximately 1,230 feet) and extend a minimum 12-inch water main (High density development) northerly along SW 120th Avenue, thence easterly along Bailes Road to the southeastern corner of the subject site to provide water service. *Final points of connection and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure*.

Any public water main extension within the property shall be 8-inch minimum diameter for low-medium density development and 12-inch for high density development. If two (2) or more fire hydrants are to be

connected to a public water main extension, then the water system shall be looped with two (2) points of connections

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch gravity sewer system (ES7843-8) located approximately 1,720 feet west of the southwestern corner of the property, in Bailes Road, to where the developer may connect and extend a new 8-inch gravity sewer main southeasterly, **at full depth** along Bailes Road to the southeastern corner of the property, to provide sewer service for the proposed development. *Final points of connection and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure*.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1113 and P.S. No. 522. Both pump stations are currently in OK Moratorium Code Status.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the

State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

http://www.miamidade.gov/water/construction-development.asp

http://www.miamidade.gov/water/construction-service-agreement.asp

http://www.miamidade.gov/water/construction-existing-service.asp

http://www.miamidade.gov/water/library/forms/service-agreement.pdf

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

Memorandum

MIAMI-DADE COUNTY

Date: March 12, 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: Z2024000275
Name: Meekayle McNeal/Gail Leverett
Location: 11971 Bailes Road
Section 13 Township 56 South Range 39 East

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

This land 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 **2 PM** peak hour vehicle trips. 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
9736	SW 127 Avenue south of SW 104 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

MIAMI-DADE COUNTY

Date: February 14, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000275

The Miami-Dade Fire Rescue Department has **no objection** to request for zoning designation change uploaded to EnerGov on 2/3/2025. 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 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.

From: HERRERA, ANA I
To: meekayle.hall@gmail.com; Famudrhall@aol.com
Cc: Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER)
Subject: Preliminary School Concurrency Analysis for Gail Leverett and Meekayle McNeal Hall (Z2024000275) (PH3025020700063)
Date: Friday, February 28, 2025 9:55:00 AM
Attachments: Gail Leverett and Meekayle McNeal Hall (Z2024000275) (PH3025020700063).pdf

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Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 32 units, which generate 8 students (4 at the elementary, 2 at the middle, and 2 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,

Ana Herrera
District Coordinator
Growth Management
Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3025020700063**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**2/7/2025 10:14:52 AM**	LG Application Number:	**Z2024000275**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Gail Leverett and Meekayle McNeal Hall**
Address/Location: **11971 BAILES RD**
Master Folio Number: **3069130001110**
Additional Folio Number(s):

PROPOSED # OF UNITS **32**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **32**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4461	PINE VILLA ELEMENTARY	442	4	4	YES	Current CSA
6111	CUTLER BAY MIDDLE	-20	2	0	NO	Current CSA
6111	CUTLER BAY MIDDLE	0	2	0	NO	Current CSA Five Year Plan
7731	MIAMI SOUTHRIDGE SENIOR	-108	2	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	2	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
6781	RICHMOND HEIGHTS MIDDLE	497	2	2	YES	Adjacent CSA
7361	MIAMI KILLIAN SENIOR	1950	2	2	YES	Adjacent CSA
*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).						

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum

MIAMI-DADE COUNTY

Date: March 18, 2025

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

From: Alejandro Zizold, Chief, Planning and Research
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Subject: Z2024000275 – Rezoning of 11971 Bailes Road

Applicant Name: Meekayle Mcneal-Hall.

Project Location: The property consists of approximately 1.52-Acres and the property is located at 11971 Bailes Rd, in unincorporated Miami-Dade County (Folio No.: 30-6913-000-1110). The subject property is zoned Agricultural (AU). The land use is Single-Family Low-Density.

Proposed Development: The applicant seeks a zoning change to Multifamily Apartment Districts (RU-3). If approved the property would allow for a maximum of 35 residential dwelling units.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

Table A – County Parks (Local) Within a 3 Mile Radius of Application Area

NAME	ADDRESS	CLASS	ACRE	TYPE
CARIBBEAN PARK	11900 SW 200TH ST	NEIGHBORHOOD PARK	5.48	Local
CHARLES BURR PARK	20150 SW 127TH AV	NEIGHBORHOOD PARK	3.7	Local
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.44	Local
DEBBIE CURTIN PARK	22821 SW 112TH AVE	NEIGHBORHOOD PARK	9.78	Local
GOULDS WAYSIDE PARK	22686 SW 123RD RD	NEIGHBORHOOD PARK	2.72	Local
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216TH ST	COMMUNITY PARK	30.54	Local
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232ND ST	NEIGHBORHOOD PARK	4.33	Local
KEVIN BROILS PARK	26188 SW 125TH AVE	NEIGHBORHOOD PARK	5.22	Local
LINCOLN ESTATES PARK	22210 SW 108TH AVE	MINI PARK	0.82	Local
LINCOLN PARK	22011 SW 102ND AVE	MINI PARK	0.5	Local
LOSNER PARK	11865 SW 188TH ST	MINI PARK	0.56	Local
PINE FOREST PARK	12875 SW 208TH ST	NEIGHBORHOOD PARK	6.62	Local
PINE ISLAND LAKE PARK	26898 SW 128TH AVE	NEIGHBORHOOD PARK	18.20	Local
PRINCETONIAN PARK	25120 SW 127TH AVE	NEIGHBORHOOD PARK	6.53	Local
ROBERTA HUNTER LEGACY PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	20.38	Local
SHARMAN PARK	12370 SW 218TH ST	COMMUNITY PARK	6.84	Local
SILVER PALMS PARK 1	11344 SW 234TH LN	NEIGHBORHOOD PARK	1.05	Local

SILVER PALMS PARK 2	11300 SW 240TH LN	NEIGHBORHOOD PARK	1.3	Local
SILVER PALMS PARK 3	11306 SW 242ND ST	NEIGHBORHOOD PARK	0.81	Local
SILVER PALMS PARK 4	24150 SW 114TH CT	NEIGHBORHOOD PARK	1.09	Local
SILVER PALMS PARK 5	11741 SW 233RD LN	NEIGHBORHOOD PARK	0.83	Local
SILVER PALMS PARK 6	23380 SW 118TH AVE	NEIGHBORHOOD PARK	1.93	Local
SILVER PALMS PARK 7	23800 SW 118TH PL	NEIGHBORHOOD PARK	6.2	Local
SOUTH MIAMI HEIGHTS PARK	20800 SW 117TH AVE	NEIGHBORHOOD PARK	5.9	Local
TAMARIND PARK	23437 SW 107TH AVE	NEIGHBORHOOD PARK	1.56	Local
WILLIAM RANDOLPH COMMUNITY PARK	11951 BAILES RD	NEIGHBORHOOD PARK	10.46	Local

Impact and Demand: The proposed development includes a total of 35 Multifamily Residential District dwelling units. The proposed residential units would generate a residential population of 75 people resulting in an estimated impact of 0.20-acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The project site is in PBD 3, which currently meets park concurrency requirements.

Recommendations: PROS offers the following recommendations:

- Please provide a site plan and landscape plan for complete review of this zoning change request.
- Create clear pedestrian connections to the adjacent William Randolph Community Park.
- Please include centralized bicycle parking and repair station to promote non-motorized transportation.
- Please provide shade trees with contiguous canopy cover to promote walkability and in support of Miami-Dade County's Great Streets Vision laid out in Open Space Master Plan (OSMP).

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1
Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

ROS-3B
The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8
The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings and recommendations described herein **PROS has no objections to this application, and will need to review the site plan when it becomes available.** Should you have any questions, or if you

need any additional information or clarification on this review, please contact Sol Kohen, Park Planner II, by e-mail at sol.kohen@miamidade.gov.

AZ: at sk
Attachment

Signature: *Alejandro Zizold*

Email: alejandro.zizold@miamidade.gov

Memorandum

MIAMI-DADE COUNTY

Date: March 11, 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 Z2024-000275 Gail Leverett and Meekayle Hall

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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.



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000275

Section: 13 Township: 56 Range: 39
Applicant: Gail Leverett
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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Legend

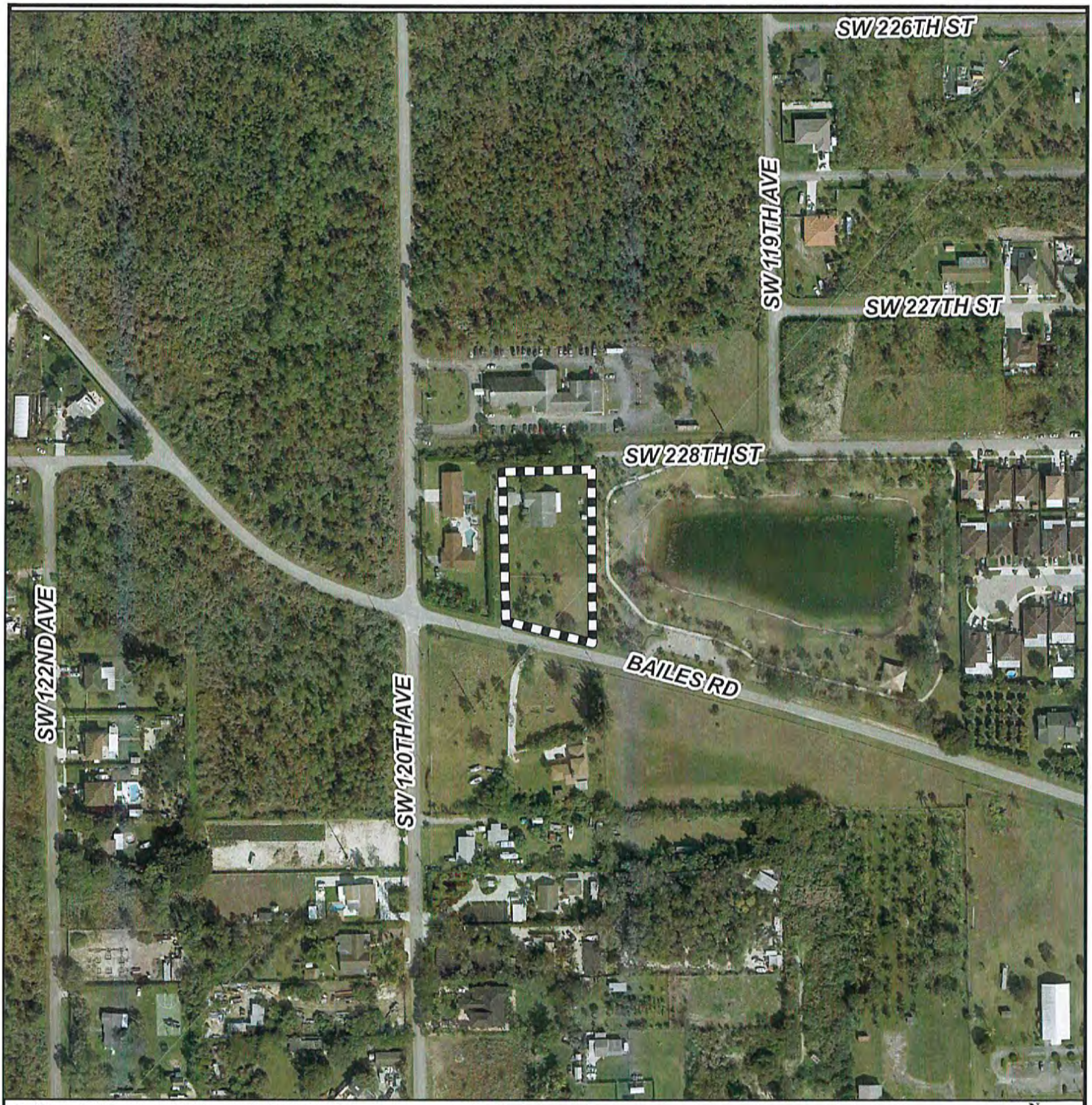
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000275

Legend

Subject Property

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Section: 13 Township: 56 Range: 39
Applicant: Gail Leverett
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 13 Township: 56 Range: 39
Applicant: Gail Leverett
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2024000275

RADIUS: 2640

Legend

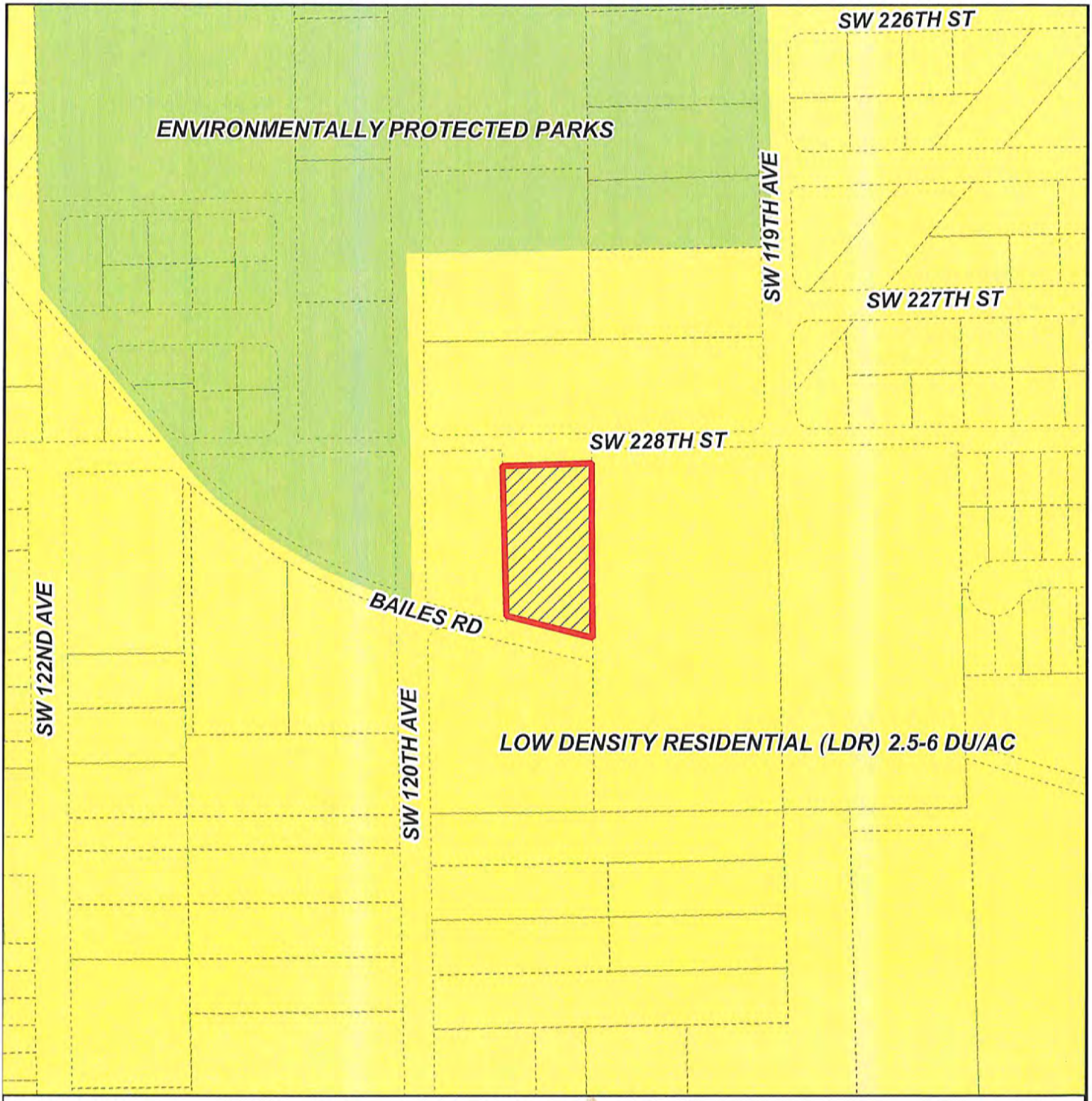
- Subject Property
- Buffer
- Property Boundaries

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 11, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000275

Section: 13 Township: 56 Range: 39
Applicant: Gail Leverett
Zoning Board: C15
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, February 11, 2025

REVISION	DATE	BY

This instrument was prepared by:

Name:
Address:

DECLARATION OF RESTRICTIONS

WHEREAS, Gail Leverett and Meekayle McNeal-Hall (the "Owner"), holds the fee simple title to that certain parcel of land in unincorporated Miami-Dade County (the "County"), which is legally described in **Exhibit "A"** to this Declaration (the "Property"); and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000275 (the "Application"), for the purpose of seeking the rezoning of the Property and certain other approvals to facilitate the future development of the Property.

NOW, THEREFORE, in order to assure Miami-Dade County (the "County") that the representations made by the Owner during the consideration of the Application and the Amendment will be abided by the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. The maximum number of dwelling units (9) on the Property will not exceed the maximum density allowed under the Miami-Dade County Comprehensive Development Master Plan.

Miscellaneous

A. **County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have

the privilege at any time of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then- owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event

that the Property is annexed to an existing municipality, or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

E. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

G. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

H. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the

intent and spirit of this Declaration.

I. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. **Recordation and Effective Date.** This Declaration shall be filed ofrecord in the public records of Miami- Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

L. **Owner.** The term "Owner" shall include the Owner, and its heirs, successors, and assigns.

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2025.

WITNESSES:

Space Coast Credit Union

_____
Signature

By: _____
_____, Member Manager

_____
Printed Name

_____
Signature

_____
Printed Name

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence ❑ or online notarization by _____, as Member Manager of Space Coast Credit Union, on behalf of said company. He/She is ☑ personally known to me or ❑ has produced _____ _____, as identification.

Witness my signature and official seal this ___ day of _____, 2025 in the County and State aforesaid.

(SEAL)

_____

Section-Township-Range: 13-56-39
Folio Number: 30-6913-000-1110

The undersigned Gail Leverett and Meekayle McNeal-Hall, Owners of 11971 Bailes Road, Miami, FL 33170. Dated _____, 2025, and recorded in Official Records Book_____, Page____ of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this _____ day of _____, 20__.

Witnesses:

_____
Signature

_____
Print Name
Address: _____

Name:_____
Address:
_____

_____
Signature

_____
Print Name

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by _____ the _____ of _____ corporation, on behalf of the corporation.

He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 20__, in the County and State aforesaid.

_____
Signature

My Commission Expires:

Notary Public-State of _____
_____

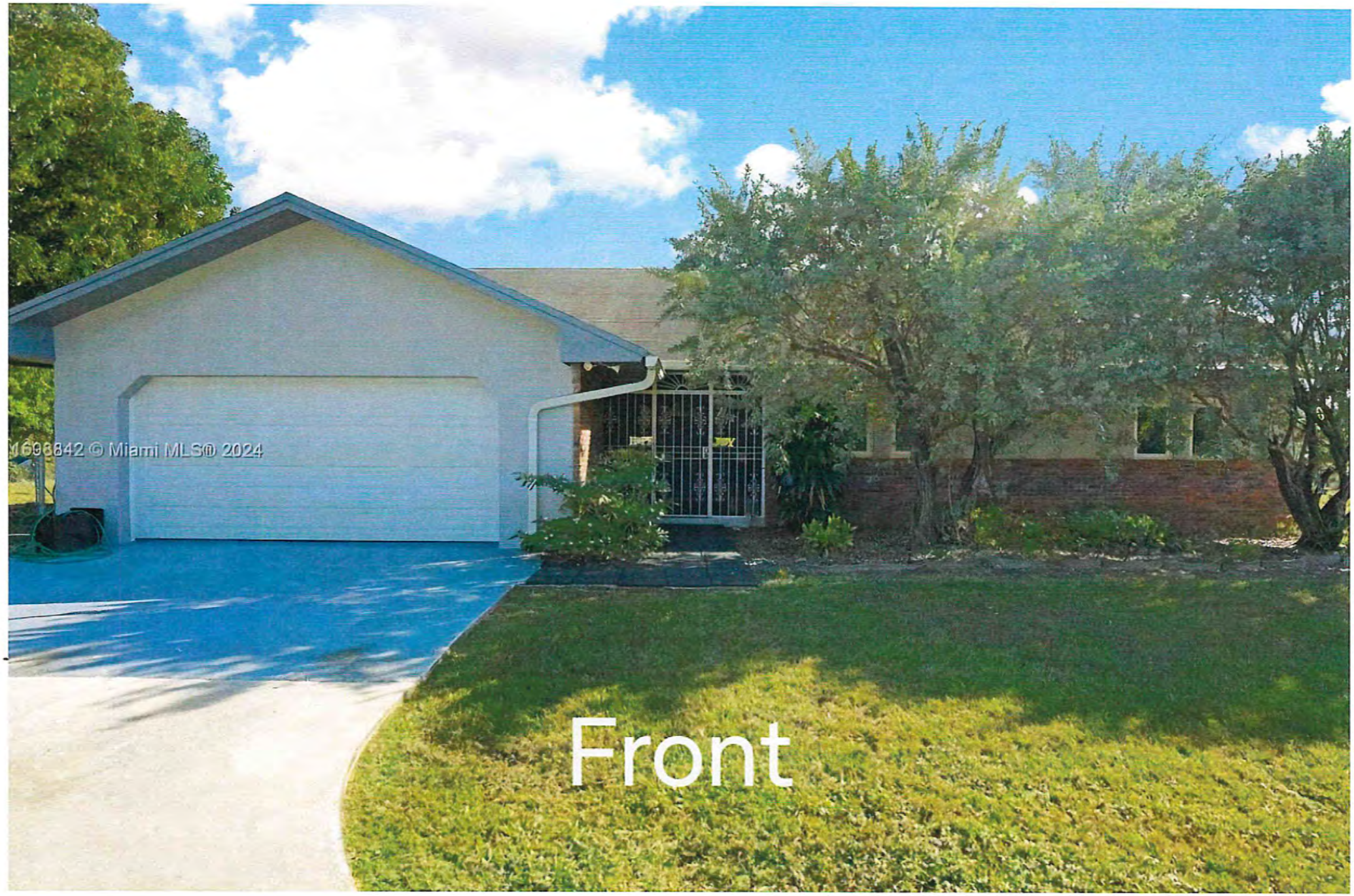
Print Name: _____

Section-Township-Range: 13-56-39
Folio Number: 30-6913-000-1110

Exhibit A
Legal Description

Section-Township-Range: 13-56-39
Folio Number: 30-6913-000-1110

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-275 DATE: FEB 3 2025 BY: ISA



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