



MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
 OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
 111 NW 1 STREET, MIAMI, FL

DATE: JUNE 20, 2024

TIME OF MEETING: 9:30 AM

DEFERRED ITEM	1A
PH:	Z2022000070
Applicant	THE MARK, LLC.
District	09
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from AU, Agricultural District, to RMD, Residential Modified District, on Parcel “A”, and to MCD, Mixed-Use Corridor District, on Parcel “B”. Additionally, the applicant is seeking to allow the proposed building to setback less than required from the rear and interior side property lines than required by Code and for the landscaped areas along the rear (west) property line to be less than permitted by Code.
Location	18230 SW 110 Avenue, Miami-Dade County, Florida

DEFERRED ITEM	1B
PH:	Z2022000241
Applicant	888 BRICKELL OWNER, LLC.
District	05
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Tenth Street Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the “Metromover Station Subzone”.
Location	Lying on the northwest corner of Brickell Avenue and SE 10 Street, aka 888 Brickell Avenue, City of Miami, Miami-Dade County, Florida

DEFERRED ITEM	1C
PH:	Z2023000037
Applicant	296 LEGACY, LLC.
District	08
Summary of Requests	This applicant seeks approval of a district boundary change on the subject property from Agricultural, RU-1, BU-1, and BU-1A, to MCD, in order to develop the site with a mixed-use development with retail use and 751 multi-family units, including affordable housing. Additionally, the applicant seeks to allow proposed buildings to setback more than required from SW 294 Street, and for parking to be located within the building frontage zone which is not permitted by Code. The applicant also seeks to waive the required 5’ wide clear path along the building frontages on SW 294 Street.
Location	16401 SW 296 Street, Miami-Dade County, Florida

DEFERRED ITEM	1D
PH:	Z2023000355
Applicant	128 SW 7TH STREET OWNER, LLC.
District	05
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Brickell Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone".
Location	128 SW 7 Street, City of Miami, Miami-Dade County, Florida

DEFERRED ITEM	1E
PH:	Z2023000412
Applicant	585 NW 95 TER, LLC.
District	03
Summary of Requests	The applicant seeks approval of a district boundary change on the subject property from RU-3B to BU-1A in order to allow the site to be developed with an office use building to service the existing warehouse located on the adjacent parcel.
Location	9557 NW 6 Avenue, Miami-Dade County, Florida

CURRENT ITEM	3A
PH:	Z2023000046
Applicant	VVMB HOLDINGS, LLC.
District	08
Summary of Requests	The application seeks to allow a lake excavation, as well as a complex of buildings to be used as a single-family residence. Additionally, the application seeks to allow a proposed detached shade house to setback less than required by code, a proposed detached private equipment garage structure to be larger than permitted by the code and vehicular access from both SW 172 Avenue and SW 170 Avenue.
Location	Lying at the northwest corner of SW 294 Street and SW 170 Avenue, Miami-Dade County, Florida

COUNTY COMMISSION MEETING OF JUNE 20, 2024

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION 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 COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS 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 WITNESS

DEFERRED ITEM
THE MARK, LLC. Z2022000070

BCC /District 09

The application is to permit a rezoning of the subject parcel from Agricultural (1 residence per 5 acres) to RMD (multi-family residential, maximum of 13-units per acre) and MCD (mixed-use, maximum of 36-units per acre) which would allow the subject property to be developed with more residential units than currently allowed. Additionally, the application seeks to allow the proposed building to be located closer to the rear and interior side property line than permitted by Code and for the landscaped areas along the rear side property line to be less than permitted by Code.

REQUEST #1 ON PARCEL A

(1) DISTRICT BOUNDARY CHANGE from AU, Agricultural to RMD, Residential Modified District.

REQUEST #2 ON PARCEL B

(2) DISTRICT BOUNDARY CHANGE from AU, Agricultural to MCD, Mixed-Use Corridor District.

(3) NON-USE VARIANCE to permit a proposed building to setback 5' (0' required for first 2 floors and 30' minimum above the second story when adjoining is single-family residential) from the rear (west), and interior side (south) property lines.

(4) NON-USE VARIANCE to permit a proposed dissimilar land use buffer of 0' (5' minimum required) along the rear side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "The Mark Estates" preparer unknown, sheets SP-1 and A-1 dated stamped received 11/30/23, sheets A-2, A-6 & A-7 dated stamped received 9/13/23, sheet A-3 dated stamped received 5/22/23, sheets A-4 and A-5 dated 8/8/22, sheet L-1 dated stamped received 2/2/24, and sheet L-2 dated stamped and received 4/6/22 for a total of 10 sheets. Plans may be modified at public hearing.

LOCATION: 18230 SW 110 Avenue, Miami-Dade County, Florida

SIZE OF PROPERTY: 1.16 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Approval of request #1 and #2, subject to
the Board's acceptance of the proffered
Covenant and approval with conditions of
requests #3 and #4.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from May 23, 2024

DEFERRED ITEM

888 BRICKELL OWNER, LLC. Z2022000241

BCC /District 05

The application is to permit approval of the general development plans for a subject property located in close proximity to the Tenth Street Metromover Station, and assign to it the permitted uses and development regulations applicable under the County Code for the Metromover Subzone. This would allow the property to be developed with a wide variety of residential, commercial, retail, office, and other uses intended to enhance and support the County's existing mass transit system.

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

LOCATION: Lying on the northwest corner of Brickell Avenue and SE 10 Street, aka 888 Brickell Avenue, City of Miami, Miami-Dade County, Florida

SIZE OF PROPERTY: ±0.51-gross Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from May 23, 2024

DEFERRED ITEM

296 LEGACY, LLC. Z2023000037

BCC/District 08

The application is to permit a rezoning of the subject parcel from Agricultural (1 residence per 5-gross acre lot), RU-1 (1 residence per 7,500 sq. ft. lot), BU-1 (neighborhood business district) and BU-1A (limited business district), to MCD (multi-family residential, mixed-use district), in order to develop the subject property with a mixed-use development with retail use and with more residential units than currently allowed. Additionally, the application seeks to allow proposed buildings to be located further back from SW 294 Street than required, and for parking to be located within the building frontage zone which is not permitted by Code. The application also seeks to not have the 5-foot wide clear path that is required along the building frontages of SW 294 Street.

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultura District, RU-1, Single-Family Residential District, BU-1, Neighborhood Business District, and BU-1A, Limited Business District, to MCD, Mixed-Use Corridor District.

- (2) NON-USE VARIANCE of the zoning regulations requiring buildings to be located within the 15' building frontage zone; to waive same to permit the buildings along SW 294 Street to setback 68'-10".
- (3) NON-USE VARIANCE to permit surface parking areas to be located within the building frontage zone (not permitted).
- (4) NON-USE VARIANCE to waive the 5' minimum clear path required along the building frontages of SW 294 Street.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Magnolia Point", as prepared by Palenzuela & Hevia Design Group, Inc., consisting of 43 sheets, and civil plans as prepared by Ford Engineers, Inc., consisting of 5 sheets, all dated stamped received 5/21/2024, for a total of 48 sheets. Plans may be modified at public hearing.

LOCATION: Lying northwest of Old Dixie Highway between SW 294 Street and SW 296 Street, and 16401 SW 296 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: ±13.29-gross (±13.04-net) Acres

Department of Regulatory and Economic Resources
Recommendation:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, approval with conditions of requests #2, #3, and #4.

Protests: 3

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

Deferred from May 23, 2024

DEFERRED ITEM
128 SW 7TH STREET OWNER, LLC. Z2023000355

BCC /District 05

The application is to permit approval of the general development plans for a subject property located in close proximity to the Brickell Metromover Station, and assign to it the permitted uses and development regulations applicable under the County Code for the Metromover Subzone. This would allow the property to be developed with a wide variety of residential, commercial, retail, office, and other uses intended to enhance and support the County's existing mass transit system.

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the “Metromover Subzone of the Rapid Transit Zone”, the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

LOCATION: 128 SW 7 Street, City of Miami, Miami-Dade County, Florida
SIZE OF PROPERTY: ±1.20-gross (±1.00-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from May 23, 2024

DEFERRED ITEM

585 NW 95 TER LLC. Z2023000412

BCC /District 03

The application is to permit a rezoning of the subject property from RU-3B (residential use, minimum 10,000 sq. ft. lots) to BU-1A (Business District which allows various commercial/retail uses) in order to allow the site to be developed with an office use building to service the existing warehouse located on the adjacent parcel.

DISTRICT BOUNDARY CHANGE from RU-3B, Bungalow Court District, to BU-1A, Limited Business District.

LOCATION: 9557 NW 6 Avenue, Miami-Dade County, Florida
SIZE OF PROPERTY: 0.16 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Deferral to the July 17, 2024, meeting of the BCC, to allow it to be heard on the same day as the concurrent CDMP amendment Application No. CDMP20230019. [pursuant to Section 2-116.1 of the County Code]

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

Deferred from May 23, 2024

CURRENT ITEM

VVMB HOLDINGS, LLC. Z2023000046

BCC/District 08

The application is to allow a lake excavation, as well as a complex of buildings to be used as a single-family residence on the subject site. Additionally, the application seeks to allow a proposed detached shade house to setback less than required by code, a proposed detached private equipment garage structure to be larger than permitted by code and to have vehicular access from both SW 172 Avenue and SW 170 Avenue.

- 1) UNUSUAL USE to permit a lake excavation.
- 2) UNUSUAL USE to permit a complex of buildings to be used as a single-family residence.
- 3) NON-USE VARIANCE to permit a proposed detached shade house to setback 4'-3" (20' required) from the interior side (north) property line.
- 4) NON-USE VARIANCE to permit a detached private equipment garage structure to be 2,116 square feet (500 sq. ft. maximum permitted).
- 5) NON-USE VARIANCE to permit vehicular access from both SW 172 Avenue and SW 170 Avenue roadways (not permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "The Farmstead", as prepared by Urban Robot LLC, consisting of 22 sheets dated stamped received 4/4/2024, and civil plans consisting of 8 sheets dated stamped received 10/18/2023, for a total of 30 sheets. Plans may be modified at public hearing.

LOCATION: Lying at the northwest corner of SW 294 Street and SW 170 Avenue, Miami Dade County FL

SIZE OF PROPERTY: 4.54 acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.