

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z23-412

June 20, 2024

Item No. 1E

Recommendation Summary	
Commission District	3
Applicant	585 NW 95 TER LLC
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.
Property Size	±0.16 Acre
Existing Zoning	RU-3B, Bungalow Court District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Business and Office (Subject to approval of the concurrent CDMP amendment Application No. CDMP20230019) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
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]

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

PROCEDURAL HISTORY:

This item was deferred from the May 23, 2024, meeting of the BCC in order to allow the application to be heard with the concurrent CDMP amendment Application No. CDMP20230019.

The public hearing on this item has not been held.

REQUEST:

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

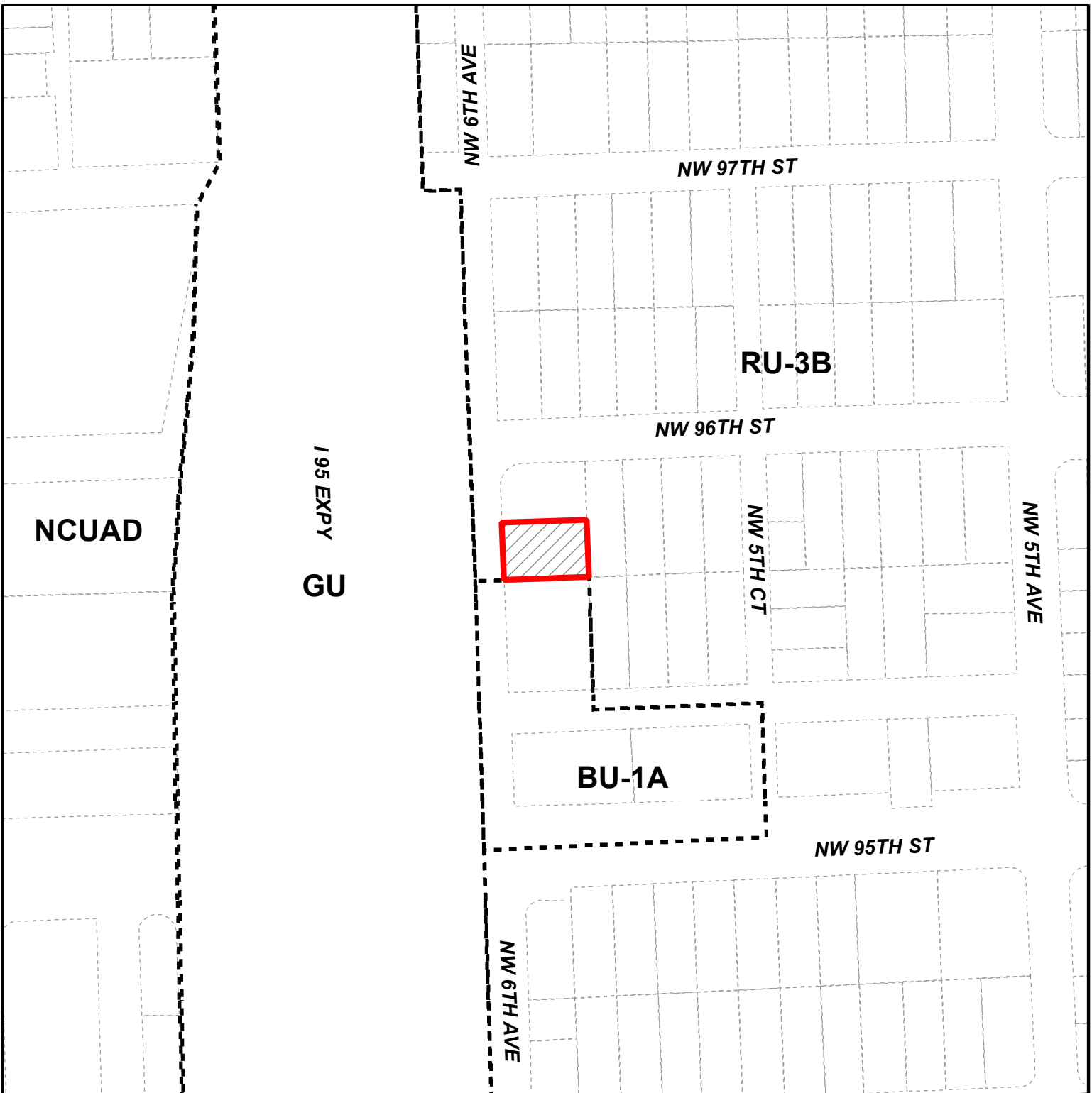
RECOMMENDATION:

Deferral to the July 17, 2024, meeting of the BCC, in order to allow this item 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]

ES:JB:JR:EA

Eric Silva

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000412



Section: 01 Township: 53 Range: 41
 Applicant: 585 NW 95 TERR LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

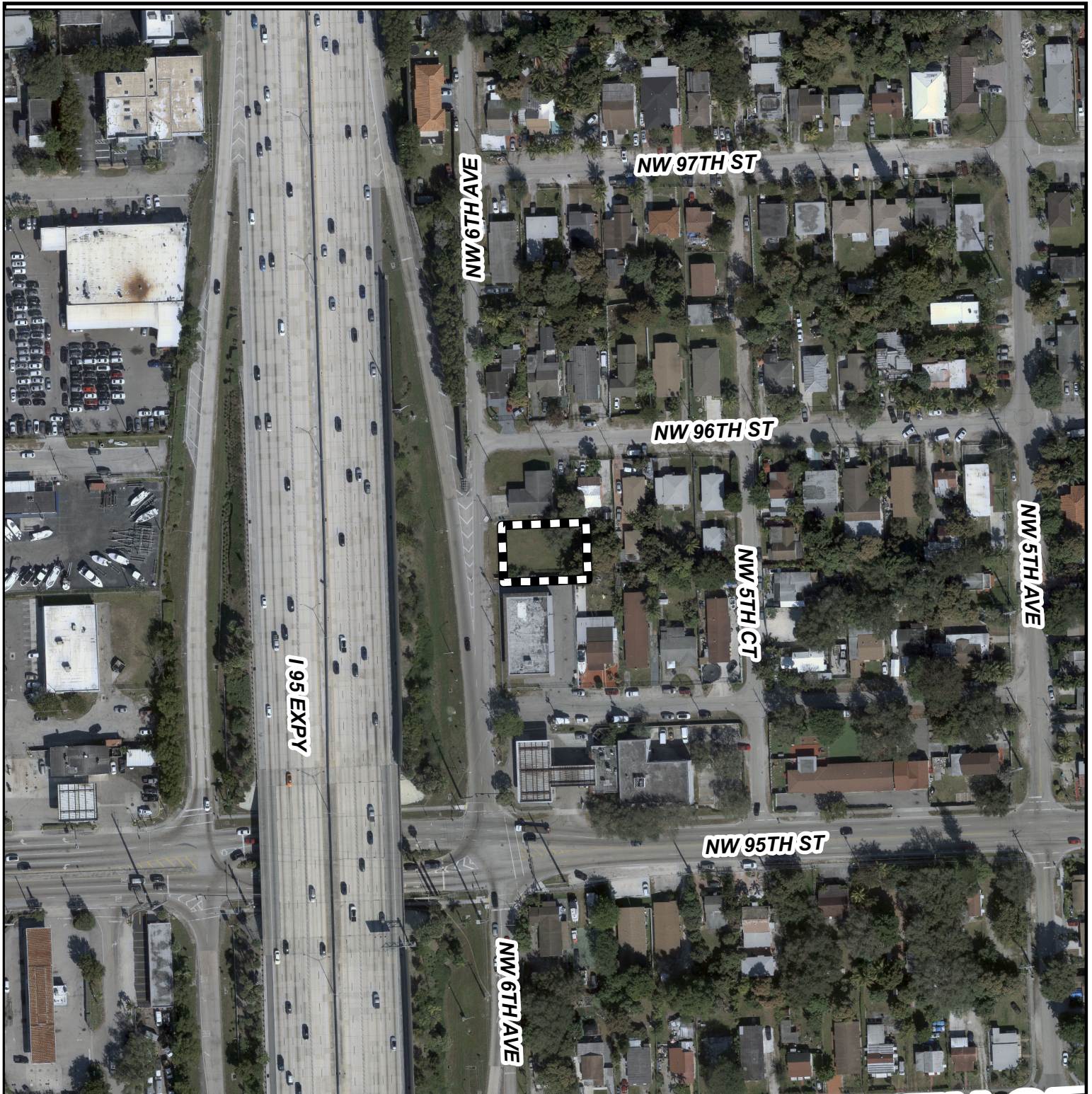
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, October 13, 2023

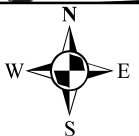
REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000412

Legend
 Subject Property



Section: 01 Township: 53 Range: 41
Applicant: 585 NW 95 TERR LLC
Zoning Board: C8
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS



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REVISION	DATE	BY




MIAMI-DADE COUNTY
RADIUS MAP

Section: 01 Township: 53 Range: 41
 Applicant: 585 NW 95 TERR LLC
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000412
 RADIUS: 2640

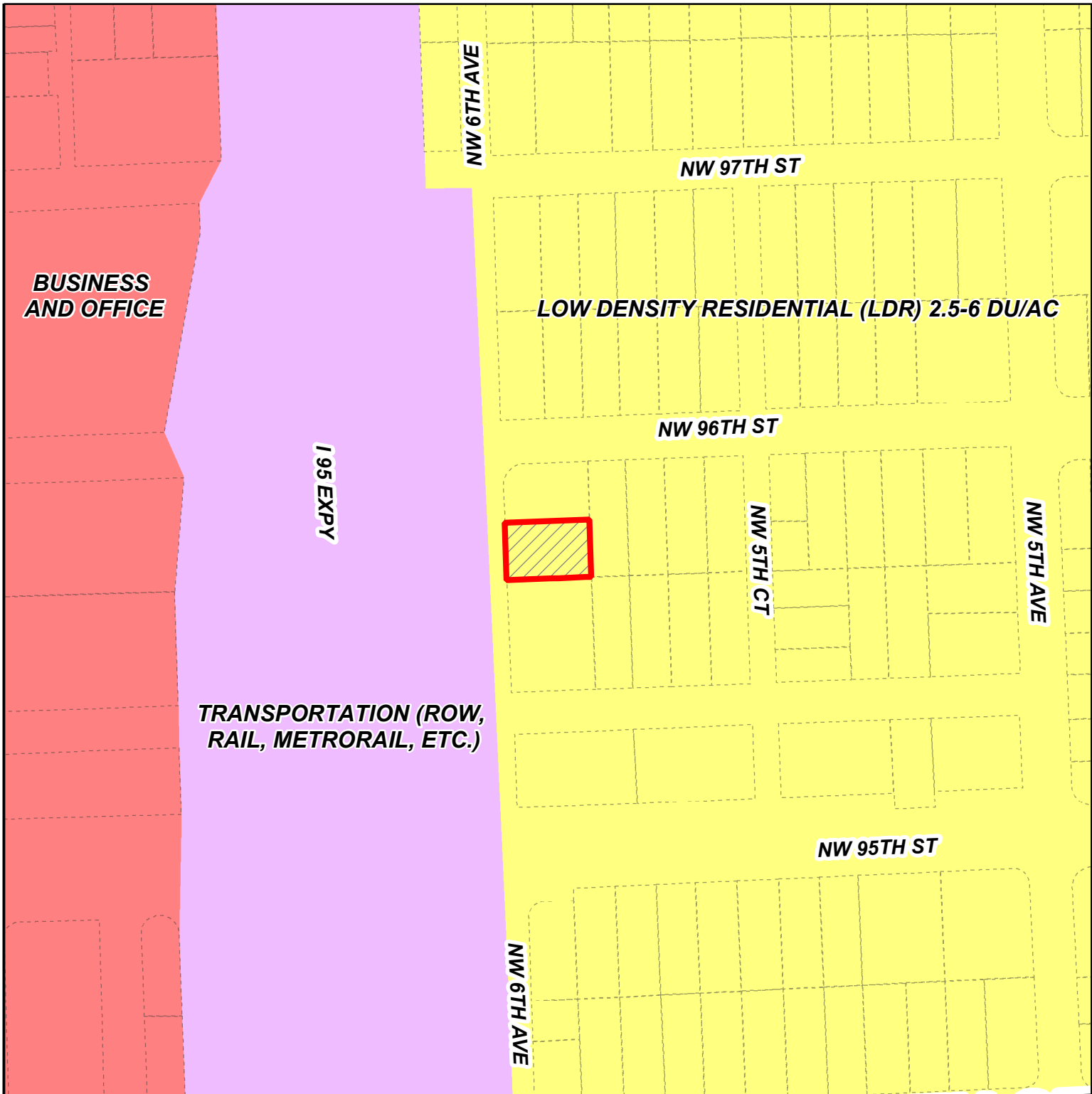
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



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REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000412

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Legend

 Subject Property Case



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