

**RESOLUTION NO. CZAB14-10-24**

*WHEREAS*, **LARRY CINTRA** applied for the following:

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District to IU-1, Industrial Light Manufacturing district.
- (2) NON-USE VARIANCE to permit 2 parking spaces (330 spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Truck Depo Site Plan", as prepared by Valle & Valle & Partners, dated stamped received 9/17/24, consisting of 1 sheet and sheet and "Truck Depo Landscape Plan", as prepared by TKC Landscape Architecture, dated stamped received 7/16/24, consisting of 2 sheets for a total of 3 sheets. Plan may be modified at Public Hearing.

**SUBJECT PROPERTY:**

PORTION OF THE NE 1/4 SECTION OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LAYING AND BEING IN MIAMI DADE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF THE SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST OF THE MIAMI DADE COUNTY; THENCE S00°30'49"E ALONG THE WEST LINE OF THE W 1/4 OF THE SE 1/4 OF THE NE 1/4 OF THE SAID SECTION 23 DISTANCE OF 13.22 TO THE POINT OF BEGINNING; THENCE CONTINUE S00°30'49"E ALONG THE AFOREMENTIONED LINE 324.65' TO A POINT IN THE SOUTHWEST CORNER OF THE PARCEL "A" AS PER MIAMI DADE COUNTY OFFICIAL RECORDS BOOK 425/ PAGE 1707 PARCEL FOLIO 30-6923-000-0201; THENCE N89°10'52"E A DISTANCE OF 671.11' TO A POINT IN THE SE CORNER OF THE MENTIONED PARCEL "A"; THENCE N00°36'45"W ALONG THE EAST PROPERTY LINE OF THE PARCEL "A" A DISTANCE OF 324.72' TO A POINT; THENCE S89°10'29"W A DISTANCE OF 670.55' TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 217,807.37 SF; 5 ACRES.

LOCATION: 23505 SW 132 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

*WHEREAS*, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

*WHEREAS*, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to IU-1, Industrial Light Manufacturing District (Request #1) would be consistent with the Comprehensive Development Master Plan and would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and

*WHEREAS*, the requested NON-USE VARIANCE to permit 2 parking spaces (330 spaces required) (Request #2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

*WHEREAS*, a motion to approve the application (Requests #1 and #2) was offered by Stanley Thompkins, seconded by Wilbur Bell, and upon a poll of the members present, the vote was as follows:

|                 |     |                   |     |
|-----------------|-----|-------------------|-----|
| Wilbur Bell     | aye | Stanley Thompkins | aye |
| Lucia Echauri   | aye | Alicia Arellano   | nay |
| Curtis Lawrence | aye |                   |     |

*NOW THEREFORE BE IT RESOLVED* by the Miami-Dade County Community Zoning Appeals Board 14 that the requested DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to IU-1, Industrial Light Manufacturing District (Request #1) be and the same is hereby approved and said property is hereby zoned accordingly.

*BE IT FURTHER RESOLVED* that the requested NON-USE VARIANCE to permit 2 parking spaces (330 spaces required) (Request #2) be and the same is hereby approved, subject to the following conditions:

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 "Truck Depo Site Plan ", as prepared by Valle Valle & Partners, dated stamped received 9/17/24, consisting of 1 sheet and "Truck Depo Landscape Plan", as prepared by TKC Landscape Architecture, dated stamp received 7/16/24, consisting of 2 sheets for a total of 3 sheets.
3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the applicants obtain a Certificate of Use for the commercial parking lot use from the Department of Regulatory and Economic Resources upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the use be established and maintained in accordance with the approved plan.
6. That the new 6' high cbs wall/fence proposed along the rear and both interior side property lines be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence that is 6' high, or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management (DERM) of Regulatory and Economic Resources as indicated in the memorandum dated November 12, 2024.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum dated August 8, 2024.

*BE IT FURTHER RESOLVED*, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources in accordance with the terms and conditions of this resolution.

*PASSED AND ADOPTED this 12<sup>th</sup> day of December, 2024.*

Ja.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Jonathan Alvear, as Deputy Clerk for the Miami-Dade County Department of Regulatory and Economic Resources as designated by the Director of the Miami-Dade County Department of Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-10-24 adopted by said Community Zoning Appeals Board at its meeting held on the 12<sup>th</sup> day of December, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 14<sup>th</sup> day of January, 2025.



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Jonathan Alvear, Deputy Clerk (406742)  
Miami-Dade Department of Regulatory and Economic  
Resources



SEAL



**Department of Regulatory and Economic Resources**

Development Services Division  
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January 14, 2025

Larry Cintra  
c/o Elinette Ruiz Diaz de la Portilla  
600 Brickell Avenue Unit:3500  
Miami, FL 33131

Re: Hearing No. 23-313  
Location: 23505 SW 132 Avenue, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB14-10-24, adopted by the Community Zoning Appeals Board 14, which approved your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. Failure to comply with stipulated conditions, if any, will result in the immediate issuance of a civil violation notice for each condition violated. Each notice issued may require payment of a daily monetary fine.

If stipulated in the resolution that building permits and/or use, occupancy or completion certificates will be required, please note that permits must be obtained, and final inspection approvals received for construction work done or required prior to issuance of the applicable certificates(s) pursuant to Section 33-8 of the Zoning Code. Payment of certificates may be subject to annual renewal by this Department. Application for required permits and/or certificates related to use, occupancy or completion should be made with this Department as appropriate. At time of permit application, you must provide a copy of this resolution.

Please note that any aggrieved party may appeal the Board's decision to the Board of County Commissioners, within 14 days from the date of posting on the 11th floor of the Stephen P. Clark Building, 111 N.W. 1st Street, Miami, FL 33128. The date of posting is December 16, 2024. In the event an appeal is filed, any action undertaken during the appeal period is at the applicant's risk.

The County Attorney is not permitted to accept official service of process.

Sincerely,

A handwritten signature in blue ink, appearing to read "JA", is written over a light blue horizontal line.

Jonathan Alvear  
Deputy Clerk

Enclosure