

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

### **RESOLUTION NO. Z-11-25**

*WHEREAS, PM2 GROUP, LLC AND HOMESTEAD MB PARTNERS, LLC., applied to Community Zoning Appeals Board 14 for the following:*

- (1) DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District, to RU-1M(b), Modified Single-Family Residential District.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (60' required) and to have access to a public street by means of a private drives.

**SUBJECT PROPERTY:** Property 1:

The north  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ , less the north 35 feet and less the east 25 feet and less the area bounded by the south line of the north 35 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said section 11 and bounded by the west line of the east 25 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said section 11 and bounded by a 25 foot radius arc concave to the southwest said arc being tangent to both of the last described lines, in section 11, township 57 south, range 38 east, lying and being in Miami-Dade County, Florida.

AND

The south  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ , less the east 25 feet thereof, in section 11, township 57 south, range 38 east, lying and being in Miami-Dade County, Florida.

Locally known as 18900 Southwest 304 street, Homestead, Homestead FL 33030.

Property 2:

The north  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ , less the north 35 feet and less the east 25 feet and less the area bounded by the south line of the north 35 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said section 11 and bounded by the west line of the east 25 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said section 11 and bounded by a 25 foot radius arc concave to the southwest said arc being tangent to both of the last described lines, in section 11, township 57 south, range 38 east, lying and being in Miami-Dade County, Florida.

AND

The South 1/2 of the northeast 1/4 of the northwest 1/4 of the southeast 1/4, less the east 25 feet thereof, in section 11, township 57 south, range 38 east, lying and being in Miami-Dade County, Florida.

Locally known as 18900 Southwest 304 street, Homestead, Homestead FL 33030.

LOCATION: 18900 SW 304 Street and 30450 SW 189 Avenue, Miami-Dade County, Florida.

*WHEREAS*, a public hearing of Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 14 that the requested DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District, to RU-1M(b), Modified Single-Family Residential District (Request #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (60' required) and to have access to a public street by means of a private drives (Request #2) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and said application was denied without prejudice by Resolution No. CZAB14-4-24, and

*WHEREAS, PM2 GROUP, LLC AND HOMESTEAD MB PARTNERS, LLC appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners for the following:*

- (1) DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District, to RU-1M(b), Modified Single-Family Residential District.

(2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (60' required) and to have access to a public street by means of a private drives.

SUBJECT PROPERTY: Property 1:

The north  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ , less the north 35 feet and less the east 25 feet and less the area bounded by the south line of the north 35 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said section 11 and bounded by the west line of the east 25 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said section 11 and bounded by a 25 foot radius arc concave to the southwest said arc being tangent to both of the last described lines, in section 11, township 57 south, range 38 east, lying and being in Miami-Dade County, Florida.

AND

The south  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ , less the east 25 feet thereof, in section 11, township 57 south, range 38 east, lying and being in Miami-Dade County, Florida.

Locally known as 18900 Southwest 304 street, Homestead, Homestead FL 33030.

Property 2:

The north  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ , less the north 35 feet and less the east 25 feet and less the area bounded by the south line of the north 35 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said section 11 and bounded by the west line of the east 25 feet of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  of said section 11 and bounded by a 25 foot radius arc concave to the southwest said arc being tangent to both of the last described lines, in section 11, township 57 south, range 38 east, lying and being in Miami-Dade County, Florida.

AND

The South  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$ , less the east 25 feet thereof, in section 11, township 57 south, range 38 east, lying and being in Miami-Dade County, Florida.

Locally known as 30450 Southwest 189th avenue, Homestead, FL 33030.

LOCATION: 18900 SW 304 Street and 30450 SW 189 Avenue, Miami-Dade County, Florida.

*WHEREAS*, a public hearing of the Board of County Commissioners 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 it was noted that the

applicant had requested to amend the requested District Boundary Change to RU-1 Single-Family Residential District (minimum 7,500 sq. ft. lots) in lieu of the requested RU-1m(b) Modified Single-Family Residential District (minimum 6,000 sq. ft. lots), and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. That the foregoing recitals are incorporated as if fully set forth herein.
2. Any residential development on the Property shall not exceed the maximum permissible density allowed by the Miami-Dade County Comprehensive Plan.

*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*, after reviewing the record and decision of the Community Zoning Appeals Board 14 and after having given an opportunity for interested parties to be heard, it is the opinion of the Board of County Commissioners, Miami-Dade County, Florida, that that the grounds and reasons alleged by the appellants specified in the appeal were sufficient to merit a reversal of the ruling made by the Community Zoning Appeals Board in Resolution No. CZAB14-4-24 and that the appeal should be approved and the decision of Community Zoning Appeals Board 14 should be overruled

*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 EU-M, Estate Modified District, to RU-1 Single-Family Residential District in lieu of the requested RU-1m(b) Modified Single-Family Residential 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 of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (60' required) and to have access to a public street by means of a private drives (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 should be approved, and

*WHEREAS*, a motion to grant the appeal, approved the application as modified (Request #1 and #2) and overrule the decision of Community Zoning Appeals Board 14 was offered by Commissioner Danielle Cohen Higgins, seconded by Commissioner Oliver G. Gilbert, III, and upon a poll of the members present the vote was as follows:

Marleine Bastien	aye	Roberto J. Gonzalez	aye
Juan Carlos Bermudez	absent	Keon Hardemon	absent
Kevin Marino Cabrera	aye	Eileen Higgins	aye
Danielle Cohen Higgins	aye	Kionne L. McGhee	absent
Sen. Rene Garcia	absent	Raquel A. Regalado	aye
Oliver G. Gilbert, III	aye	Mickey Steinberg	aye
Anthony Rodriguez aye			

*NOW THEREFORE BE IT RESOLVED* by the Board of County Commissioners, Miami-Dade County, Florida, that the appeal be and the same is hereby approved and the decision of Community Zoning Appeals Board 14 is overruled.

*BE IT FURTHER RESOLVED* that Resolution No. CZAB14-4-24 is hereby null and void.

*BE IT FURTHER RESOLVED* that the requested DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District as modified to RU-1 Single-Family Residential 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 of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to permit lots with 0' frontage (60' required) and to have access to a public street by means of a private drives (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, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Lot layout plan", preparer unknown, consisting of 1 sheet dated stamped received 1/3/25.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Review Section, as contained in its memorandum dated February 18, 2025.
5. That the applicants comply with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) of the Department of Regulatory and Economic Resources as contained in its memorandum dated February 10, 2025.

*BE IT FURTHER RESOLVED* that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

*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 maps and records of the Miami-Dade County Department of Regulatory and Economic Resources and to issue all permits in accordance with the terms and conditions of this resolution.

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this 20<sup>th</sup> day of February, 2025, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

cl.

JUAN FERNANDEZ-BARQUIN  
Clerk of the Court and Comptroller  
Board of County Commissioners  
Miami-Dade County, Florida

BASIA PRUNA  
By \_\_\_\_\_  
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 19<sup>TH</sup> DAY OF MARCH, 2025.

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

I, Claudia Luna, 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 Regulatory and Economic Resources and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-11-25 adopted by said Board of County Commissioners at its meeting held on the 20<sup>th</sup> day of February, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 19<sup>th</sup> day of March, 2025.



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Claudia Luna, Deputy Clerk (160446)  
Miami-Dade County Department of Regulatory and Economic  
Resources

SEAL





**Department of Regulatory and Economic Resources**

Development Services Division  
111 NW 1st Street • Suite 1110  
Miami, Florida 33128-1902  
T 305-375-2640  
[www.miamidade.gov/economy](http://www.miamidade.gov/economy)

March 19, 2025

PM2 Group LLC and Homestead MB Partners, LLC  
c/o Michael Yanopoulos  
200 S. Biscayne Blvd., Suite 300  
Miami, FL 33131

Re: Hearing No. 24-029  
Location: 18900 SW 304 Street and 30450 SW 189 Avenue, Miami-Dade County, Florida.

Dear Applicant:

Enclosed herewith is Resolution No. Z-11-25, adopted by the Board of County Commissioners which approved your appeal and reversed the decision of Community Zoning Appeals Board 14 on the above-described property. Please note the conditions under which said approval was granted, since failure to comply with stipulated conditions, if any, will result in the issuance of civil violation notices requiring payment of daily fines.

If stipulated in the resolution that building permits and/or use, occupancy or completion certifies 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 certifies(s) pursuant to Section 33-8 of the Zoning Code. Payment of certifies may be subject to annual renewal by this Department. Application for required permits and/or certifies may be subject to annual renewal by this Department. Application for required permits and/or certifies 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.

The Board's decision may be appealed by an aggrieved party to Circuit Court within 30 days of the date of transmittal of the resolution to the Clerk of the County Commission. The transmittal date is March 19, 2025. In the event an appeal is filed, any building permit sought shall be at the risk of the party seeking said permit. Copies of any court filings concerning this matter should be served upon both my office and:

Geri Bonzon- Keenan,  
County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2811  
Miami, Florida 33128-1993

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

Sincerely,

  
Claudia Luna  
Deputy Clerk  
Enclosure