

MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD 14

Will hold a public hearing on the following zoning applications on **November 18, 2026, at 6:30p.m.** at **William F. Dickinson Community Center, 1601 N. Krome Avenue, Homestead, FL**

THIS IS AN IN-PERSON MEETING

APPLICANT: MASJID UL MUMINEEN INC Z2023000185

The application seeks to allow a proposed cemetery on the subject property.

SPECIAL EXCEPTION to permit a cemetery.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Cemetery" as prepared by Charles C. Mitchell, P.E., consisting of four (4) sheets dated stamped received 10/9/25 and plans entitled "Proposed Cemetery" as prepared by Jorge Crespo P.E. consisting of five (5) sheets dated stamped received 10/9/25 for a total of nine (9) sheets. Plans may be modified at public hearing.

LOCATION: Located at the Southeast corner of SW 256 Street and SW 152 Avenue, Miami-Dade County, FL

SIZE OF PROPERTY: 7.15 Acres

APPLICANT: VICTOR M. SIFUENTES Z2025000116

The application is to allow two utility shed structures to be located on the subject property where only one is permitted by Code. Additionally, the application seeks to allow shed #1 to be located closer to the rear property line, and to have a larger building area than permitted by Code. The application also seeks to allow the accessory structures to cover more area of the rear yard than permitted by Code.

- (1) **NON-USE VARIANCE** to permit two (2) existing detached utility sheds on the subject property (maximum 1 utility shed permitted for a single-family residence).
- (2) **NON-USE VARIANCE** to permit the existing detached utility shed #1 with open storage structure to setback 2.4' (7.5' required) from the rear (north) property line.
- (3) **NON-USE VARIANCE** to permit the existing detached utility shed #1 with open storage structure totaling 3,318 sq. ft. (400 sq. ft. maximum permitted).
- (4) **NON-USE VARIANCE** to permit a rear yard coverage of 11.83% (5% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Victor Manuel Sifuentes", as prepared by Emiliano Orozco, P.E., dated stamped received 06/30/2026 consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 21535 SW 248 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.25 Acres

APPLICANT: PETER AND NATALIE HEW Z2026000004

The application is to request a District Boundary Change from AU (Agricultural District - 1 residence per 5 acres) to EU-1 (Single-Family One Acre Estates District). Alternatively, the application is to permit three (3) proposed residential lots with less lot area than required, and for one (1) of the proposed lots to have less lot frontage than required by Code.

- (1) **DISTRICT BOUNDARY CHANGE** from AU (Agricultural District) to EU-1 (Single-Family One Acre Estates District).

OR IN THE ALTERNATIVE:

- (2) **NON-USE VARIANCE** to permit three (3) proposed residential lots to have lot areas varying from ± 1.0 to ± 2.51 -gross acres (minimum 5-gross acres required).
- (3) **NON-USE VARIANCE** to permit lot #1 with a lot frontage of 149.85' (minimum 200' required).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Peter and Natalie Hew Lots - Entire Site", as prepared by Manuel G. Vera & Associates, Inc., dated stamped received 06/25/2026, consisting of a of one (1) sheet. Plans may be modified at public hearing.

LOCATION: Lying on the SE corner of SW 264 Street (Bauer Dr) and SW 202 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: ± 5.9 - gross (± 4.99 -net) Acres

This is an in-person meeting. Visit our website at:

<https://www.miamidade.gov/zoning/community-council-14.asp>