

Our Team Working Together

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# JAVIER L. VAZQUEZ

## Partner

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Javi Vazquez concentrates his practice in the areas of zoning, land use and general governmental regulation. Focusing his practice in the public hearings arena, Javi has represented numerous property owners with their approvals.

In addition to public hearings, Javi has a vast amount of experience seeking administrative approvals for clients in South Florida. Early in his career, Javi worked in the political arena for local and federal elected officials, including United States Senator Connie Mack.

## Education

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J.D., *cum laude*, University of Miami School of Law  
B.S., Florida International University

## Bar Admissions

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Florida

## Practice Teams

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Government and Regulatory

## Practice Areas

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Government Permitting & Licensing  
Land Use & Zoning  
Infrastructure Projects  
Urban Redevelopment

## Foreign Languages

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- Spanish

## Representative Matters

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- Successfully obtained approval of a 23-story mixed-use building on a 1.09-acre site at 2040 NE 163rd Street in North Miami Beach on behalf of client 2040 Investments. The new building will total 572,456 square feet, with 334 apartments in 272,660 square feet, 30 hotel rooms in 11,646 square feet, 7,328 square feet of retail, and a 410-space parking garage, including 13 electric vehicle charging stations. The hotel rooms would line the front of the seven-story parking garage. Amenities would include a pool deck with a turf surface atop the parking garage, a fitness room and a game room. There would be 144 one-bedroom units, 162 two-bedroom units, and 28 three-bedroom units.
- Representing one of the largest home builders in the U.S. in the conversion, rehabilitation, and redevelopment of land previously used for agriculture, which included a chemical/pesticide mixing shed and is bordered by a salvage yard, for residential use; working with the environmental engineer to assess a varied set of environmental impacts to this site; working closely with the County, both environmental technical staff and the legal department, to bring the site conditions within allowable levels then restrict the site with institutional/engineering controls to prevent human exposure to any remaining contaminants.
- Secured on unanimous vote by the City Council for Florida City approving an ordinance granting rezoning to approximately 18 acres located on Palm Drive and Krome Avenue, paving the way for the development of Ocean Gate Village, the first TOD in Florida City on behalf of client, Cordial Holdings LLC and the Carricart family; decision arrived following months of working with the Town Planner in the writing of the development standards for this first of its kind Transit-Oriented Development. The proposed development calls for 252 garden style apartments, 136,168 square feet of commercial space, and a one-acre park.
- Successfully represented Mater Academy Charter School before the Hialeah City Council in obtaining approval of a conditional use permit to allow a K-12 charter school with 2,950 students at the world famous Hialeah Park.
- Successfully represented client in securing Miami Dade County Commission approval of the South Miami Dade Farmers application for the development of a mixed use project which includes 321 multi-family units to be built among six three-story buildings with a mix of one, two and three-bedroom units plus recreational amenities, all in keeping with the Miami Dade County SMART Plan regulations established by the county commission in 2016.
- Successfully represented J. Milton & Associates in securing a unanimous approval by the Dania Beach City Commission to modify a previously approved site plan that allows for the construction of a 13-story apartment building with 381 residential units. The representation spanned 7 months and included meetings with city planners, Design Review Committee, community residents, and a public hearing before the City Commission.
- Successfully represented The Car Factory with the passage of an ordinance approving a Development Agreement for the vacation and closure of a public alley traversing the client's property. This representation, which lasted over 18 months, included complex negotiations with the Miami City Manager, the City of Miami Fire Department and the City's Department of Real Estate and Asset Management. Final adoption by the Miami City Commission was unanimous.
- Successfully represented Violet Capital LLC in securing unanimous approval by the Miami-Dade County Commission for the rezoning of a 5.2 acre parcel in SW Dade to allow for the construction of up to 468 apartments and be known as the Leisure City Urban Center District.

- Successfully represented Bauer Parc South LLC in securing unanimous approval by the Miami Dade County Commission for an amendment to the Regulating Plan of the Naranja Community Urban Center District to allow for the construction of over 450 residential units on a 20 acre parcel located in Miami Dade County.
- Successfully represented two unrelated developers seeking a Special Use Permit (“SUP”) to extend the regulations of the City of Hialeah Neighborhood Business District (“NBD”) which are intended to promote redevelopment in prominent but blighted areas of the City that are in imminent need of renovation: o construction of a mixed-use development on a 7.6 acre site which will include retail uses and 212 rental residential dwellings (please read *The Real Deal* article); and construction of a mixed-use development on a 5.92-acre site which will include 15,900 square feet of retail, 145,000 square feet of self-storage space and 413 rental apartments with numerous amenities including a gym, swimming pools and internal walkways and gardens.
- Successfully represented CK Privé Group in its joint venture to redevelop the Dean’s Gold adult entertainment club site in North Miami Beach as a mixed-use project. Plans for the redevelopment, now called Uptown Biscayne, include 245 rental apartments, 35,000 square feet of office space and 170,000 feet of retail space. Please read *South Florida Business Journal* article.
- Successfully represented The Biltmore Hotel in negotiating and finalizing an agreement with the City of Coral Gables that calls for a significant offset / reimbursement of rent payments based on capital improvements made for the maintenance and restoration of the iconic structure.
- Successfully represented Princeton 248, LLC, in the approval of an Administrative Site Plan Approval (“ASPR”) application for 142 apartments and a clubhouse in the Princeton Community Urban Center District of Miami-Dade County.
- Successfully represented Comar Ventures in Miami Lakes by obtaining a 6-1 vote from the Miami Lakes Town Council on a highly controversial Settlement Agreement, which included a final plat and site plan approval; approval of the settlement agreement paved the way for the client’s ability to construct 4 single-family homes in the Loch Ness community of Miami Lakes.
- Successfully represented Sedanos Supermarkets on a contentious Land Use Map amendment and rezoning for the development and operation of a Sedanos Store in the Allapattah community. The application had significant opposition from immediately impacted residential neighbors and was ultimately approved unanimously.
- Successfully represented related clients before the Miami-Dade Community Zoning Appeals Board for Area 2 in the approval height variances for two significant mixed use developments in the Aventura/West Dixie Highway area.
- Successfully represented Sports Leadership and Management Academy (“SLAM”) by obtaining a 6-1 vote from the North Miami Beach City Council approving an unsolicited proposal for the opening and operation of a charter school at Allen Park in NMB.
- Successfully represented Mount Sinai Medical Center before the Hialeah City Council, which granted approval of a Rezoning and Conditional Use Permit to permit a 3-story, state of the art, free-standing emergency department/medical office facility.
- Successfully represented Palmcorp Development Group, a residential developer in Miami Dade County, in the rezoning of approximately 50 acres for the development of estate density residential development. Also negotiated a Settlement Agreement with opposing neighbors who appealed the rezoning approvals. The settlement cleared the way for Palmcorp to build 117 single family homes.
- Obtained unanimous approval from the City of West Miami for a Special Use Permit and Site Plan Approval, for the construction of a multi-family development to be built by our client, Vendome LLC which will consist

of 30 residential units.

- Secured unanimous approval from the Miami-Dade Community Zoning Appeals Board for Area 14, for the rezoning of approximately 20 acres in South Miami Dade County from Agricultural to Modified Estate Density, for the development of 46 single family homes.
- Secured unanimous approval from the Community Zoning Appeals Board, for a rezoning application involving approximately 4.2 acres in SW Miami-Dade for our client, AB at Hidden Lakes. The resolution approving the application also granted site plan approval for the development of 42 townhomes on the subject property.
- Successfully represented Youth Co-op in obtaining the necessary zoning approvals for the opening of a 1300-student charter school in Hialeah.
- Represented Liebherr Nenzing before the Hialeah Gardens City Council in obtaining the necessary land use and zoning approvals for the construction of their corporate headquarters in Miami-Dade County.
- Represented FHP Tectonics Corp in a highly contentious bid protest and obtained unanimous Commission approval involving a large City of Miami project for the construction of a park and promenade in Downtown Miami's Bayfront Park.
- Successfully represented Miami Gardens Park LLC regarding zone change application. Obtained unanimous approval by the Miami-Dade Community Zoning Appeals Board for Area 5 for the development of 180 garden-style apartments.
- Represented Florida East Coast Industries, owner of industrial and office properties in South Florida, before the City Council of Hialeah and secured approval of a historic agreement for the development of 504 acres.
- Successfully represented the City of Coral Gables in the writing and adoption of an ordinance providing for standards and an accelerated approval process within the Zoning Code in furtherance of settlement of ongoing disputes and other ongoing governmental proceedings. This ordinance was utilized for the resolution of the trolley depot matter in the City of Coral Gables; said resolution included settlement of the ongoing litigation with Astor Trolley LLC and settlement of the ongoing Title VI complaint before the Federal Transit Authority.
- Successfully represented Soccer Development Group in the unanimous approval of an agreement with the City of North Miami Beach establishing a public/private partnership for the development and operation the Boca Juniors Soccer Academy at Mishcon Park, the first of its kind in Florida.

## Awards & Honors

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- *Greater Miami Chamber of Commerce*, Real Estate Achievers & Leaders Awards 2016 Land Use Attorney Category Finalist.

## Community Activities / Associations

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- Member, Executive Advisory Board Assets Committee, Florida International University (2024)
- Board Member, SebastianStrong (2019)
- Board Member, Greater Miami Chamber of Commerce
  - Real Estate Committee, Chair (2014-2015)
- Former Board Member, Miami-Dade Expressway Authority (MDX) (2014-2017)

## In the News

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Daily Business Review Quotes Javi Vazquez in, "Florida's Legislature Tweaks Affordable Housing Law After Pushback, Helping Developers Feel More Secure"  
March 12, 2024

The Real Deal Quotes Javi Vazquez in, "'Beneficial to Developers': Florida Legislature Approves Tweaks to Live Local Act"

February 28, 2024

Bisnow Cites Javi Vazquez in, "Developer Proposes 120K SF Office With Studio Apartments in Aventura"

January 25, 2024

Bisnow Features Javi Vazquez in, "Lawmakers Mull Major Changes to Landmark Live Local Act"

January 10, 2024

The Real Deal Quotes Marc Stephen Shuster and Javi Vazquez in "Playing with the House's Money: How buyers, sellers are closing deals."

November 16, 2023

South Florida Business Journal Quotes Javi Vazquez in, "Livin' La Vida Local"

June 8, 2023

South Florida Business Journal Quotes Javi Vazquez in, "Zinn Automotive plans new dealership in Miami-Dade County"

May 25, 2023

South Florida Business Journal Quotes Javi Vazquez in, "Hialeah to consider 4 big development projects this week"

April 12, 2023

South Florida Business Journal Quotes Javi Vazquez in, "Legacy Residential plans 2nd apartment complex near Miami airport"

February 6, 2023

South Florida Business Journal Quotes Javi Vazquez in, "Property in Goulds neighborhood could be replaced with garden-style apartments"

January 24, 2023

South Florida Business Journal Quotes Javi Vazquez in, "Dania Beach Approves 13-Story Apartment Project."

September 29, 2022

South Florida Business Journal Quotes Javi Vazquez in "Hialeah assisted living facility could be redeveloped, expanded"

September 12, 2022

South Florida Business & Wealth Features Dawn Meyers and Javi Vazquez in, "How to Take Advantage of Federal Infrastructure Funds"

August 31, 2022

Berger Singerman Survey Reveals Florida Businesses Have Significant Doubts About Infrastructure Bill

August 4, 2022

South Florida Business Journal Quotes Javi Vazquez in, "Apartments, commercial space proposed in Florida City"

April 11, 2022

South Florida Business Journal Quotes Javi Vazquez in, "Not Too Far: Homestead now a hotbed of development"

February 11, 2022

South Florida Business Journal Mentions Javi Vazquez in, "North Miami Beach to consider 23-story residential/hotel tower"

December 11, 2021

Construction Review Online Quotes Javi Vazquez in, "Phase I of the Hialeah Park redevelopment project will soon begin"

September 19, 2021

The Real Deal Quotes Javi Vazquez in, Rolling the dice: Charter school, apartments planned for Hialeah Park racetrack and casino property"

August 29, 2021

The Real Deal Quotes Javi Vazquez in, "Miami-Dade rezoning paves way for 321-unit multifamily project in Homestead"

February 23, 2021

South Florida Business Journal Quotes Javi Vazquez in, "Miami-Dade Commission approves 321-unit apartment project"

February 19, 2021

South Florida Business Journal Quotes Javi Vazquez in, "Mixed-use project slated for Homestead"

February 10, 2021

South Florida Business Journal Quotes Javi Vazquez in, "Office, hotel, retail project Gateway proposed near Aventura Mall"

September 29, 2020

South Florida Business Journal Quotes Javi Vazquez in "Violet Capital proposes apartments, commercial near Homestead"

August 19, 2020

Javi Vazquez weighs in on the impact the pandemic has had on commercial zoning in a video published by South Florida Business Journal

July 28, 2020

South Florida Business Journal Quotes Javi Vazquez in "Popular Bank to relocate Florida HQ to new office building"

July 12, 2020

South Florida Business Journal Quotes Javi Vazquez in "Coronavirus Slows Development Pipeline, but Not Construction"

March 23, 2020

South Florida Business Review Quotes Javi Vazquez in "South Florida Builders Active, But Pipeline Stalls Amid Coronavirus"

March 18, 2020

South Florida Business Journal Quotes Javi Vazquez in "City Approves Redevelopment of Industrial Site Into Apartments"

December 12, 2019

South Florida Business Journal Quotes Javi Vazquez in "Developer Proposes 8-story Apartment Complex in Miami-Dade"

December 9, 2019

Industrial Site in South Florida Could be Rezoned for Multifamily

December 2, 2019

Dania Beach City Approves Plan for 13-story Apartment Building

November 5, 2019

South Florida Business Journal mentions Javi Vazquez in, "Miami-Dade rezones 5-acre development site for multifamily"

June 6, 2019

South Florida Business Journal quotes Javi Vazquez in, "Developer seeks to increase density of apartment project in Miami-Dade"

November 15, 2018

South Florida Business Journal: Apartment project approved on industrial site near airport in Miami-Dade  
July 4, 2018

The Real Deal Quotes Javier Vazquez in, "Prestige Builders Group seeks rezoning to build 212 apartments in Hialeah"  
June 3, 2018

South Florida Business Journal Quotes Javier Vazquez in "Developer seeks to build apartments in Miami-Dade County by partially filling lake"  
April 1, 2018

South Florida Business Journal: North Miami Beach approves 1M-square-foot mixed-use project Uptown Biscayne  
February 20, 2018

The Real Deal: East 41 mixed-use project in Hialeah scores approval  
December 12, 2017

South Florida Business Journal quotes Javier Vazquez in, "Redevelopment proposed for Hialeah industrial site near train tracks (Renderings)"  
November 27, 2017

South Florida Business Journal: Developer moves forward with mixed-use project, office condo near Aventura  
June 18, 2017

Height Variances Approved for Two Mixed Use Developments in Miami-Dade  
June 14, 2017

Greater Miami Chamber of Commerce Names Javi Vazquez as Finalist in the Land Use Attorney Category for the 2016 REAL Awards  
February 14, 2016

Partner Javi Vazquez Secures Approval from the Community Zoning Appeals Board of South Dade  
January 19, 2016

## Events & Speaking Engagements

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Javi Vazquez, Moderator, "Tech & Real Estate: The City of the Future", Greater Miami Chamber of Commerce 2021 Real Estate Summit  
April 20, 2021

Jeff Margolis, Dawn Meyers and Javi Vazquez, Speakers, "BASF Developers Showcase"  
September 22, 2020

## Doing Business in Florida Blog

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Client Alert - Senate Bill 328: Enhancements to Florida's Live Local Act  
May 17, 2024

Repurposing of Transit Facilities  
June 15, 2021

## Prior Affiliations

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- Javier L. Vazquez, P.A.
- Greenberg Traurig

- United States Senator Connie Mack, Regional Director, South Florida