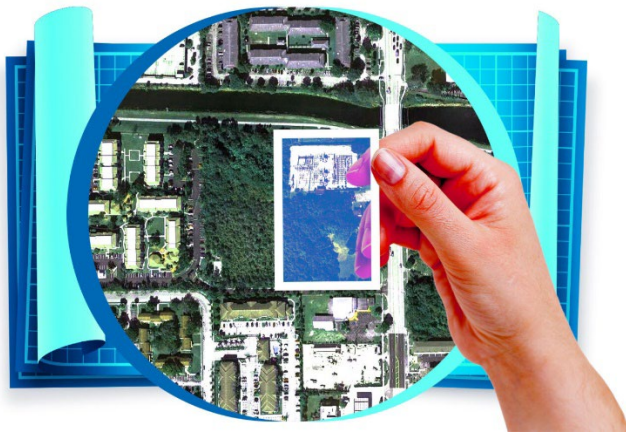


Developer proposes multifamily project in south Miami-Dade's Goulds

Ricadri Group, led by Adriana Guerrero, owns 2.6-acre site



A photo illustration depicting an aerial view of the development site at 21300 and 21320 Southwest 112th Avenue in Miami-Dade County (Getty, Google Maps)

By Lidia Dinkova

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Ricadri Group wants to build a multifamily project in Goulds, marking developers' continued wager on south Miami-Dade County's residential market.

The firm proposes a 93-unit multifamily development on 2.6 acres at 21300 and 21320 Southwest 112th Avenue in unincorporated Miami-Dade, according to an application submitted to the county this month.

Ricadri Group, led by Adriana Guerrero, is asking Miami-Dade officials to provide clarity on the allowable development on the site. The firm argues in its application that because the land is within a half-mile of the busway, the

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site can be developed with 36 to 60 units per acre. That is more than the 25 units per acre allowed under the land's zoning.

Ricadri's plan for 93 units breaks down to nearly 36 units per acre.

Next, the firm plans to submit a zoning hearing application and potentially an administrative site plan review application, according to the filing.

Ricadri paid \$605,000 for the land in two deals in 2017 and 2020, according to property records.

Not much is known about Ricadri. Listing a Doral-based address, the firm has sporadically traded small properties in Miami-Dade. Last year, it sold a 1-acre lot with a single-family home on it at 12685 Southwest 200th Street in south Miami-Dade for \$1.3 million, records show. That followed Ricadri's sale in 2021 of another 1-acre property nearby, at 19875 Southwest 127th Avenue, for \$950,000.

State corporate records show that Adriana Guerrero took over management of the firm from Ricardo Guerrero in 2019.

Adriana Guerrero and the attorney who filed the application on behalf of Ricadri Group didn't immediately return a request for comment.

The firm joins numerous developers who have homed in on [south Miami-Dade](#). The area consists of neighborhoods such as Goulds, Perrine, Princeton, Naranja and Leisure City, as well as Homestead and Florida City municipalities. Part of south Miami-Dade's appeal is its healthy supply of buildable land that comes at a discount compared with prices in the urban core.

Atlantic Pacific Companies plans a [10-story, 124-unit](#) apartment building at 10235 Southwest 186th Street in Perrine. The project would mark the second phase of Atlantic Pacific's Quail Roost Transit Village development.



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In Princeton, AMC Development Group wants to build [four eight-story residential buildings](#) and two garages with 656 spaces at 12501 Southwest 236th Street.

<https://therealdeal.com/miami/2023/06/28/developer-proposes-multifamily-project-in-south-miami-dades-goulds/>

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