

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z25-271

September 24, 2026

Item No. 8C7

Recommendation Summary	
Commission District	3
Applicant	Grey A. Porras Alfaro
Summary of Requests	The applicant seeks to allow existing structures (detached cabana, a detached pergola, an attached storage shed, and a portable hot tub) that are located on the subject property, to setback less than required from the property lines. Additionally, the applicant also seeks to allow these structures to cover a larger area of the rear yard than otherwise permitted by Code.
Location	1180 NE 110 Terrace, Miami-Dade County, Florida.
Property Size	0.16 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

The Board has jurisdiction over this application pursuant to Section 33-314(A)(5) which states "Applications which would normally be heard by a Community Zoning Appeals Board, but which have been postponed due to lack of quorum of the applicable Community Zoning Appeals Board on at least two consecutive occasions. Such jurisdiction by the County Commission shall be at the option of the applicant, and under these circumstances the cost of providing notice of an application before the County Commission shall be borne by the County."

PROCEDURAL HISTORY:

This application was scheduled for the June 4, 2026, and subsequently for the July 16, 2026, meetings of the Community Zoning Appeals Board (CZAB) #7, but could not be heard due to a lack of quorum. The applicant then requested to be heard by the BCC pursuant to Section 33-314(A)(5).

Staff notes that the applicant's requests and staff recommendation remain unchanged from those that were presented for consideration to the CZAB #7.

The public hearing on this item was not held.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing detached cabana to setback 3' (5' required) from the rear (south) property line, and to setback 3.25' (7.5' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE to permit an existing detached pergola to setback 2' (5' required) from the rear (south) property line, and to setback 2' (7.5' required) from the interior side (east) property line.
- (3) NON-USE VARIANCE to permit an existing attached storage shed to setback 3' (5' required) from the interior side (west) property line.
- (4) NON-USE VARIANCE to permit an existing portable hot tub to setback a minimum of 3' (10' required) from the interior side (east) property line.
- (5) NON-USE VARIANCE to permit a rear yard lot coverage of 36.6% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing to Legalize Attached and Detached Structures" as prepared by Grey Porras Alfaro-Owner, dated stamped received 2/26/2026, and consisting of a total of 18 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans depict an existing one (1)-story, 2,033 sq. ft. single-family residence located towards the front of an interior lot. The plans also indicate that there are existing structures (a detached cabana, a detached pergola, an attached storage shed, and a portable hot tub) that are located on the subject property, and towards the rear of the principal residence that are setback less than required from certain property lines such as the rear (south), and both the interior side (east & west) property lines. Additionally, the applicant also seeks to allow these structures to cover a larger area of the rear yard of the lot than otherwise permitted by Code. The submitted plans, photographs, and the County's Geographic Information System (GIS) aerial imagery indicates an existing six (6)-foot-high wood fence located along the rear (south) and interior side (east) property lines, whereas an existing four (4)-foot high chain link fence is located all along the interior side (west) property line.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
Zoning and Existing Use		Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence on a 7,128 sq. ft. interior lot that is zoned RU-1, Single-Family Residential District, and located at 1180 NE 110 Terrace. The surrounding area is characterized by existing single-family residences developed under the same RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant the use and continued maintenance of the existing cabana, pergola, hot tub and attached storage shed, and legalize their encroachment into setback areas, as well as permit a larger rear yard lot coverage. Staff opines that since the rear yard area is enclosed with an existing 6-foot-high wood fence along the rear (south) and interior side (east) property lines, as well as a 4-foot-high chain link fence along the interior side (west) property line, any visual impacts that these structures may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.16-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests sought in the application for reduced setbacks for the existing structures located on the property and for a larger rear yard lot coverage, will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the **Low Density Residential** designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing detached cabana to setback 3' (5' required) from the rear (south) property line and setback 3.25' (7.5' required) from the interior side (west) property line, (request #1); to permit an existing detached pergola to setback 2' (5' required) from the rear (south) property line and to setback 2' (7.5' required) from the interior side (east) property line, (request #2); to permit an existing attached storage shed to setback 3' (5' required) from the interior side (west) property line (request #3); and to permit an existing portable hot tub to setback a minimum of 3' (10' required) from the interior side (east) property line (request #4), and

to permit a rear yard lot coverage of 36.6% (30% maximum permitted) (request #5), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with the detached cabana, pergola, a hot tub, and an attached storage shed structures that are located towards the rear of the subject property. These structures combined also result in a larger rear yard lot coverage area on the property than otherwise permitted by Code. Staff supports these requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicant as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by an existing 6' high wood fence that is located along the rear (south) and interior side (east) property lines, and also by an existing 4' high chain link fence that is located along the interior (west) property line of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the south, east and west of the subject property. Staff recommends as a condition for approval that the said an existing six (6)-foot-high wood fence along the rear (south) and interior side (east) and an existing four (4)-foot high chain link fence along the interior (west) property lines of the subject property be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's review of the surrounding area found a similar approval of the setback requirements for structures. Specifically, the property located on the same block and just west of subject property at 1125 NE 110 Street, was approved under the Administrative Adjustment application #V1992000349, allowing the use and continued maintenance of a bedroom/closet addition, including a covered front patio addition to a single-family residence, approving said additions to setback 21.9' from the front (south) property line where 25' was required by Code. Furthermore, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Code Coordination and Public Hearings Section (RER) memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicate no objections. Furthermore, staff opines that the architectural style and scale of the existing detached cabana, pergola hot tub and attached storage shed are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks and greater rear yard coverage would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff**

recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

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, "Zoning Hearing to Legalize Attached and Detached Structures" as prepared by Grey Porras Alfaro-Owner, dated stamped received 2/26/2026, and consisting of a total of 18 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing six (6)-foot-high wood fence along the rear (south) and interior side (east) and an existing four (4)-foot high chain link fence along the interior (west) property lines of the subject property be maintained as a visual buffer, and that if fence is removed or destroyed, the applicant shall install a cbs wall, opaque fence 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.

ES:JB:SS:JH



Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Grey A. Porras Alfaro
PH: Z25-271

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Platting and Traffic Review Section (RER)	<i>No objection*</i>
RER and Environmental Resources Management (DERM)	<i>No objection</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Historic Preservation	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Low Density Residential (Pg. I-31)	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>					
Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	<i>District</i>	<i>Families</i>	<i>Min. Width</i>	<i>Min. Lot Area (Sq. Ft.)</i>	<i>Max. Lot Coverage (% of Lot Area)</i>	<i>Min. Bldg. Size (Cu. Ft.)</i>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)

ZONING RECOMMENDATION ADDENDUM

Grey A. Porras Alfaro
PH: Z25-271

	RU-1	1	New sub.-75'	7,500	40%	8,500
Sec. 33-50. - Table of setback lines in residential and estate districts.	District/ Families	Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Side Street (Ft.)	
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.—7½'	15	
Sec. 33-20. - Accessory structures and ancillary uses.	(3) Accessory buildings shall not occupy a greater percent of the rear yard area than the following: District Percent EU-M 20 RU-1, RU-1Z, RU-1M(a) & RU-1M(b) 30 RU-2 30 EU-1 5 EU-2 2 BU & IU30					

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

GREY A PORRAS ALFARO

1180 NE 110 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000271

DATE

HEARING NUMBER

FOLIO:

30-2232-001-0130

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 26, 2026

NEIGHBORHOOD REGULATIONS:

Case 20250400443 opened on 9/24/2025 and warning notice W477707 was issued for "FAILURE TO OBTAIN A ZONING IMPROVEMENT PERMIT AS STATED IN 33-8.1, TO WIT: JACUZZI/ HOT TUB INSTALLED AT THE REAR OF THE PROPERTY WITHOUT OBTAINING ZONING IMPROVEMENT PERMIT (ZIP). An extension was granted to correct violation. Case is currently under review for another extension. There are no outstanding fees.

BUILDING SUPPORT REGULATIONS:

Case 20250242262B opened on 9/23/2025 and a Notice of Violation (NOV) was issued for "Failure to obtain required building permit(s) prior to commencing work on: TWO DETACHED ROOFED OPEN STRUCTURES AT THE REAR OF THE PROPERTY AND AN ATTACHED ROOFED STRUCTURE AT THE WEST ELEVATION OF PROPERTY." An NOV extension was granted to correct violation. Case is currently under review for another extension. There are no outstanding fees.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: September 8, 2026

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources (RER)

From: Christine Velazquez, Division Chief -RER

Subject: Z2025000271-2nd Review
Grey A. Alfaro
1180 NE 110th Terrace
Non-Use Variance for setback requirements for the legalization
of a cabana, pergola and portable hot tub within a single-family residence.
(RU-1) (0.163 acres)
32-52-42

Miami Dade County has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Service and Wastewater Disposal

According to RER records, the property is currently connected to the public water owned and operated by the City of North Miami and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application RER staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, all structures being legalized are required to connect to public water and the OSTDS to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "1180 NE 110th Terrace" prepared by Grey Porras Alfaro and dated as received by Miami-Dade County on November 25, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 26, 2026

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: (**UPDATED**) Zoning Application Comments - Grey A. Porras Alfaro
Application No. Z2025000271

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the zoning process.

The subject application is within North Miami's water and sewer service area. At the time of development, the applicant is advised to consult with the respective Utility for any infrastructure that they may have in their service area.

Application Name: Grey A. Porras Alfaro

Location: The proposed project is located on approximately 0.163 acres at 1180 NE 110th Terrace, with Folio No. 30-2232-001-0130, in unincorporated Miami-Dade County.

Proposed Development: As per Letter of Intent submitted November 25, 2025, the Applicant is requesting to legalize a cabana, a Pergola, a Portable Hot Tub, and a shed at the existing single-family residence without the setback required

This project results in a no-net-increase for the water demand.

Water: The proposed development is located within the City of North Miami's water service area, but the water is supplied by WASD. North Miami is a water wholesale customer of WASD. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

For more information on the Water Supply Certification Program please go to:
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to:
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to: <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: September 9, 2026

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000271
Name: Grey A Porrois Alfaro
Location: 1180 NE 110 Terrace
Section 32 Township 52 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has **no objections**.

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 3, Block 2, Plat Book 51, Page 51.

This application does not generate any additional trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: September 11, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2025000271

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to “EnerGov” on 11/06/2026. Single family home.

MDFR’s review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: August 27, 2026

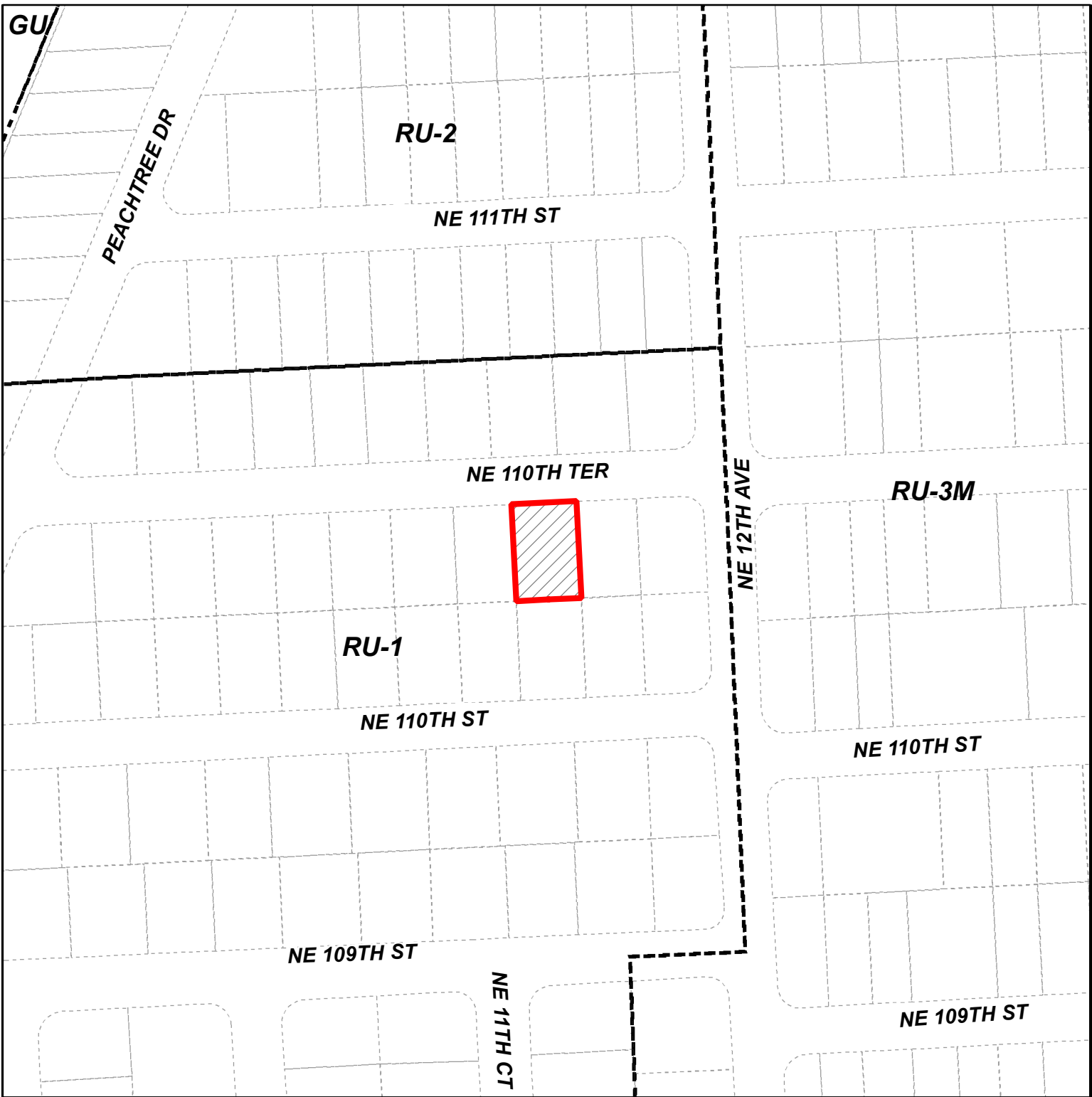
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Z2025-000271 Grey A Porras Alfaro

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000271

Section: 32 Township: 52 Range: 42
Applicant: Grey A Porras Alfaro
Zoning Board: C7
Commission District: 3
Drafter ID: E CESPEDES
Scale: NTS

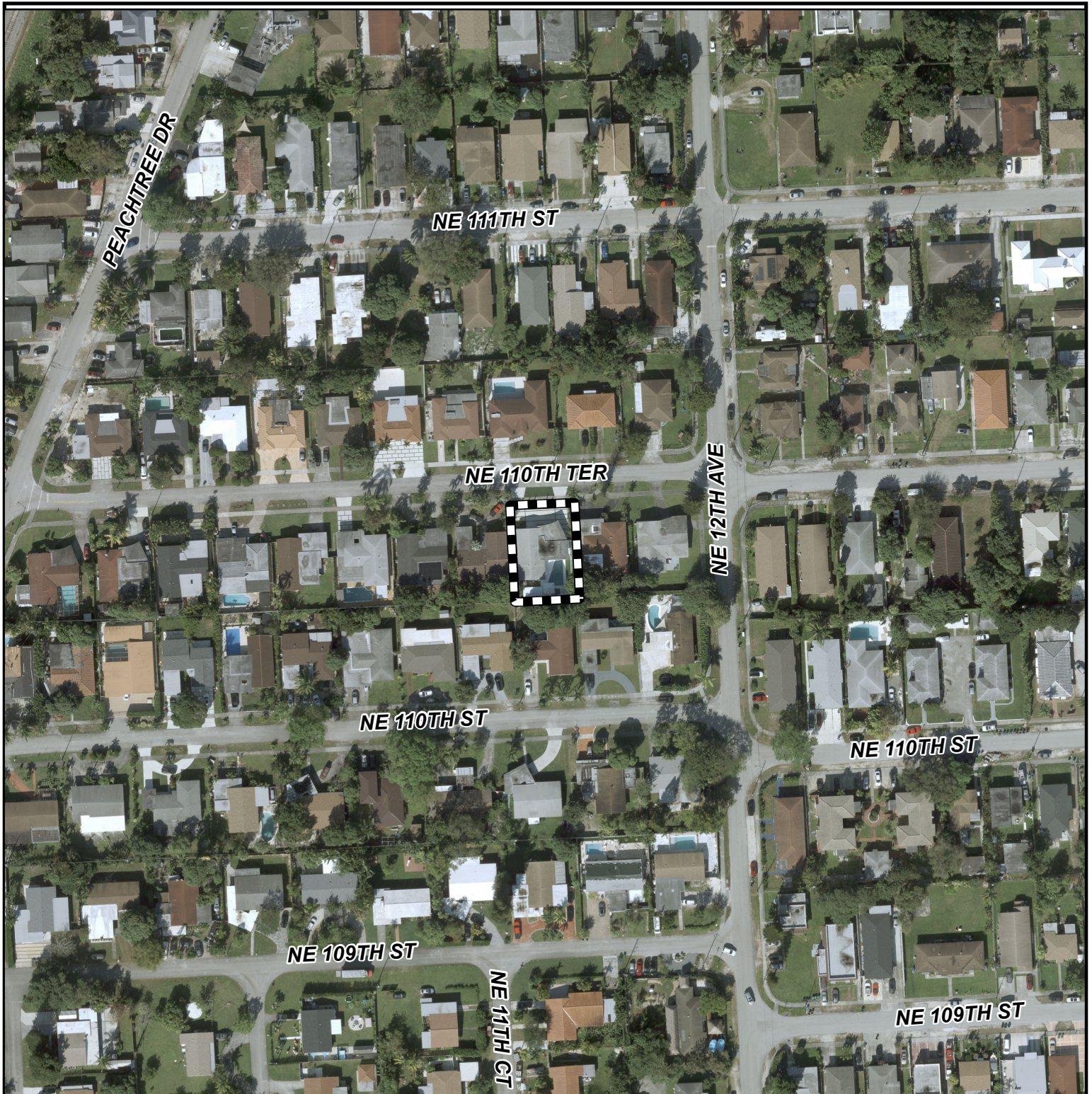
Legend

-  Subject Property Case
 Zoning



SKETCH CREATED ON: Wednesday, December 3, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000271

Legend
 Subject Property

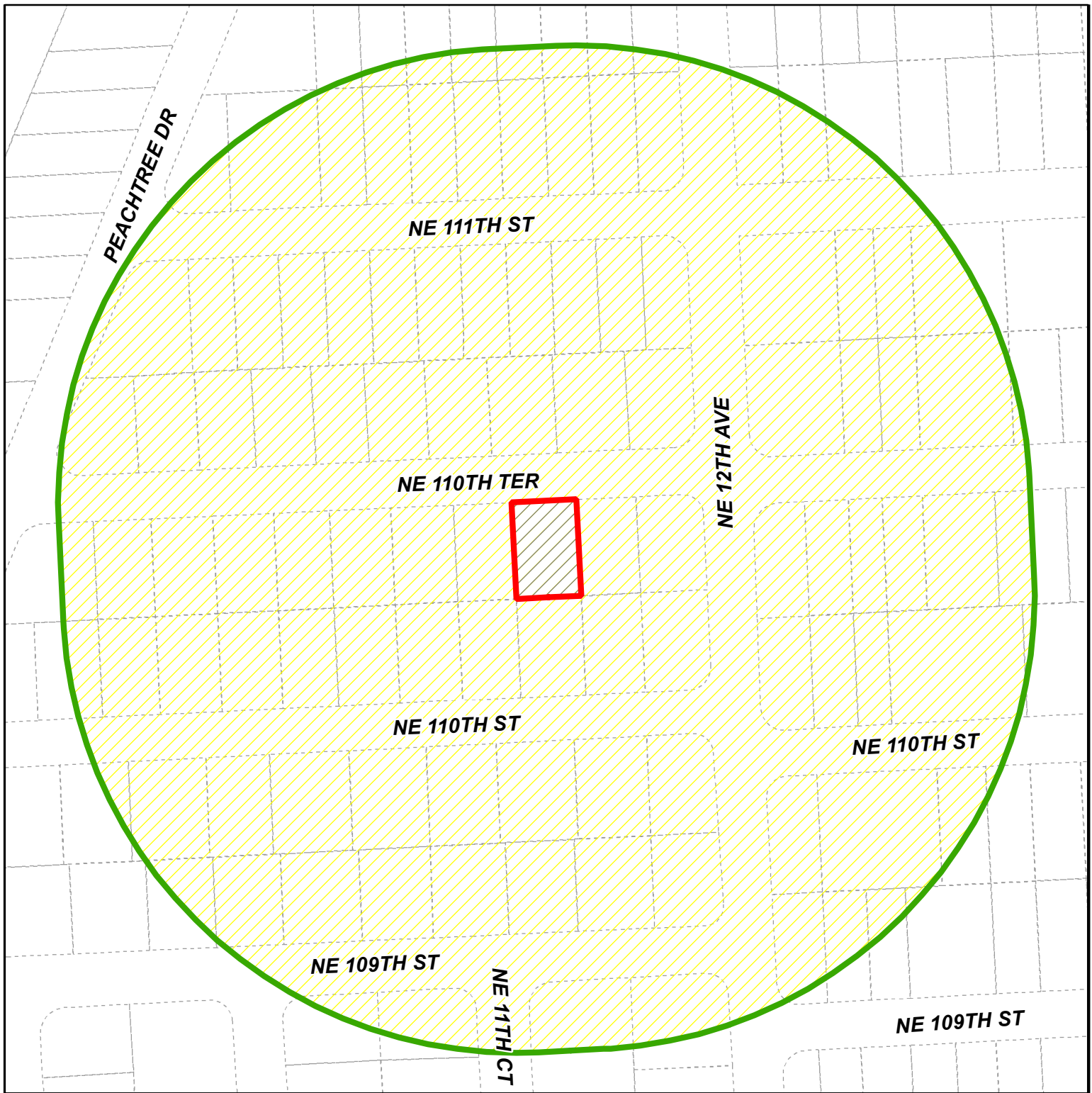


Section: 32 Township: 52 Range: 42
Applicant: Grey A Porras Alfaro
Zoning Board: C7
Commission District: 3
Drafter ID: E CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, December 3, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY **RADIUS MAP**

Section: 32 Township: 52 Range: 42
 Applicant: Grey A Porras Alfaro
 Zoning Board: C7
 Commission District: 3
 Drafter ID: E CESPEDES
 Scale: NTS

Process Number
Z2025000271
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, December 3, 2025

REVISION	DATE	BY

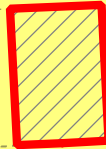
TRANSPORTATION (ROW,
RAIL, METRORAIL, ETC.)

PEACHTREE DR

NE 111TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

NE 110TH TER



NE 110TH ST

NE 109TH ST

NE 111TH CT

NE 12TH AVE

LOW-MEDIUM DENSITY
RESIDENTIAL
(LMDR) 6-13 DU/AC

NE 110TH ST

NE 109TH ST

MIAMI-DADE COUNTY
CDMP MAP

Section: 32 Township: 52 Range: 42
Applicant: Grey A Porras Alfaro
Zoning Board: C7
Commission District: 3
Drafter ID: E CESPEDES
Scale: NTS

Process Number
Z2025000271

Legend



Subject Property Case



SKETCH CREATED ON: Wednesday, December 3, 2025

REVISION	DATE	BY

Prepared by owner

FLOOR PLAN

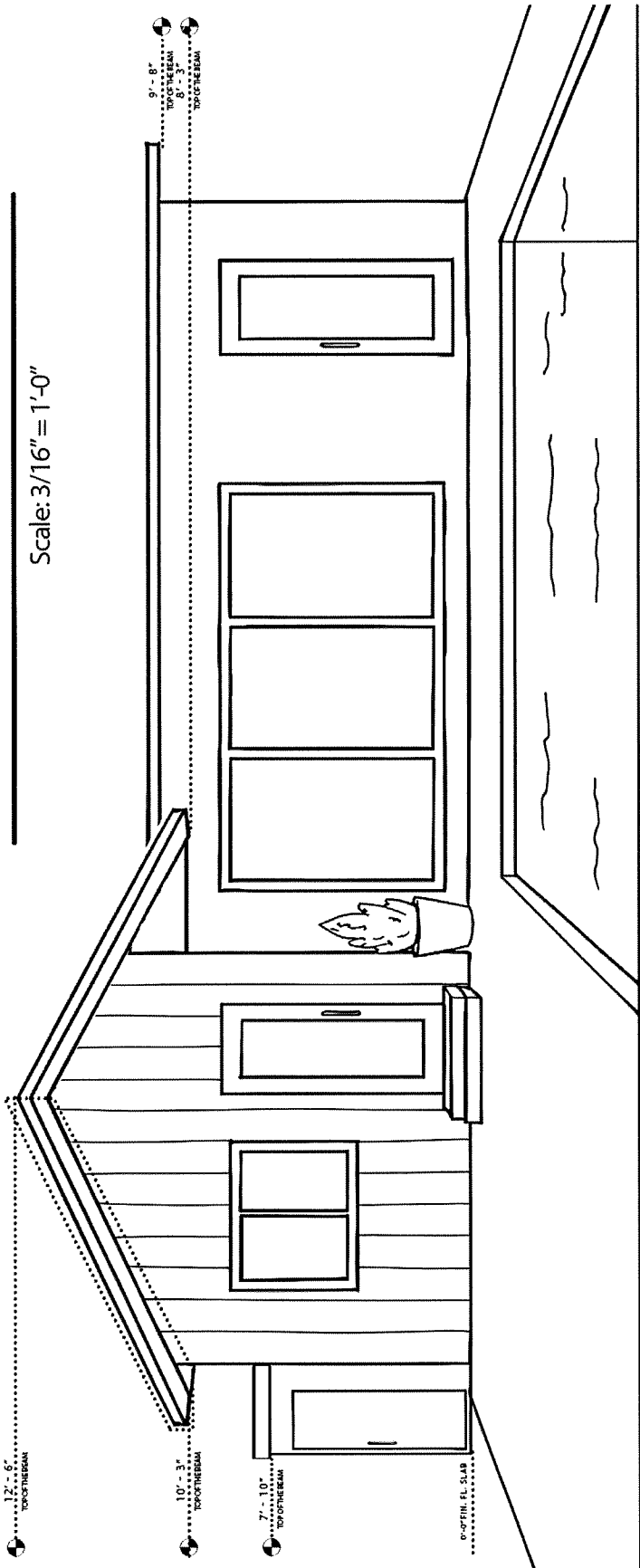
1180 NE 110TH TERRACE, MIAMI FL, 33161
Prepared by owner

Project:	Zoning Hearing to Legalize attached and detached Structures	Scale:	3/16" = 1'-0"
Address:	1180 NE 110th Terrace, Miami FL 33161	Prepared by:	Grey Porras Alfaro – Owner/Preparer
Jurisdiction:	Unincorporated Miami-Dade County	Folio	30-2232-001-0130



SOUTH ELEVATION
MAIN HOUSE

Scale: 3/16" = 1'-0"

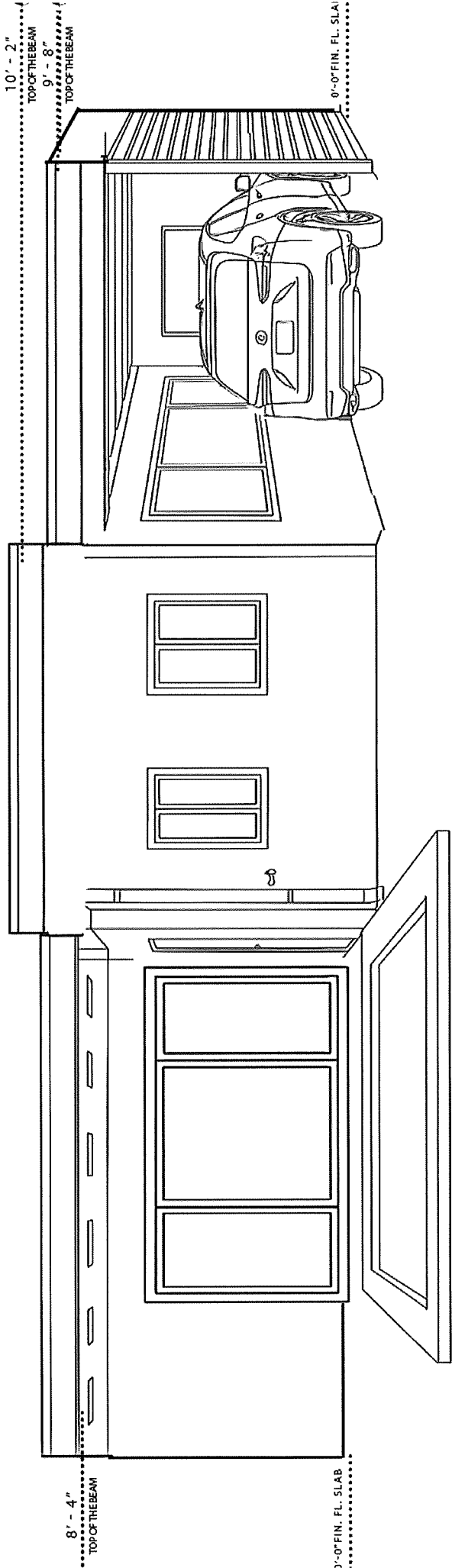


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EAST ELEVATION

MAIN HOUSE

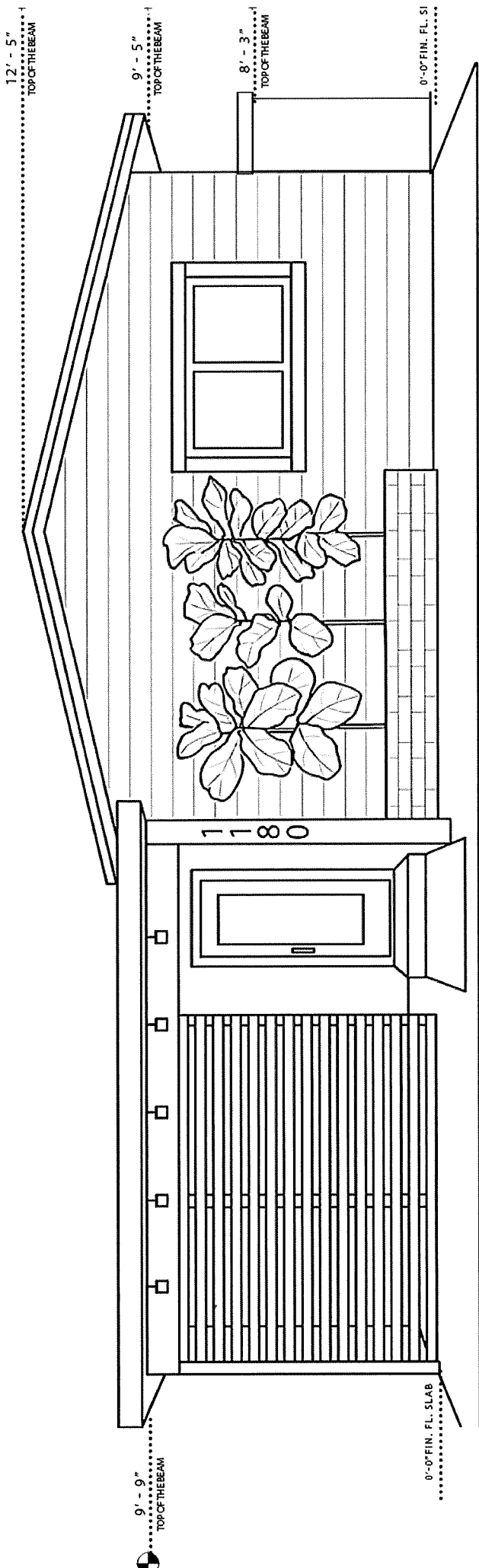
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NORTH ELEVATION MAIN HOUSE

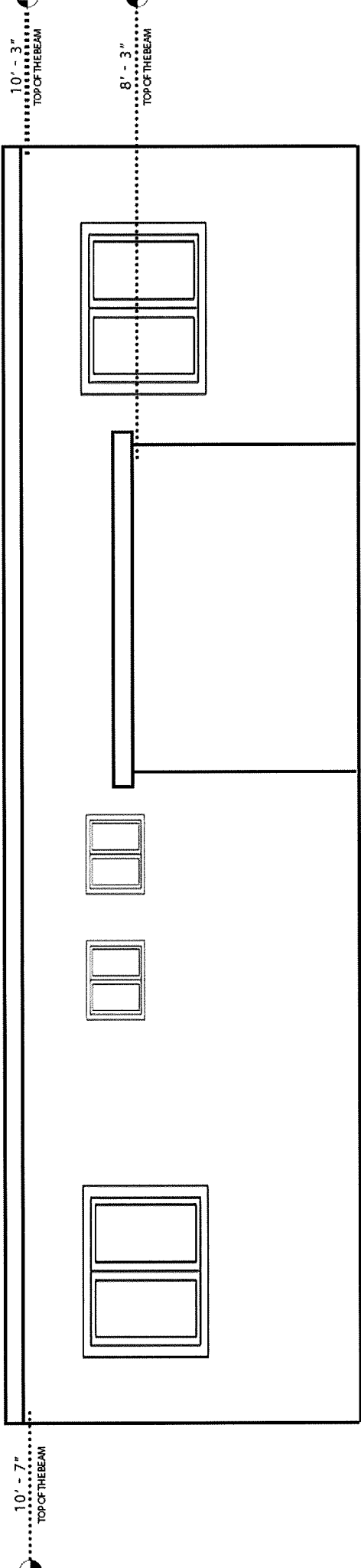
Scale: 3/16" = 1'-0"



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WEST ELEVATION
MAIN HOUSE

Scale: 3/16" = 1'-0"

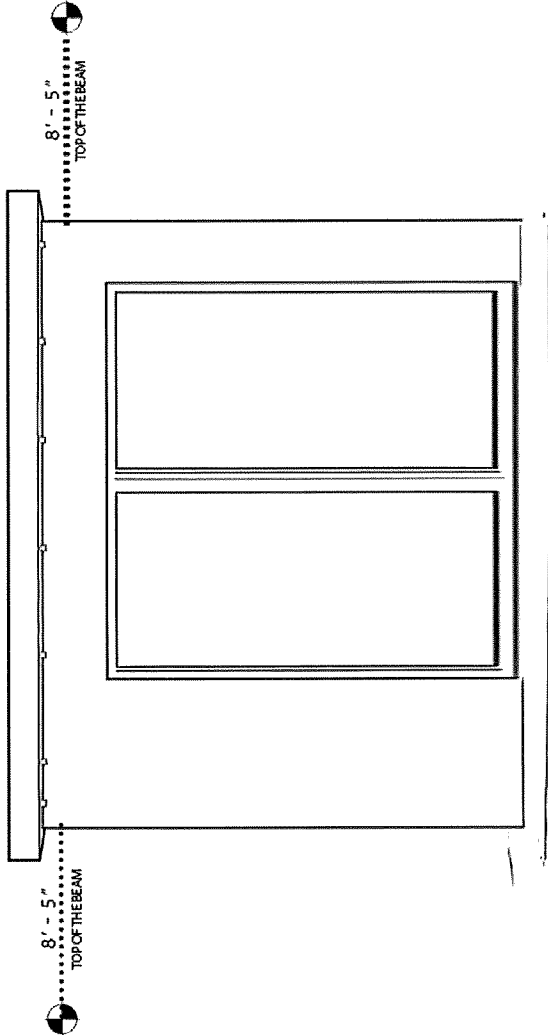


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EAST ELEVATION

CABANA

Scale: 3/16" = 1'-0"

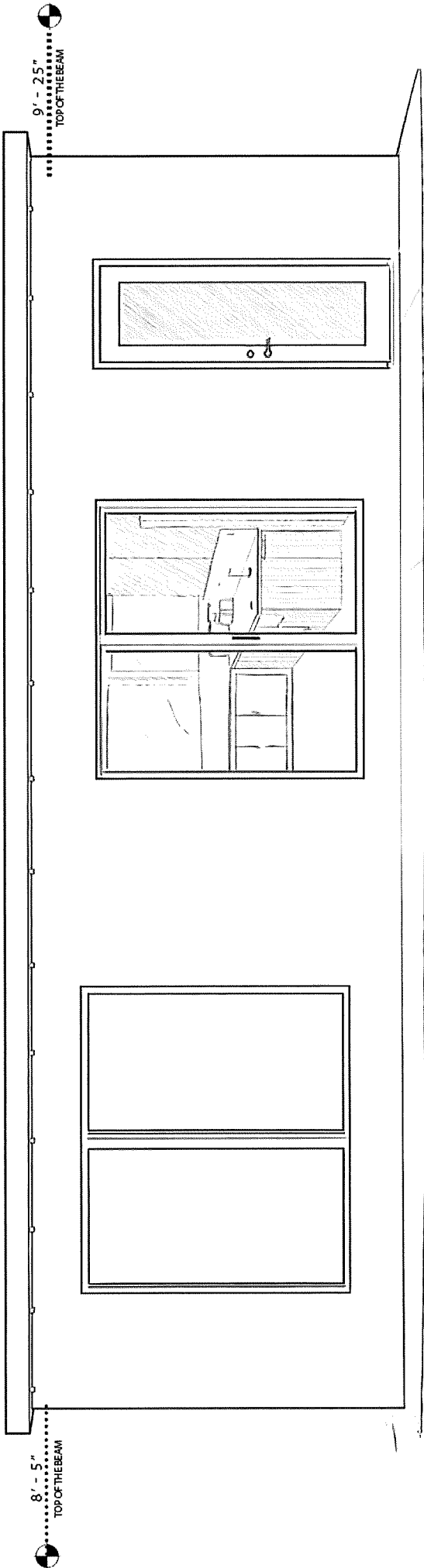


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NORTHELEVATION

CABANA

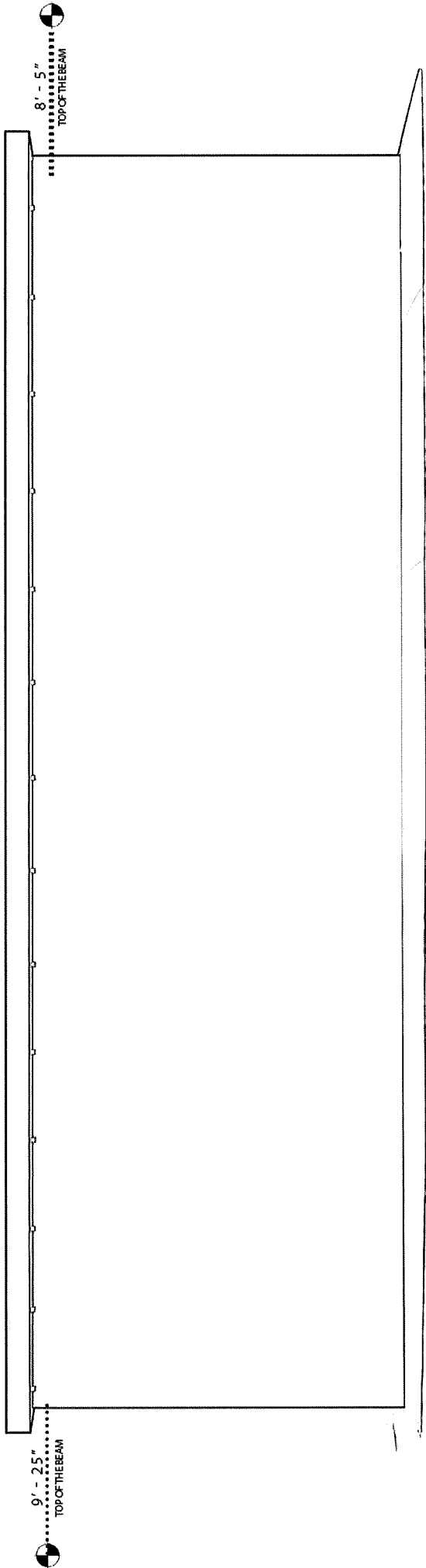
Scale: 3/16" = 1'-0"



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SOUTH ELEVATION
CABANA

Scale: 3/16" = 1'-0"

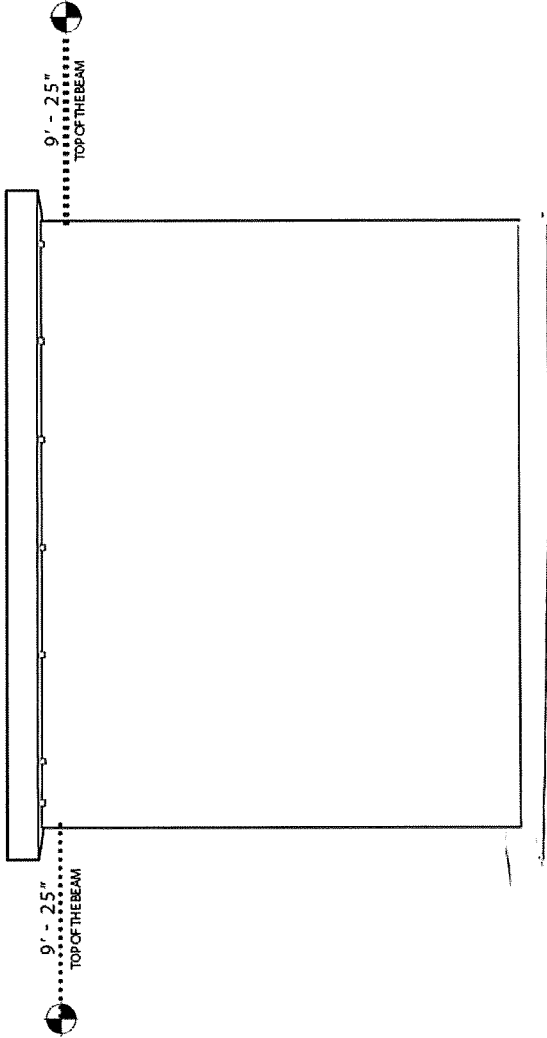


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WEST ELEVATION

CABANA

Scale: 3/16" = 1'-0"

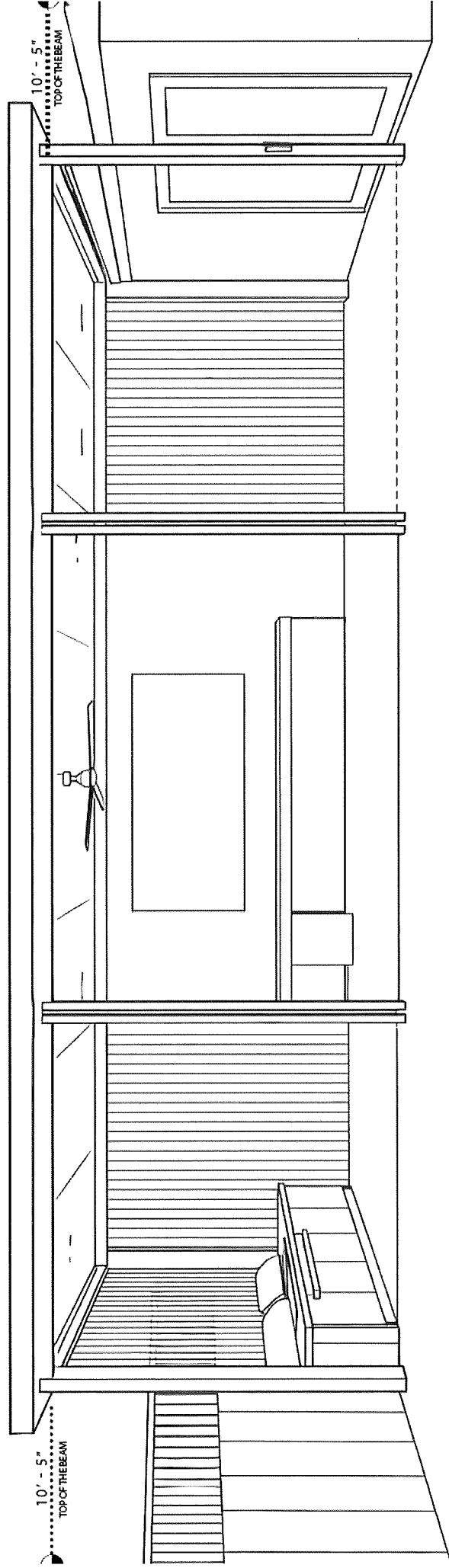


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NORTH ELEVATION

PERGOLA

Scale: 3/16" = 1'-0"

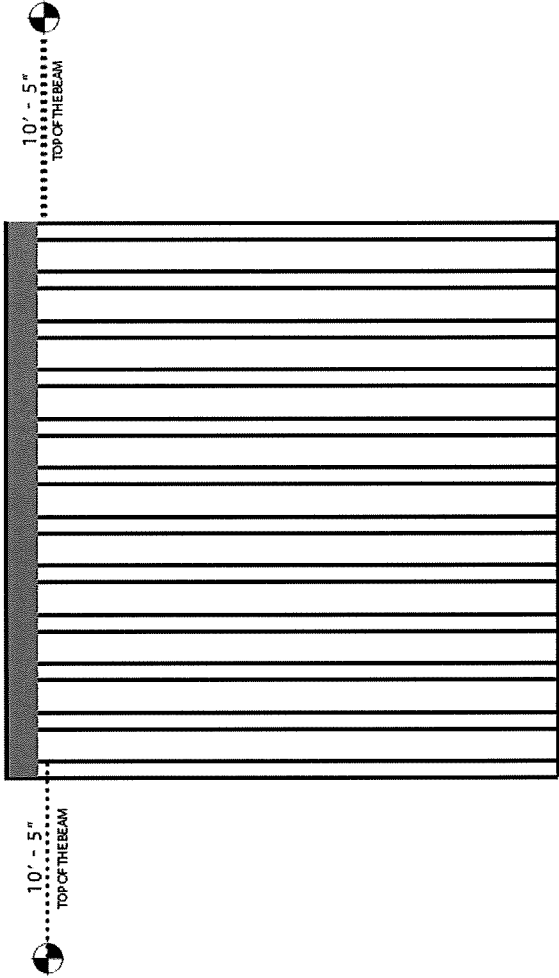


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EAST ELEVATION

PERGOLA

Scale: 3/16" = 1'-0"

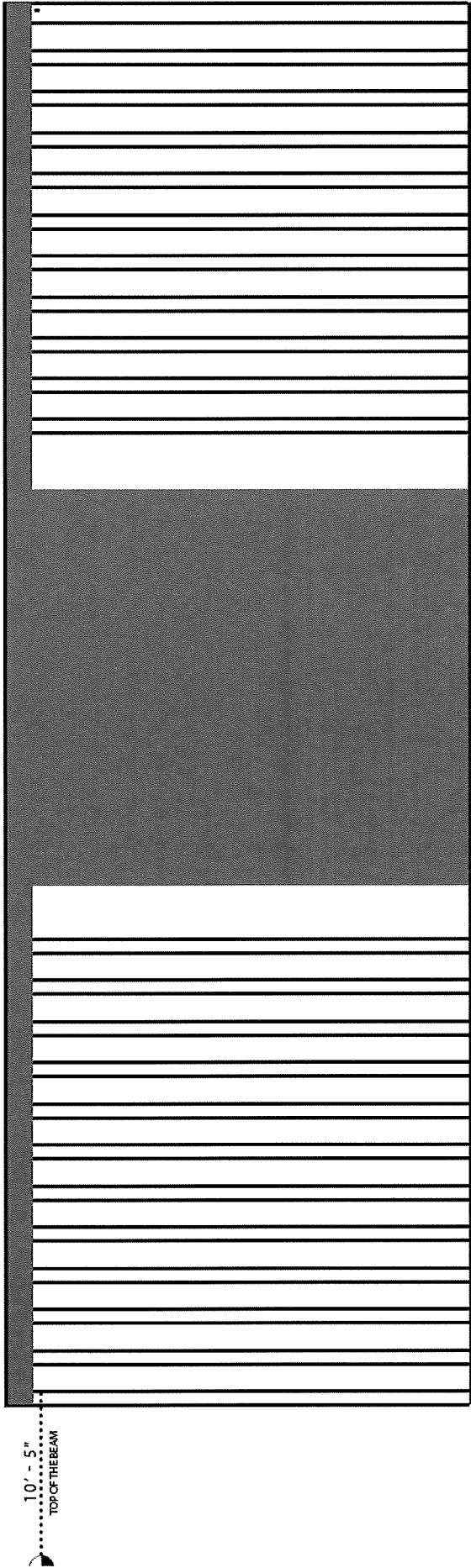


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SOUTH ELEVATION

PERGOLA

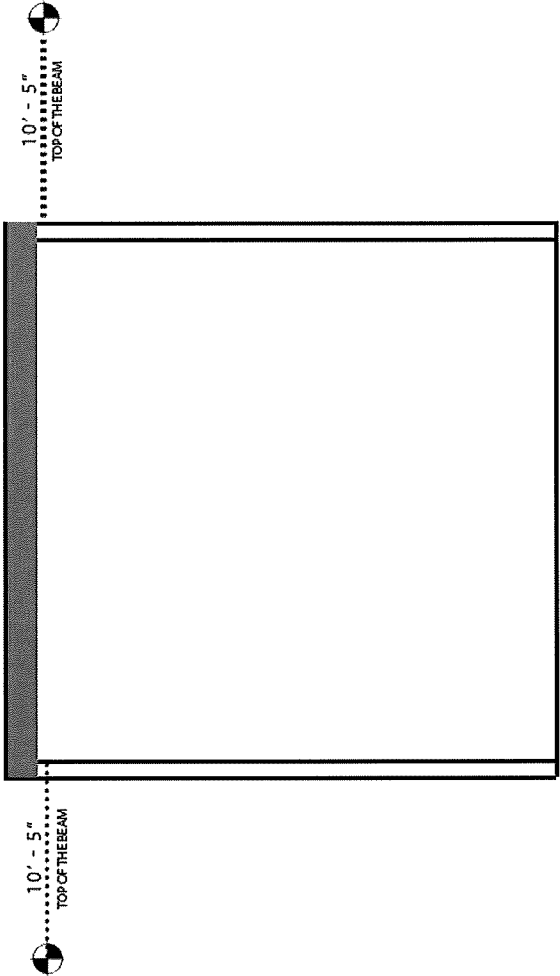
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WEST ELEVATION
PERGOLA

Scale: 3/16" = 1'-0"



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JACUZZI SOUTH ELEVATION

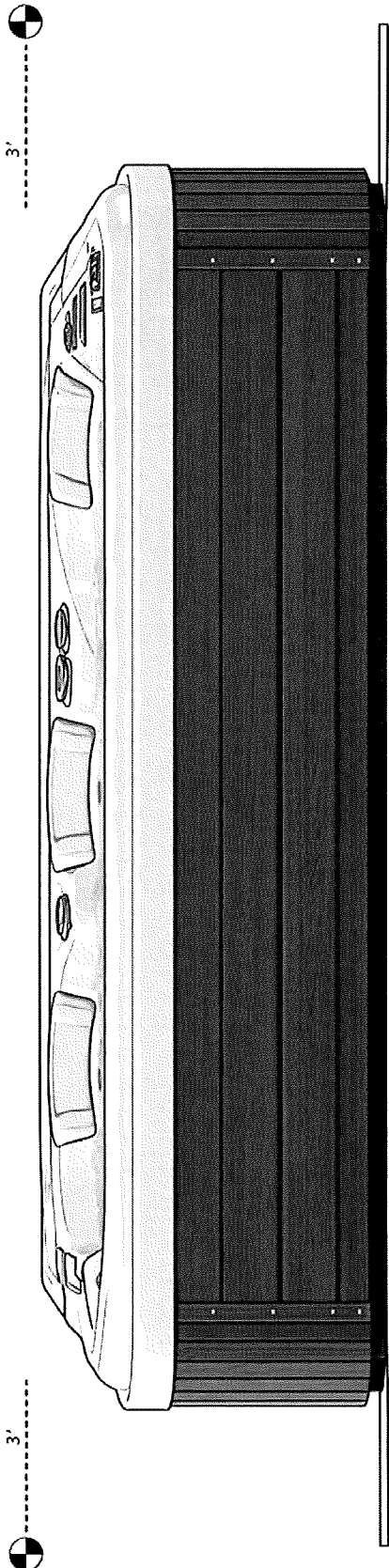
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JACUZZI WEST ELEVATION

Scale: 3/16" = 1'-0"



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JACUZZI EAST ELEVATION

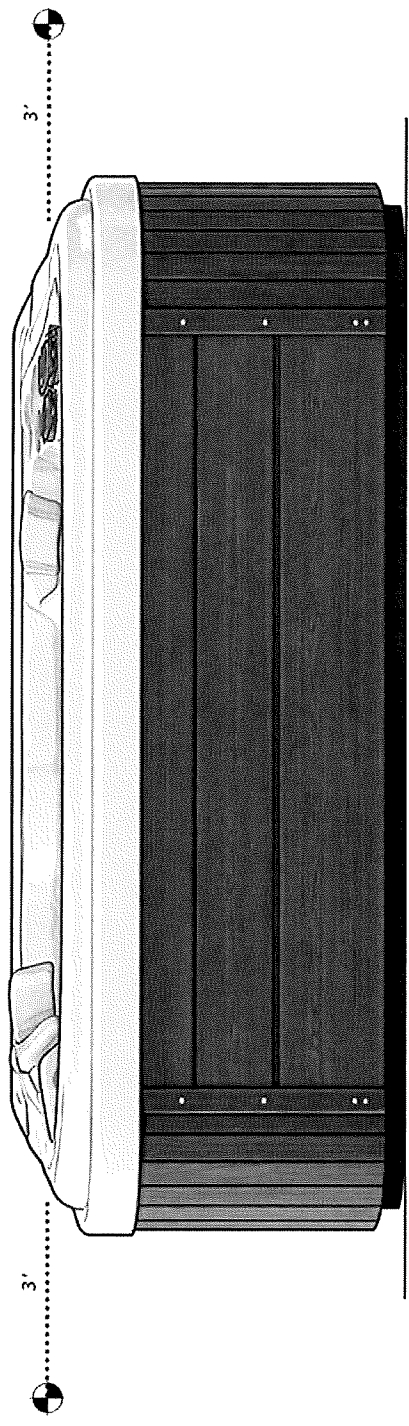
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JACUZZI NORTH ELEVATION

Scale: 3/16" = 1'-0"



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Jurisdiction:	Unincorporated Miami-Dade County		

Main house

Front:



Back:



West Side:



East side:



Cabana

Front:



Back:



West Side:



East side:



Pergola

Front:



Back:



West Side:



East side:



Portable Hot Tub

Front:



Back:



West Side:



East side:

