



FINAL AGENDA

Community Zoning Appeals Board 5
Norman and Jean Reach Park, Recreation Room, 7895 NW 176 Street, Miami, FL
Wednesday, September 3, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|---------------------|--------|----------|---|
| 1. | Z2024000262 | Orlando J. Gonzalez | 24-262 | 52-40-03 | N |
|----|-------------|---------------------|--------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 05
MEETING OF SEPTEMBER 3, 2025

NORMAN AND JEAN REACH PARK, RECREATION ROOM
7895 NW 176 STREET, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. ORLANDO J. GONZALEZ Z2024000262

Area 05/District 13

The application is to allow an existing detached covered gazebo to be located closer to the front, rear and side street property lines than required by Code.

NON-USE VARIANCE to permit an existing detached covered gazebo to setback 4.29' (5' required) from the rear (south), and setback a minimum of 6.74' (15' required) from the side street (west) property lines.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing", preparer unknown, site plan, consisting of 1 sheet dated stamped received 5/8/25, floor plan and building elevation plans, consisting of 2 sheets, dated stamped received 1/31/25, for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 7890 NW 191 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 0.18 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 5**

PH: Z24-262

September 3, 2025

Item No. 1

Recommendation Summary	
Commission District	13
Applicant	Orlando Gonzalez
Summary of Requests	The applicant is seeking to permit a detached gazebo to a single-family residence setback less than required from the rear and side street property lines than allowed by Code.
Location	7890 NW 191 Street, Miami-Dade County, Florida
Property Size	±0.18 Acres
Existing Zoning	RU-1Z, Zero Lot Line Development Single-family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential (2.5 to 6 du/ac) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit an existing detached covered gazebo to setback 4.29' (5' required) from the rear (south), and setback a minimum of 6.74' (15' required) from the side street (west) property lines.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing", preparer unknown, site plan, consisting of 1 sheet dated stamped received 5/8/25, floor plan and building elevation plans, consisting of 2 sheets, dated stamped received 1/31/25, for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing two (2)-story, 1,980 sq. ft. single-family residence on a ±0.18-acre corner lot that fronts along SW 191 Street and NW 79 Avenue roadways. The property includes an existing detached gazebo structure located towards the southwest corner and closer towards the NW 79 Avenue side street. The detached gazebo structure encroaches by a minimal 0.71' into the rear setback area and is setback approximately 6.74' from the side street property line where a setback of 15' is otherwise required by Code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high metal fence located along the rear, side street and interior side property lines of the subject property.

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

South	RU-1Z; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1Z; single-family residence	Low Density Residential (2.5 to 6 dua)
West	GU; Miami-Dade County public school	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence on a 8,134 sq. ft., RU-1Z, Zero Lot Line Development Single-Family Residential District, zoned corner lot, located at 7890 NW 191 Street, at the southeast corner of the intersection of SW 191 Street and NW 79 Avenue. The surrounding area is predominantly developed with existing single-family residences to the north, south, and east also developed under the RU-1Z district regulations, with an existing Miami-Dade County public school located to the west of the subject site.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize and continue to use the existing detached covered gazebo which is setback less than required from the rear and side street property lines. Staff opines that since the rear yard area is enclosed with an existing 6' high metal fence along the rear and side street property lines, along with an existing landscape hedge on the property, together with the additional separation provided by the NW 79 Avenue right-of-way, any visual impact that the detached gazebo may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.18-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 for reduced setbacks sought in the application for an existing detached covered gazebo located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are 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 Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the request to permit the existing detached covered gazebo structure to setback 4.29' (5' required) from the rear (south), and setback a minimum of 6.74' (15' required) from the side street (west) property lines is 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 these requests 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 the application depict the existing single-family residence on a corner lot, with a detached covered gazebo structure located towards the side street of the subject property. The detached covered gazebo structure encroaches into the rear and side street setback areas, being positioned closer to the property lines than allowed under the current zoning standards. Staff supports the request and opines that approval with conditions of these non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans and photographs submitted by the applicant, and the County's Geographic Information System (GIS), staff notes that any potential impact of the requests is adequately mitigated by an existing 6-foot-high metal fence located along the rear and side street property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcel to the south and west of the subject property. Staff further opines that the existing encroachment towards the rear property line by the detached gazebo structure is minimal in nature and internal to the site that is enclosed from view from the outside by the metal fence as well as the landscaping in the form of a hedge that exists along the perimeter of the property lines, and although said structure is situated quite close to the side street (west) property line, any significant visual impacts generated from the encroachment on the existing public school to the west would be further mitigated by the NW 79 Avenue right-of-way that separates the subject site from the large property located across from the street. Staff recommends as a condition for approval that the said metal fence along the property lines 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 research of the surrounding area found a similar approval within the neighborhood variances of the setback requirements for single-family residences and their accessory structures. For example, a property located at 7870 NW 192 Street was approved pursuant to Administrative Adjustment V2021000242 to have a detached shed structure to setback 4.4' (7.5 required) from interior side (east) and setback 2.5' where 5' is required from the rear (south) property lines by the Zoning Code. Furthermore, staff opines that the architectural style and scale of the gazebo is 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 would be compatible with the surrounding residences and with the aesthetic chapter 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 COMMENTS: See attached.

OTHER: Not applicable

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, that same be substantially in accordance with that submitted for the hearing entitled, "Public Hearing", preparer unknown, site plan, consisting of 1 sheet dated stamped received 5/8/25, floor plan and building elevation plans, consisting of 2 sheets, dated stamped received 1/31/25, for a total of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which confirm 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 within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the existing 6' high metal fence along the rear and side street property lines be maintained as a visual buffer, and that if the fence is removed or destroyed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link 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.

ES:JB:SS:JH

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

ZONING RECOMMENDATION ADDENDUM

Orlando Gonzalez
PH: Z24-262

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	<i>No objection</i>
Fire Department	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Parks, Recreation and Open Spaces	<i>No objection</i>
Water and Sewer Department	<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 residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line 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

Section 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>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GONZALEZ, ORLANDO

7890 NW 191 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000262

DATE

HEARING NUMBER

FOLIO: 30-2003-013-0450

REVIEW DTE OF CURRENT ENFORCEMENT HISTORY:

March 13, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case A2025000845-X was opened on 12/11/2024. Citation 655902 was issued on 12/12/2024 for the expiration of permit no. 2022080617. Citation was paid on 01/15/2025 and compliance met on 01/18/2025. Case is closed.

Case 20240230399-B was opened on 05/21/2024. A Notice of Violation was issued on 05/22/2024 for "Failure to obtain required building permit(s) prior to commencing work on: Detached structure A to include mechanical and electrical, detached structure B to include electrical, detached structure C, dura fence, work done outside of the scope of work for permit 2022080617, new ac unit, and a fountain in the front to include plumbing and electrical." This case is pending a follow up inspection on or after 05/20/2025. There are no outstanding fees.

VIOLATOR:

GONZALEZ, ORLANDO


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: March 4, 2025

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

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management 

Subject: Z2024000262-1st Review
Orlando Gonzales
7890 NW 191st Street
Non-Use Variance for setback requirements for the legalization of a
detached gazebo
(RU-1) (0.186 acres)
03-52-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed 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 Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the structures to be legalized are required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

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.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled “Public hearing” and dated as received by Miami-Dade County on January 31, 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 DERM 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: May 27, 2025

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

Subject: Zoning Application Comments - Orlando J. Gonzalez
Application No. Z2024000262 - Revision No. 1

A handwritten signature in blue ink, appearing to read "Ferguson for".

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection 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.

Application Name: Orlando J. Gonzalez

Location: The proposed project is located at 7890 NW 191ST Street, within Folio No. 30-2003-013-0450, in unincorporated Miami-Dade County.

Proposed Development: As per site plan submitted on May 08, 2025, the applicant is requesting approval of a detached gazebo located in the southwestern corner of the property without the required setbacks. The following setback variances are being requested:

Front side: proposed 67.3', where 75' is required
Side Street: proposed 6.74', where 20' is required
East side: proposed 58.3', where 7.5' is required
Rear side: proposed 4.29' where 5' is required

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

Please note that there is a 10 feet Utility Easement within and along the northern and western boundary of the subject property. The existing detached gazebo within the subject property is partially encroaching on the utility easement along the western boundary. At the present time, WASD does not have water/sewer facilities in said Utility Easement. Water and sewer infrastructure is located within the public Right-of-Way (R/W) along NW 191st Street and along NW 79th Avenue. **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).**

Water/Sewer: The proposed development is located within the WASD's Water and Sewer service area. The subject property is currently connected to water and sewer.


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidadegov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidadegov, or Benita Ramirez B. at (786) 552-8121 or benita.ramirez@miamidadegov.

Memorandum



Date: June 12, 2025

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

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

Subject: Z2024000262
Name: Orlando J. Gonzalez
Location: 7890 NW 191 Street
Section 03 Township 52 South Range 40 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 11, Block 19, Plat Book 132, Page 95.

This application does not generate any 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: May 15, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

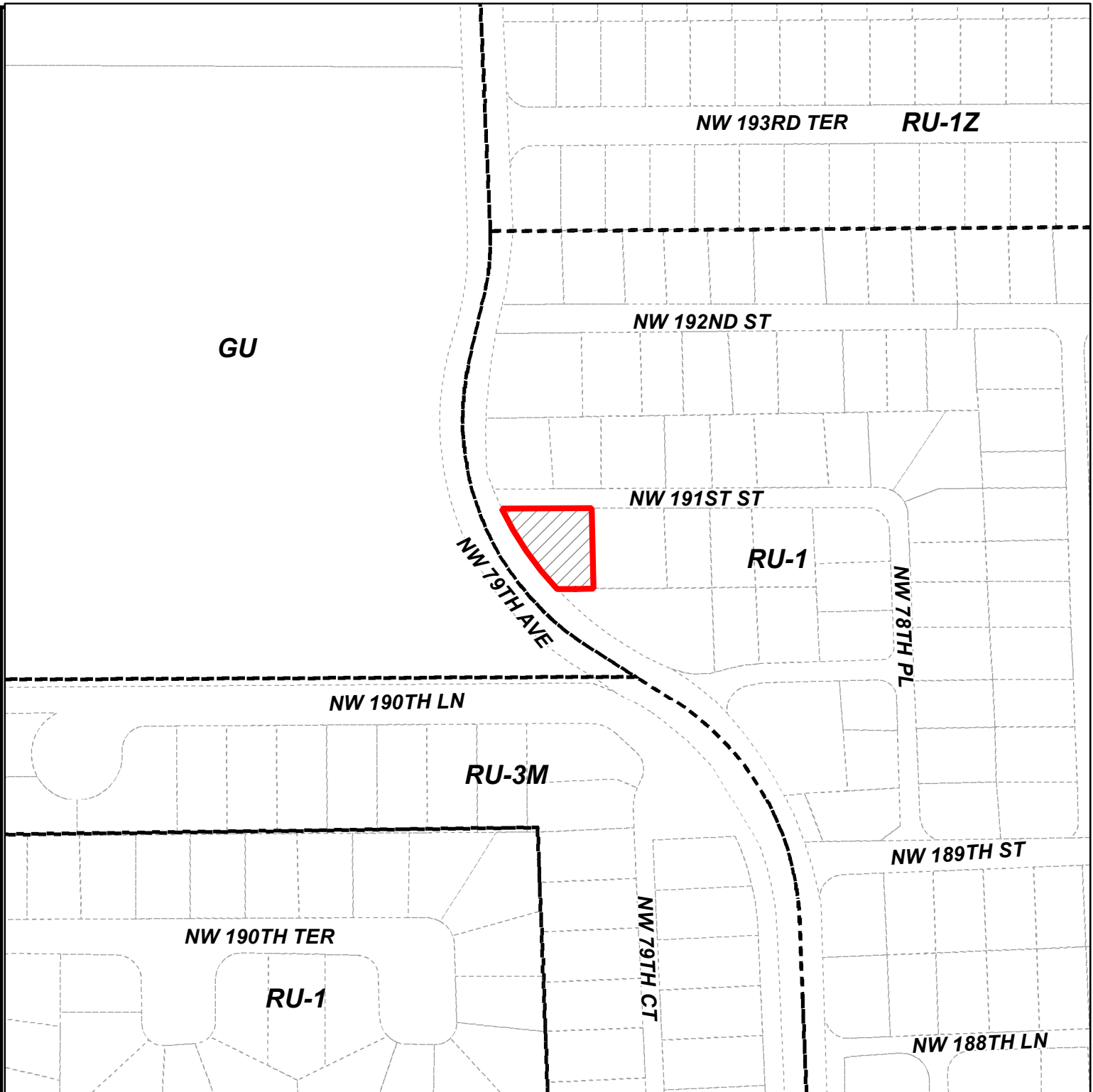
Subject: Z20204000262

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 5/8/2025. Single family home.

MDFR’s review of this zoning 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 Statue 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.



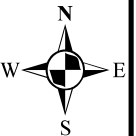
MIAMI-DADE COUNTY

HEARING MAP



Section: 03 Township: 52 Range: 40
 Applicant: ORLANDO GONZALEZ
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2024000262

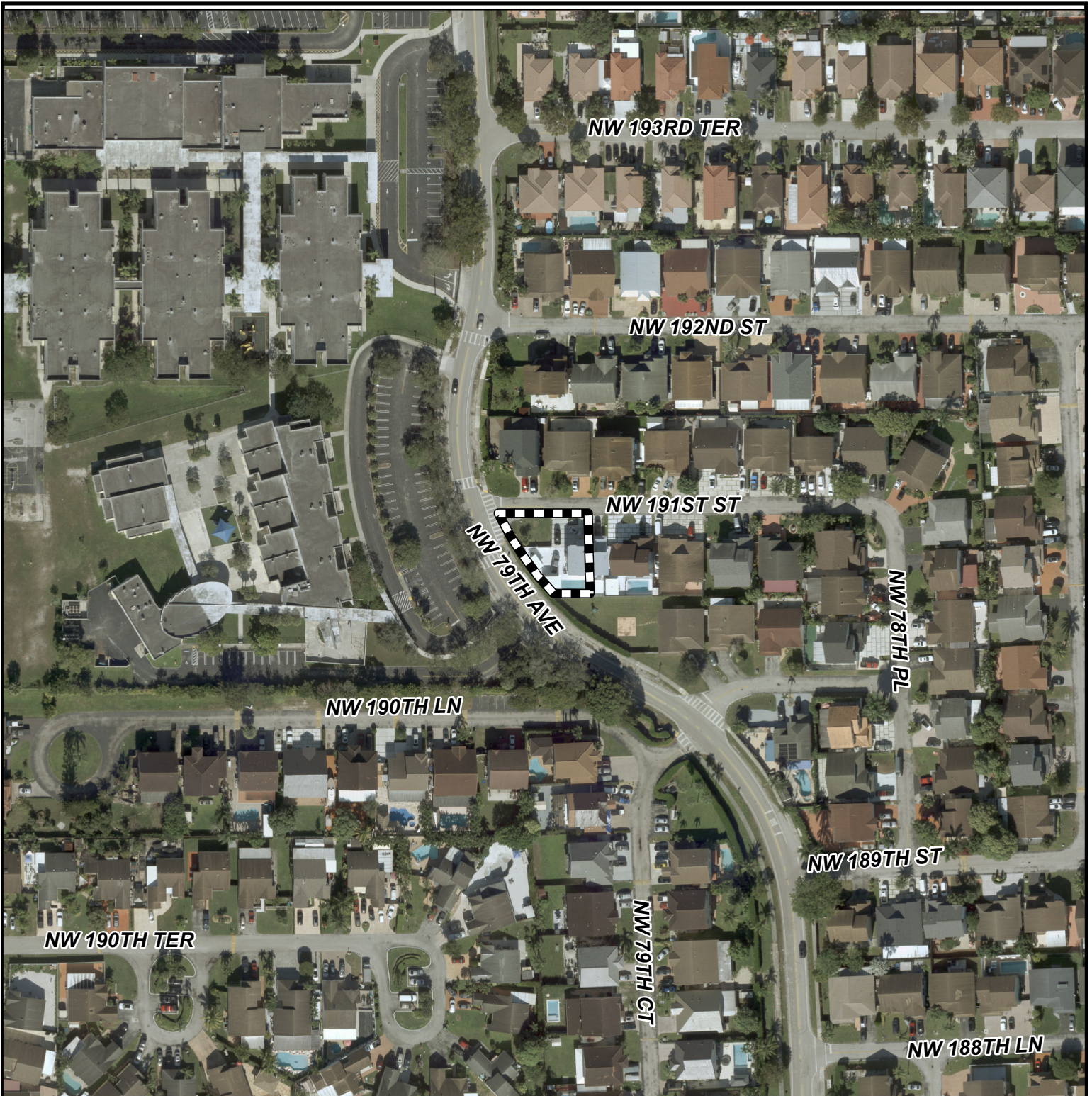


Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000262

Legend
 Subject Property

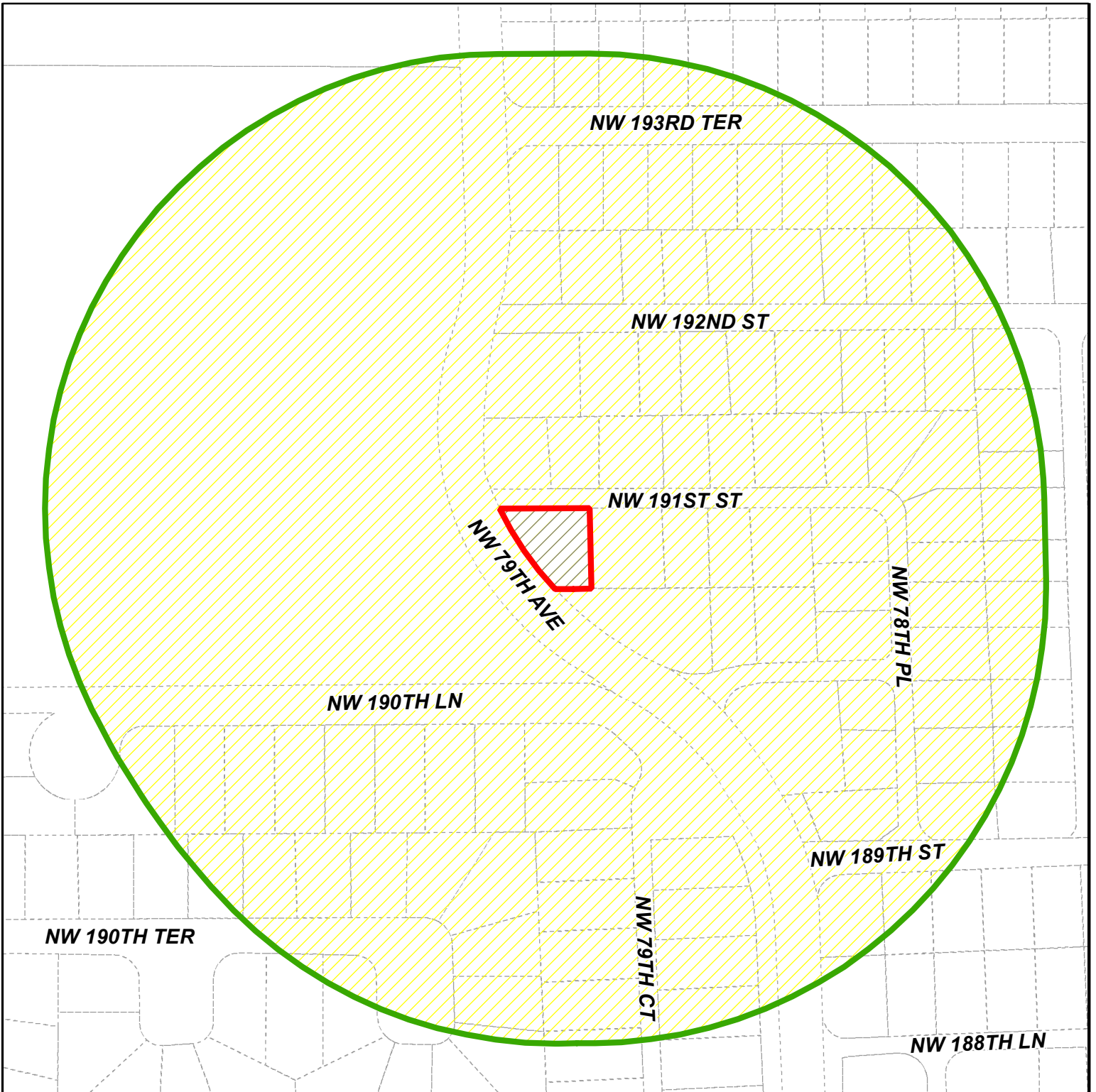


Section: 03 Township: 52 Range: 40
 Applicant: ORLANDO GONZALEZ
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, February 7, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 03 Township: 52 Range: 40
 Applicant: ORLANDO GONZALEZ
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000262
 RADIUS: 500

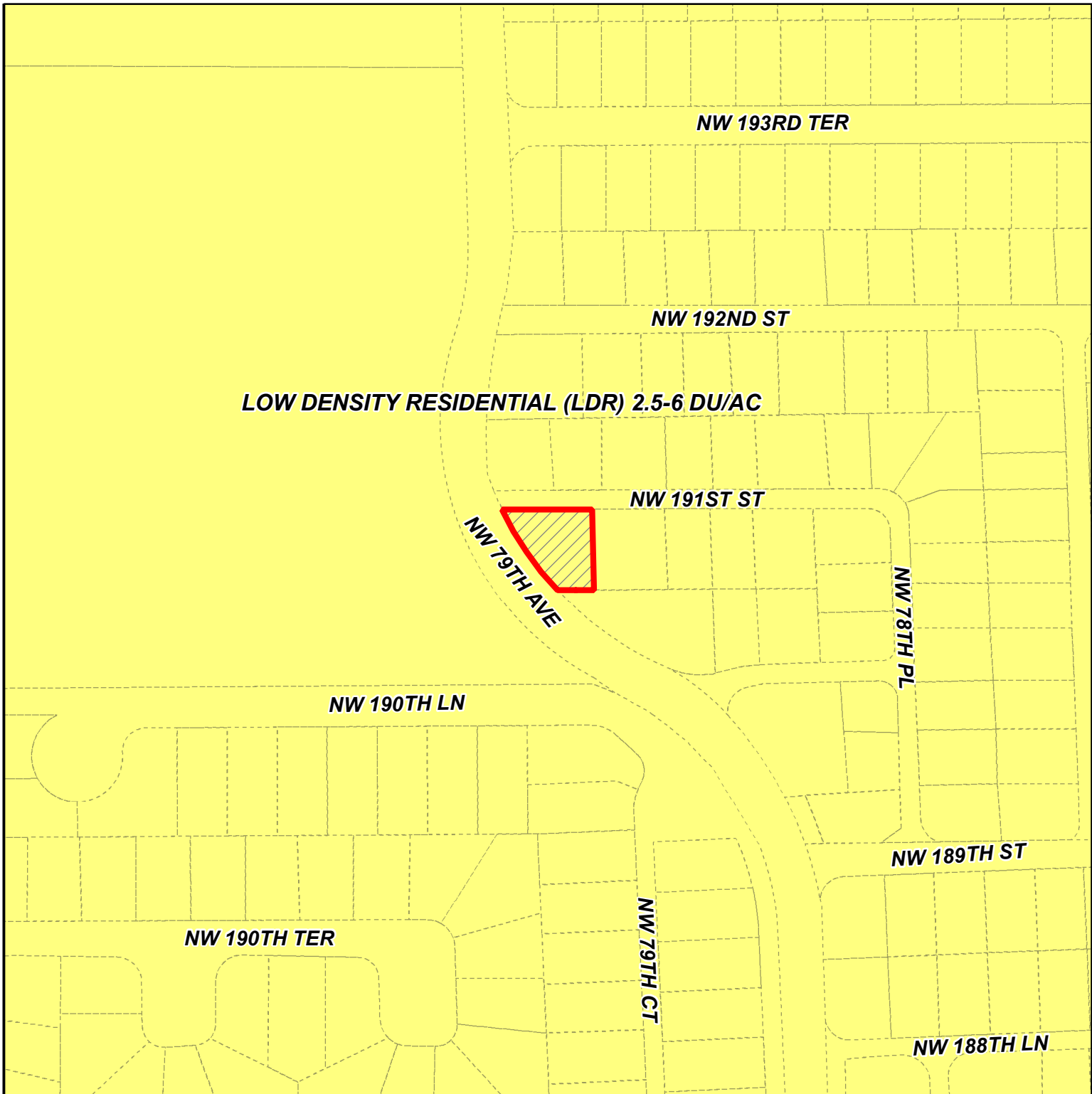
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, February 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Section: 03 Township: 52 Range: 40
 Applicant: ORLANDO GONZALEZ
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

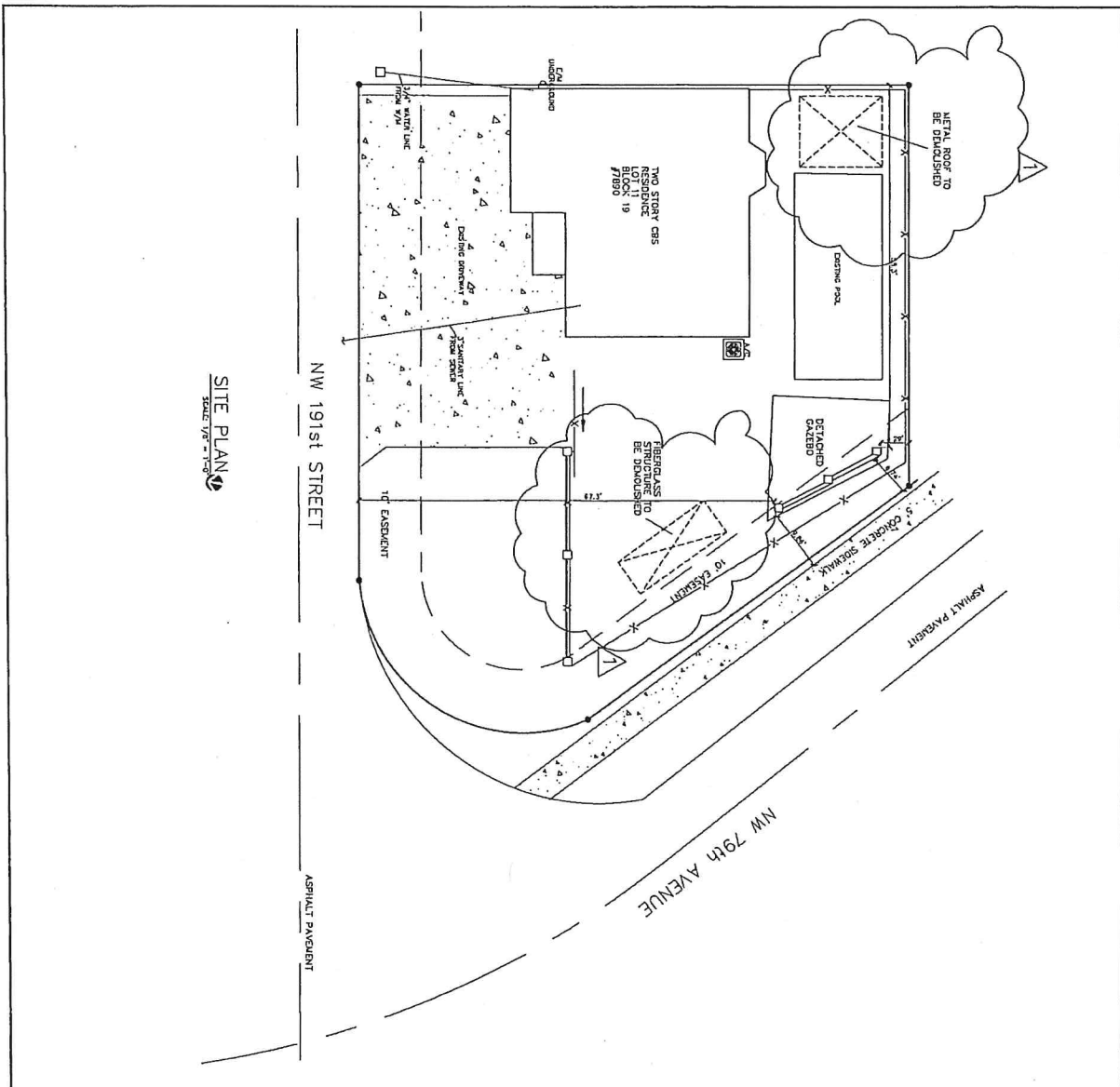
Process Number
Z2024000262

Legend

 Subject Property Case



REVISION	DATE	BY



SITE PLAN
Scale: 1/8" = 1'-0"

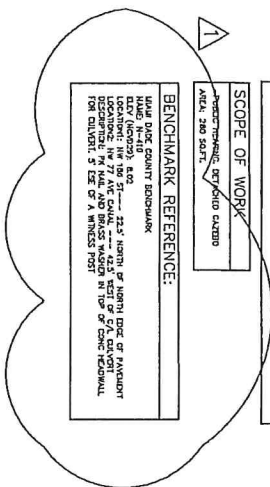
ZONING LEGEND

ZONING DISTRICT	MIN. LOT AREA	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK
RS-1	5,000	40'	10'	5'	5'
RS-2	5,000	40'	10'	5'	5'
RS-3	5,000	40'	10'	5'	5'

ANY ADJACENT TO LOTS OR LOTS TO BE DEMOLISHED SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE ZONING DISTRICT IN WHICH THE LOT IS LOCATED. THE RECONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF SIX MONTHS FROM THE DATE OF THE COMMENCEMENT OF THE PUBLIC HEARING. THE RECONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF SIX MONTHS FROM THE DATE OF THE COMMENCEMENT OF THE PUBLIC HEARING. THE RECONSTRUCTION SHALL BE COMPLETED WITHIN THE PERIOD OF SIX MONTHS FROM THE DATE OF THE COMMENCEMENT OF THE PUBLIC HEARING.

SCOPE OF WORK

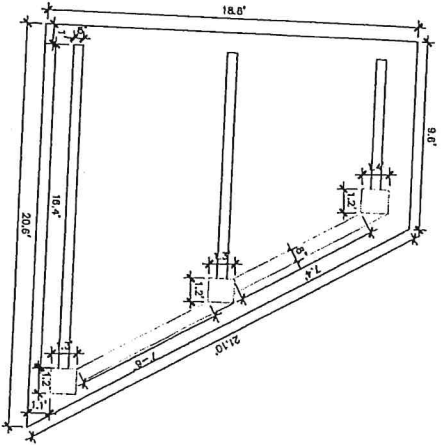
DEMOLITION OF METAL ROOF AND GLASS STRUCTURE TO BE DEMOLISHED. CONCRETE SIDEWALK TO BE DEMOLISHED. ASPHALT PAVEMENT TO BE DEMOLISHED. RECONSTRUCTION OF CONCRETE SIDEWALK AND ASPHALT PAVEMENT TO BE DEMOLISHED.



<p>REVISIONS</p> <p>DATE: 05-07-24</p> <p>BY: [Signature]</p>	<p>PUBLIC HEARING.</p> <p>7890 NW 191 ST, HIALEAH, FL 33015</p> <p>OWNER: MARILYN MARQUEZ</p>	<p>DESCRIPTION</p> <p>DATE: 11-01-2024</p> <p>PROJECT NO: 20240003</p>	<p>SHEET NO.</p> <p>SP-1</p>
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RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO. 224-262
 DATE: JAN 31 2025
 BY: GONGOI



FLOOR PLAN
 SCALE 3/8" = 1'-0"

WALL LEGEND	
	CONCRETE WALL
	MASONRY WALL
	BRICK WALL
	BLOCK WALL
	STONE WALL
	OTHER WALL

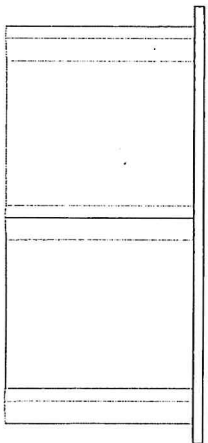
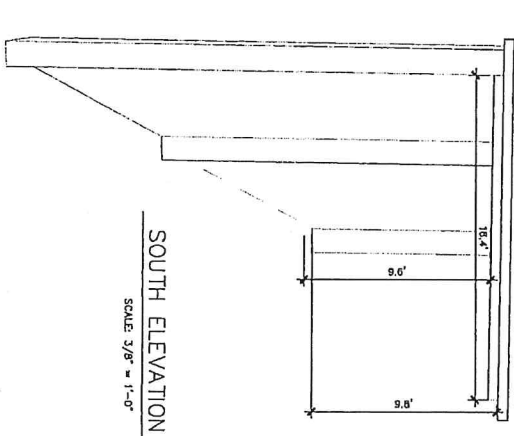
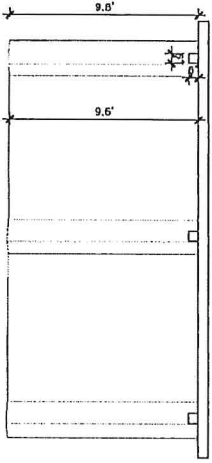
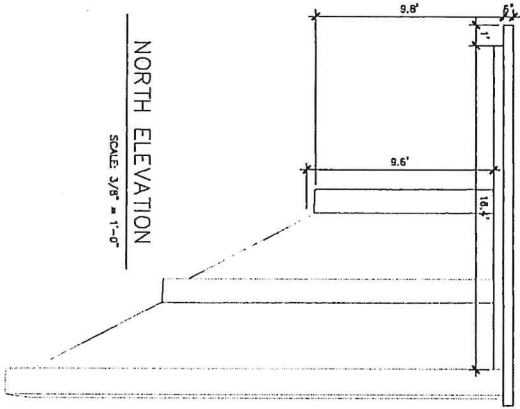
GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND FOUNDATIONS PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES AT ALL TIMES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FOUNDATIONS AND STRUCTURES IN GOOD CONDITION AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FOUNDATIONS OR STRUCTURES.
4. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE CURED PROPERLY. ALL CONCRETE SHALL BE TESTED AND APPROVED BY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FOUNDATIONS AND STRUCTURES IN GOOD CONDITION AND SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FOUNDATIONS OR STRUCTURES.
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PUBLIC HEARING.	
7890 NW 131 ST, HIALEAH, FL 33015	
OWNER: MARILYN MARQUEZ	
DESCRIPTION	
DATE	11-01-2024
DRAWN BY	2024/01/01
CHECKED BY	
APPROVED BY	
SHEET NO.	A-2

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-262
 DATE: JAN 31 2025
 BY: GONGOL



REVISIONS

PUBLIC HEARING.
 7890 NW 191 ST, HIALEAH, FL.33015
 OWNER: MARILYN MARQUEZ

DESCRIPTION

DATE: 01/31/2024
 PROJECT NO.: 224-100001

SHEET NO.

A-1

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-262
DATE: JAN 31 2025
BY: GONGOL

