



FINAL AGENDA

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

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2025000015	Alcibiades Bautista	25-15	52-41-07	N
2.	Z2025000059	Marcelo M Garcia & Irene Torroella-Garcia	25-59	52-40-09	N
3.	Z2025000129	Ubaldo and Esperanza Jimenez	25-129	52-40-10	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 05
MEETING OF NOVEMBER 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.

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 the Community Zoning Appeals Board 5**

PH: Z25-015

November 3, 2025

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Alcibiades Bautista
Summary of Requests	The applicant seeks to permit existing additions to a single-family residence to setback less than required from rear (south) property line.
Location	5450 NW 181 Terrace, Miami-Dade County, Florida.
Property Size	±0.17 Acre
Existing Zoning	RU-1
Existing Land Use	Single-family residence district, 7,500 sq. ft. net
2030-2040 CDMP Land Use Designation	Low Density Residential, 2-5 to 6 dua <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 Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit existing additions to a single-family residence to setback a minimum of 12.4' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Legalization Under Violation 20240231437", as prepared by Building Services Unlimited, LLC., dated stamped received 7/23/2025 consisting of a total 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The ±0.17-acre subject property is located at 5450 NW 181 Terrace, Miami-Dade County, Florida. The submitted plans depict an existing one (1)-story 2,421 sq. ft. single-family residence with existing additions on an interior lot. The applicants are seeking to permit the existing single-family residence with its existing additions to encroach into the rear setback area. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 4' high chain link fence located along the perimeter of the subject property.

<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 residences	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 that is on an interior lot that is zoned RU-1, located at 5450 NW 181 Terrace. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will permit the applicant to maintain the existing residence with existing additions with encroachment into the rear setback area. However, due to the fact that the rear yard area is completely enclosed with an existing 4’ chain link fence and landscaping, staff opines that any visual impact that the existing structure may have on the surrounding residences is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.17-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; “*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 request for a reduced setback from the rear property line sought under the application for the single-family residence with its existing additions 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 additional dwelling units, staff opines that approval of the application would be **consistent** with the Land Use Element interpretative text under the **Low-Density Residential** Communities designation on CDMP LUP map.

ZONING ANALYSIS:

When the request to permit an existing single-family residence with existing additions to setback a minimum 12.4’ (15’ required for 50% of the lineal footage width of the house and 25’ required for the balance) from the rear (south) property line, 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 on an interior lot, with an existing attached addition structures located towards the rear of the subject property. The single-family residence addition structures encroach into the rear setback area, located closer to the rear property line than is permitted under the zoning standards. Staff notes that the County Geographical Information System (GIS) shows that the existing additions were built approximately in 2024. Staff supports the requests and opines that approval with conditions of these non-variances 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 applicants as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing 4' high chain link fence and landscaping along the rear property line of the property, which staff opines, buffers any visual intrusion of the encroachment on the surrounding properties, especially to the parcels to south of the subject property.

Staff further opines that the existing encroachment of the single-family residence additions are internal to the site and any visual impact generated from the encroachment by 12.6' into the rear setback area onto the property located to the south of the subject site would be adequately mitigated by the aforementioned existing 4' high chain link fence and landscaping buffer that exist along the rear property line. Staff recommends as a condition for approval that the said fence and landscaping along the rear property line 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 for Administrative Variance of the setback requirements for a carport and shed to a single-family residence. For example, a property located at 5541 NW 180 Terrace was approved pursuant to Administrative Variance #V1999000013 to have a carport structure to setback 13' (15' for 50% of the lineal footage of the width of the house and 25' for the balance required) from front (south) property line and a shed to setback 3.9' (5' required) from the rear (north) property line for existing the single-family residence located on said property, respectively. Furthermore, staff opines that the architectural style and scale of the single-family residence addition 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 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.

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, the same be substantially in accordance with that submitted for the hearing entitled, "Legalization Under Violation 20240231437", sheets SP1, SP2 and A.1 as

prepared by Building Services Unlimited, LLC., dated stamped received 7/23/2025 consisting of 3 sheets. Except 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.
5. That the existing 4' high chain link fence and landscaping along the rear (south) property line be maintained as a visual buffer, and that if removed or destroyed, the applicant shall install a similar concrete wall to be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:VM



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

ZONING RECOMMENDATION ADDENDUM

Alcibiades Bautista
(PH: Z25-015)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>Miami-Dade County Office of Historic Preservation (OHP)</i>	<i>No objection</i>
<i>Fire and Rescue Department</i>	<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-29)	<i>The Adopted 2030 and 2040 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

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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Section 33-50

The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

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
Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.
Canopy carport	5	5	—	2	5
RU-2: One				- same as RU-1 res. -	
Two singles: Front				- same as RU-1 res. -	
Rear				- same as RU-1 acc. bldg. -	
Duplex				- same as RU-1 res. -	
Acc. bldg.				- same as RU-1 acc. bldg. -	
Canopy carport	5	5	—	2	5

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ALCIBIADES BAUTISTA

5450 NW 181 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000015

DATE

HEARING NUMBER

FOLIO: 30-2107-005-1790

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 21, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case# 20240231437-B: Case was opened 7/5/2024 for "FBC 105.1 violation(s): Rear attached addition, metal fence/gate, windows and front door in 2019. Enclosure of carport in 2017, attached addition behind carport in 2017, re-roof of steep slope in 2018, re-roof of low slope(flat) in 2018 & 2021; attached addition/structure in the rear at SE corner between 2001 and 2003; and attached addition/terrace at rear of residence in 2020. A Notice of Violation was recorded under Book: 34308 Page: 979 Total Pages: 1 on 7/11/2024. Compliance Inspection delayed by extension (3/28/2025). An additional extension was granted until 10/1/2025. The case remains open with no outstanding costs.

BUILDING SUPPORT REGULATIONS CLOSED:

Building Support Case# 20230221235-B: Case was opened 4/19/2023 for "105.1 violation(s): rear roof, metal fence(gate), new windows and front door build without permit. referral per CMS case 202305001055". Notice Of Violation was recorded under Book: 33678 Page: 2087 Total Pages: 1. Notice of Violation Electronic Mailing Failed on 6/7/2023. New case 20240231437 opened to continue enforcement on 7/5/2024. The case was closed 7/10/2024 and the Notice of Violation Release was recorded under Book: 34315 Page: 1804 Total Pages: 1 on 7/17/2024. The case is closed with no outstanding costs.

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees.

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

A handwritten signature in black ink, appearing to read "Lisa M. Spadafina".

Subject: Z2025000015-1st Review
Alcibiades Bautista
5450 NW 181st Terrace
Non-Use Variance for setback requirements for the legalization of a
gym, fence and addition in a single-family residence.
(RU-1) (0.172 acres)
07-52-41

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 "Legalization under violation 20240231437" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on February 6, 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: August 12, 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 (WASD)
Subject: Zoning Application Comments - Alcibiades Bautista
Application No. Z2025000015 - Revision # 2

A handwritten signature in blue ink that reads "Maria Valdes".

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.

Application Name: Alcibiades Bautista

Location: The proposed project is located on approximately 0.17 acres at 5450 NW 181st Terrace, with Folio No. 30-2107-005-1790, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting to permit and legalize a garage conversion to a gym and a new addition to the existing Single-Family Residence (SFR). The existing SFR has a square footage (Living Area) of 1,794 sq. ft., the garage conversion has a square footage (under A/C) of approximately of 220 sq. ft., and the new addition has a square footage (under A/C) of approximately 685 sq. ft., as per Site Plan and Floor Plan submitted, respectively.

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

Please note that the subject property has a 6 feet Utility Easement within and along the southern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water/Sewer: The subject site 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@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez B. at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: March 13, 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: Z2025000015
Name: Alcibiades Bautista
Location: 5450 NW 181 Terrace
Section 07 Township 52 South Range 41 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 6, Block 7, Plat Book 65, Page 144.

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: July 25, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

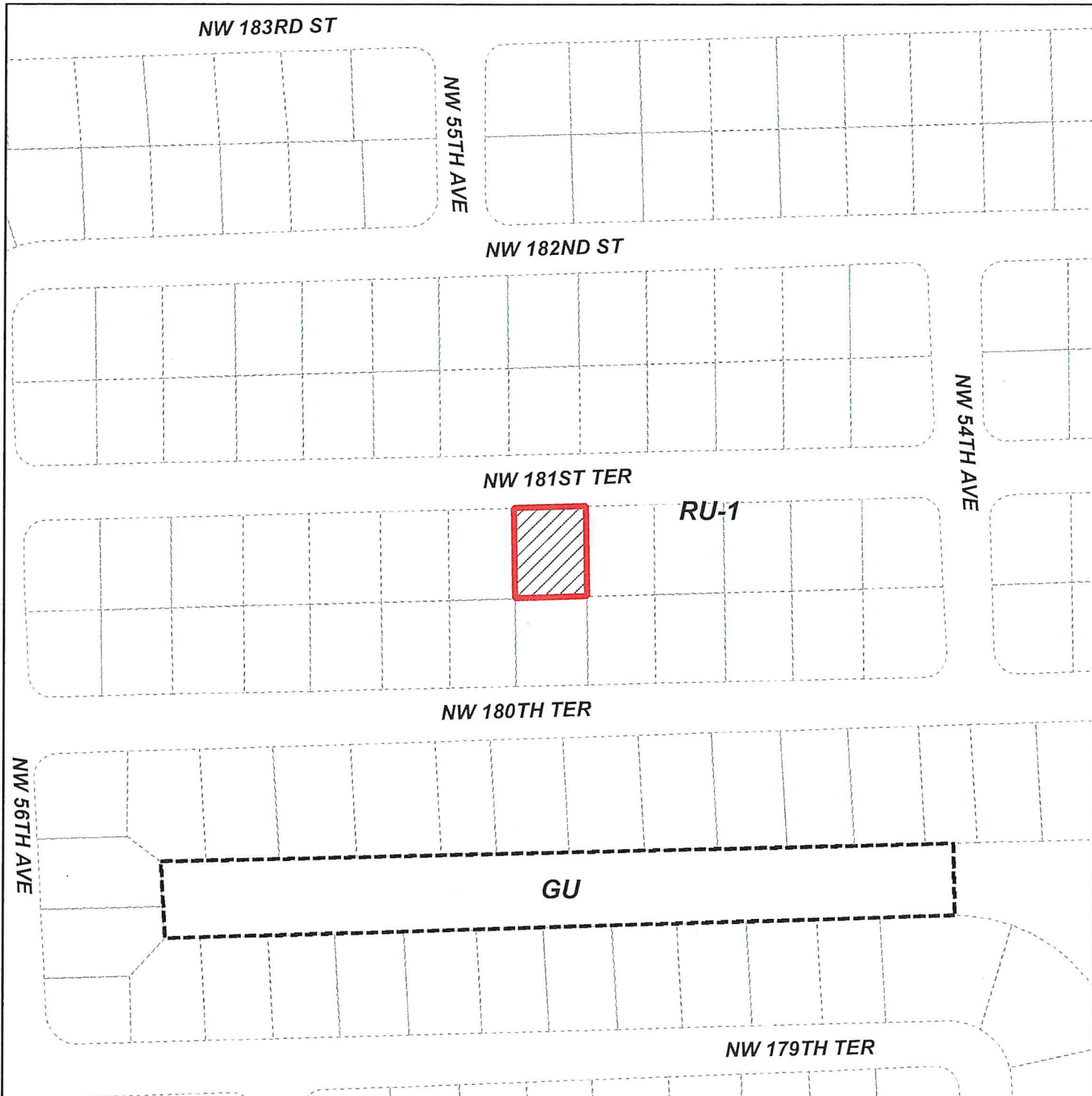
Subject: Z2025000015

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 07/23/2025. 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 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.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000015

Section: 07 Township: 52 Range: 41
 Applicant: Building Services Unlimited Inc
 Zoning Board: C5
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

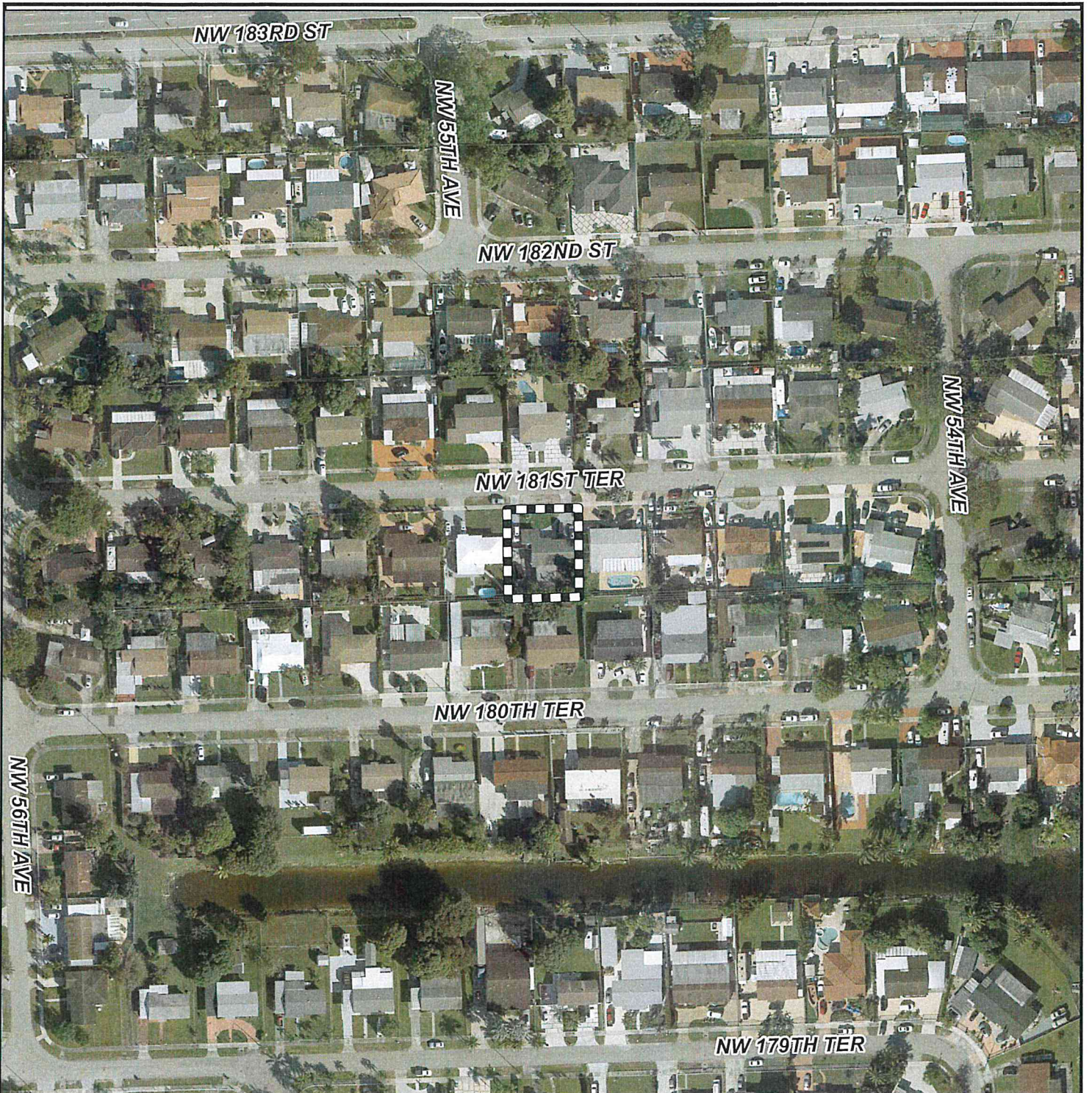
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, February 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000015

Legend
 Subject Property

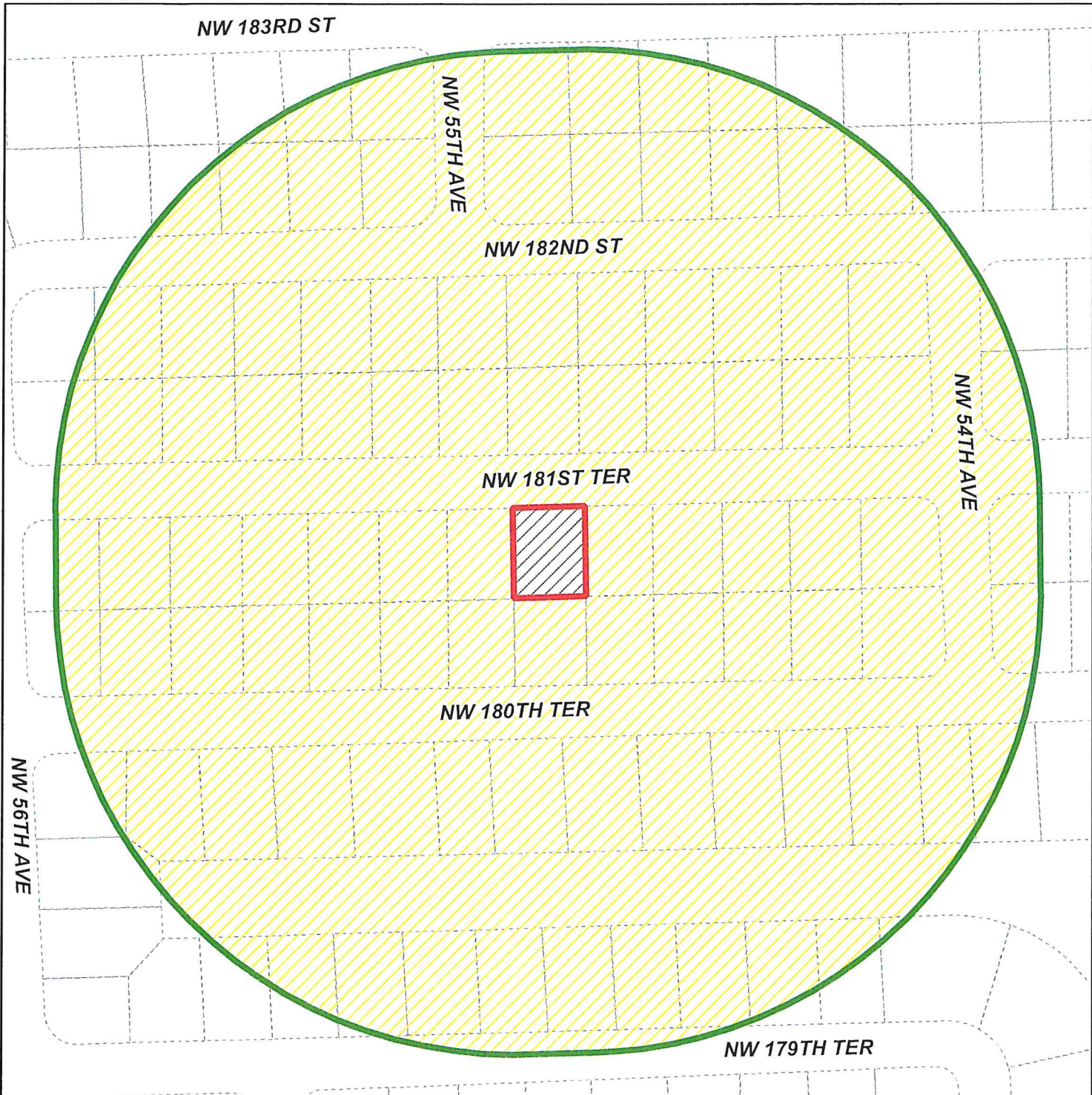


Section: 07 Township: 52 Range: 41
 Applicant: Building Services Unlimited Inc
 Zoning Board: C5
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, February 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 07 Township: 52 Range: 41
 Applicant: Building Services Unlimited Inc
 Zoning Board: C5
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000015
 RADIUS: 500

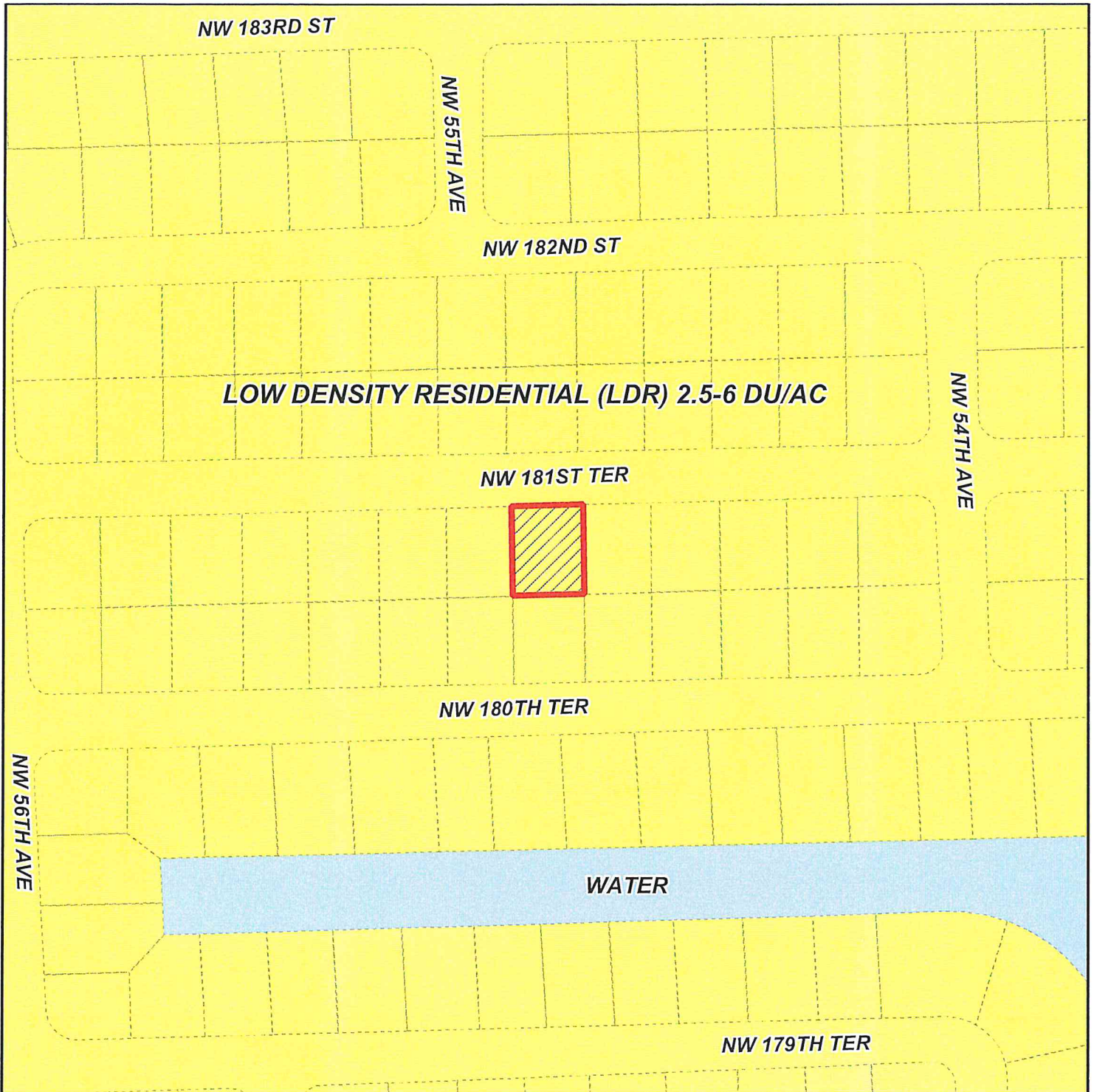
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, February 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000015

Section: 07 Township: 52 Range: 41
 Applicant: Building Services Unlimited Inc
 Zoning Board: C5
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, February 7, 2025

REVISION	DATE	BY

PROPERTY ADDRESS AND FOLIO:

5450 NW 181 TER
 OPA LOCKA, FL 33055-3147
 FOLIO : 30-21-07-005-1790

LEGAL DESCRIPTION:

7-52-41 PB 65-144
 CAROL CITY LAKE STEVEN ESTS
 LOT 6 BLK 7
 LOT SIZE 75 X 100
 OR 10713-1889 0480 5

UP DATE ZONING INFORMATION:

PRIMARY LAND ZONE: 0100 SINGLE FAMILY - GENERAL
 PRIMARY LAND USE: 0101 RESIDENTIAL - SGL FAMILY : 1 UNIT
 BEDS/BATHS/ HALF: 3/2/0
 FLOORS: 1
 LIVING UNITS: 1
 ACTUAL AREA: 2,182 Sq. Ft
 LIVING AREA: 1,794 Sq. Ft
 ADJUSTED AREA: 1,762 Sq. Ft
 LOT SIZE: 7,500 Sq. Ft
 YEAR BUILT/ YEAR EFFECTIVE: Multiple (See Building Info.)

WORK AREA: 2,182.00 SQ.FT.

DESIGN CRITERIA:

GOVERNING CODES: FLORIDA BUILDING CODE 2023
 8th EDITION, ASCE 7-22
 WIND SPEED: 175 MPH
 EXPOSURE: C
 ALTERATION LEVEL: II

SCOPE OF WORK

BUILDING/STRUCTURAL:

- Garage conversion to be legalized
- Rear attached addition to be legalized

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.
2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL BEACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS AND ALL COLUMNS: GROUTED CELLS. GLASS ABOVE GRADE AND THE BEAMS SHALL BEACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT OF PROJECT.
7. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR INVESTIGATION IN REFERENCE TO WHETHER STRUCTURE CAN BE BUILT ON SITE. PAYMENT OF THESE DRAWINGS CONSTITUTES ACCEPTANCE & AGREEMENT WITH THE FOLLOWING STATEMENT: NO PARTY SHALL INITIATE DELAY CLAIMS AGAINST ARCHITECT. LIABILITY SHALL BE LIMITED TO FEES PAID TO THE DESIGN PROFESSIONAL.
8. PLEASE NOTE - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS.

SECURITY NOTES:

APPLICABLE ITEMS OF CHAPTER 30 OF THE F.B.C., INTRUSION AND BURGLARY SECURITY.

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 36C.
2. ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY.
3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 3/8" MIN. THROW BOLTS WITH INSERTS.
4. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
6. SINGLE SWINGING EXTERIOR DOORS, IF USED SHALL BE SOLID CORE OF NO LESS THAN 1-3/4" THICK.
7. GLASS AND EXTERIOR DOOR SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD 2911.
8. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE - STANDARD 2911
9. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IT LOCKED POSITION AND SO AS TO COMPLY WITH ARCHITECTURAL ALUMINUM MANUFACTURES ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE ANMA 1303.3.
10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.
11. DOOR AND WINDOWS BY YALE OGRON PRODUCTS (OR EQUAL).

INDEX OF DRAWINGS

- SP-1: SITE & ZONING DETAILS
- SP-2: SITE & ZONING DETAILS
- A-1: PROPOSED FLOOR PLAN AND ELEVATIONS



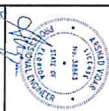
LOCATION
N.T.S.



EXTERIOR FACADE
N.T.S.

NO.	DATE
1	04.02.25
2	07.20.25

Arshad Vigar
 Digitally signed by Arshad Vigar
 Date: 2025.07.22 14:12:48 -0400'

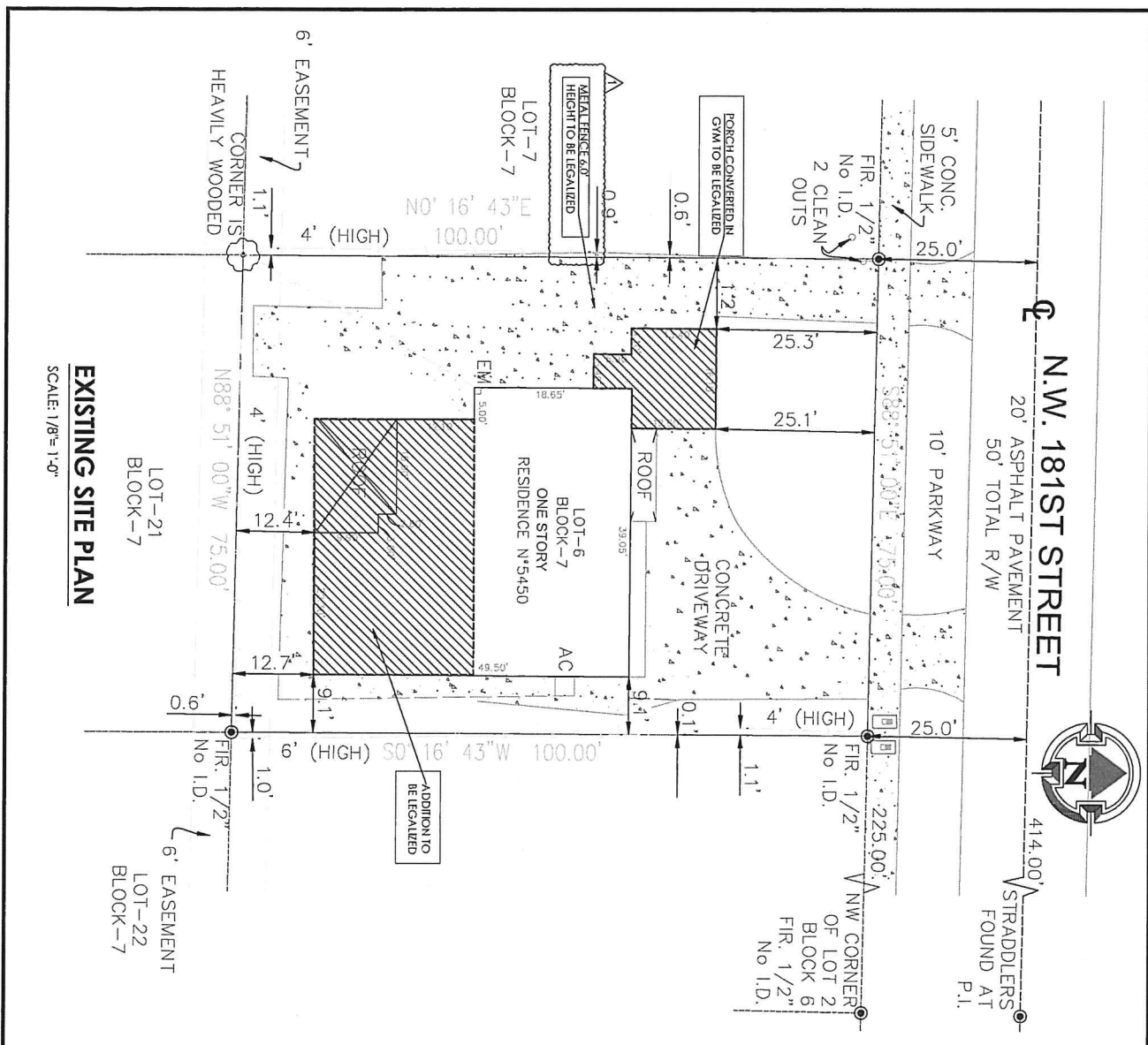


THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ARSHAD VIGAR. IF PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BUILDING SERVICES UNLIMITED, LLC
CERTIFICATE OF AUTHORIZATION
 FL LIC. No. 33031
 12260 SW 8th ST Suite #224
 MIAMI, FL 33184
 PHONE: (786) 502-2096

LEGALIZATION UNDER
VIOLATION 20240231437
 5450 NW 181 TER
 OPA-LOCKA, FL 33055

DRAWN BY:
 CHECKED BY:
 DATE:
 SCALE:
 SHEET:
SP1



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



414.00'

N.W. 181ST STREET
20' ASPHALT PAVEMENT
50' TOTAL R/W

STRADDLERS
FOUND AT
P.I.

5' CONC. SIDEWALK
25.0'

10' PARKWAY

25.0'

FIR. 1/2" No I.D. 2 CLEAN OUTS

FIR. 1/2" No I.D. NW CORNER OF LOT 2 BLOCK 6 No I.D.

PORCH CONVERTED IN GYM TO BE LEGALIZED

CONCRETE DRIVEWAY

METAL FENCE 6'0" HEIGHT TO BE LEGALIZED

LOT-6 BLOCK-7 RESIDENCE N°5450

ADDITION TO BE LEGALIZED

6' EASEMENT
CORNER (1.1' x 1.1')

4' (HIGH)

N88° 51' 00"W 75.00'

LOT-21 BLOCK-7

6' EASEMENT
LOT-22 BLOCK-7

AREAS BEFORE LEGALIZATION

AREAS	SQ. FT
ACTUAL AREA (UNDER ROOF):	2,182.0
LIVING AREA (UNDER A/C):	1,794.0
DRIVEWAY AREA:	1,428.0
GENERAL CIRCULATION:	1,530.0
GREEN AREA:	2,121.0
LOT SIZE: 100%	7,500.0
TOTAL AREA UNDER ROOF:	2,421.0

EXISTING AREAS

AREAS	SQ. FT
ACTUAL AREA (UNDER ROOF):	2,421.0
LIVING AREA (UNDER A/C):	1,977.0
DRIVEWAY AREA:	1,428.0
GENERAL CIRCULATION:	1,530.0
GREEN AREA:	2,121.0
LOT SIZE: 100%	7,500.0
TOTAL AREA UNDER ROOF:	2,421.0

COVERAGE CALCULATION

LOT SIZE: 100% = 2,421.0
 TOTAL AREA UNDER ROOF = 7,500.0

$$\frac{2,421.0 \times 100}{7,500.0} = 31.2\% \text{ COVERAGE AREA}$$

BUILDING SETBACKS	EXISTING	PROPOSED
FRONT (NORTH)	25'	25.1'
SIDE (EAST)	7.5'	9.1'
SIDE (WEST)	7.5'	12.0'
REAR (SOUTH)	25'	12.4'

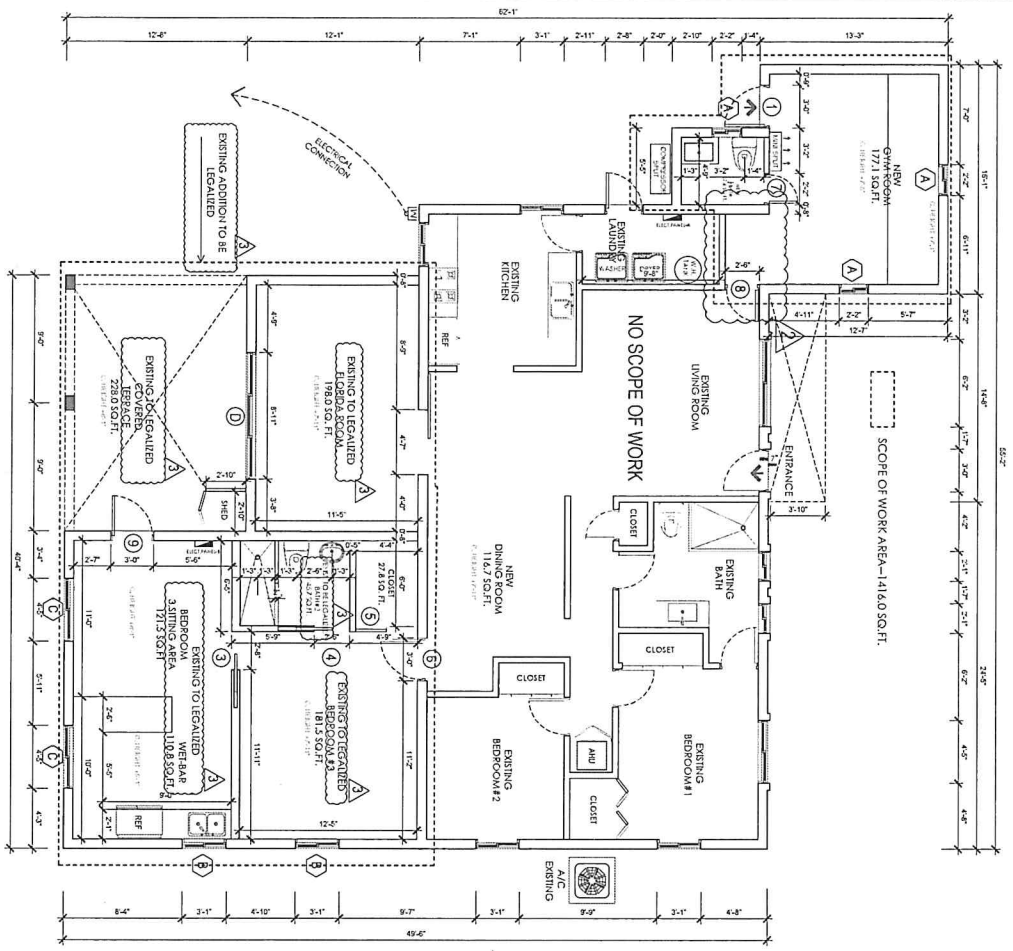
SP2

LEGALIZATION UNDER VIOLATION 20240231437
5450 NW 181 TER
DPA-LOCKA, FL 33055

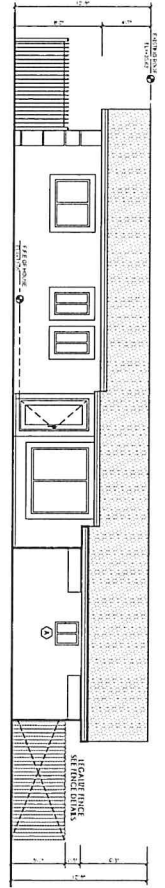
BUILDING SERVICES UNLIMITED, LLC
CERTIFICATE OF AUTHORIZATION
FL LIC. No. 33031
12260 SW 8th ST Suite #224
MIAMI, FL 33184
PHONE : (786) 502-2096

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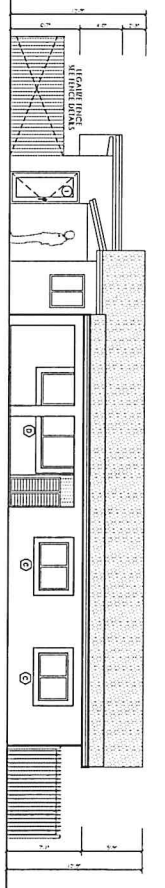
VERSION	DATE
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2	07.20.25
3	
4	



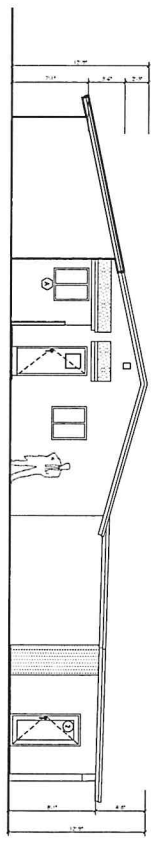
EXISTING FLOOR PLAN TO BE LEGALIZED
SCALE: 1/4" = 1'-0"



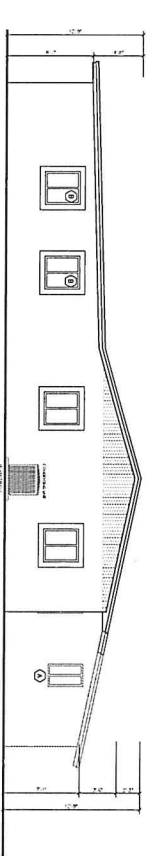
NORTH FRONT ELEVATION (EXISTING TO BE LEGALIZED)
SCALE: 1/8" = 1'-0"



SOUTH REAR ELEVATION (EXISTING TO BE LEGALIZED)
SCALE: 1/8" = 1'-0"



WEST SIDE ELEVATION (EXISTING TO BE LEGALIZED)
SCALE: 1/8" = 1'-0"



EAST SIDE ELEVATION (EXISTING TO BE LEGALIZED)
SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE
1	04/02/23	
2	07/20/23	
3	9-29-25	



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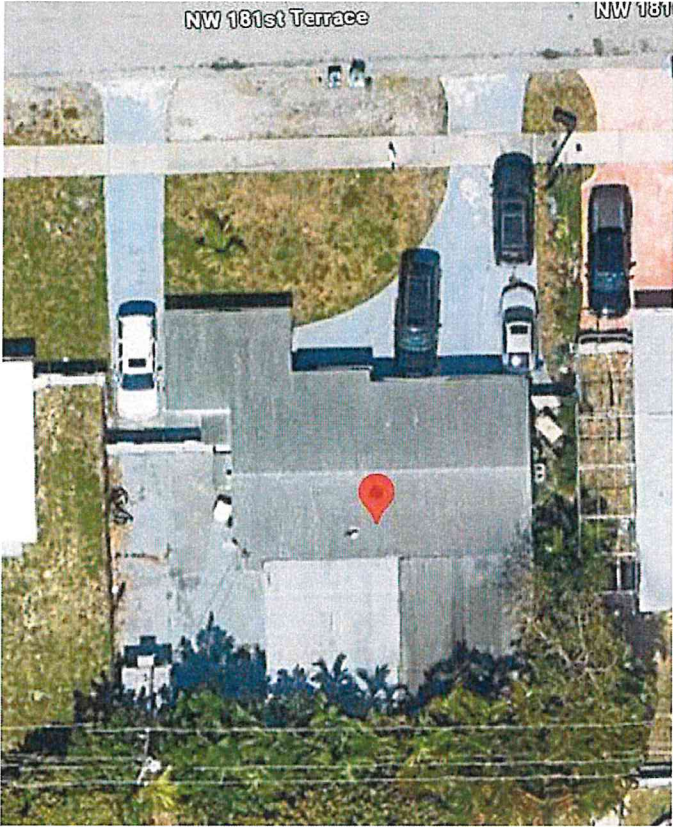
BUILDING SERVICES UNLIMITED, LLC
CERTIFICATE OF AUTHORIZATION
 FL.LIC. No. 33031
 12260 SW 8th St Suite #224
 MIAMI, FL 33184
 PHONE : (786) 502-2096

LEGALIZATION UNDER
VIOLATION 20240231437
 5450 NW 181 TER
 OPA-LOCKA, FL 33055

DRAWN BY:
 CHECKED BY:
 DATE:
 SCALE:
 SHEET:

A.1

5450 NW 181st Terrace, Miami Gardens, FL 33055



AERIAL VIEW



FRONTAL FACADE



LEFT SIDE OF FRONTAL FAÇADE



RIGHT SIDE OF FRONTAL FAÇADE



ROOFED TERRECE AT REAR



LATERAL FAÇADE, LEFT SIDE

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

PH: Z25-059

November 3, 2025

Item No. 2

Recommendation Summary	
Commission District	13
Applicant	Marcelo M. Garcia & Irene Torroella-Garcia
Summary of Requests	The applicants seek to allow an existing terrace addition and two (2)-utility sheds structures to setback less than required from the rear, side street and interior side property lines and to occupy more rear yard area coverage.
Location	17675 NW 91 Court, Miami-Dade County, Florida
Property Size	0.19 Acres
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 <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- 1) NON-USE VARIANCE to permit an existing terrace addition to a single-family residence to setback a minimum of 8.25' (15' required for 50% of the lineal footage of the width of the house and 25' required for the balance) from the rear (east) property line.
- 2) NON-USE VARIANCE to permit two (2) utility sheds on the subject property (maximum 1 utility shed permitted for a single-family residence).
- 3) NON-USE VARIANCE to permit an existing detached shed #1 to setback 8.13' (20' required) from the side street (north), and to setback a minimum of 4.91' (5' required) from the rear (east) property lines.
- 4) NON-USE VARIANCE to permit an existing detached shed #2 to setback 1.4' (5' required) from the interior side (south) property line.
- 5) NON-USE VARIANCE to permit a rear yard lot coverage of 32% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Job Site Address: 17675 NW 91st CT, Hialeah, FL 33018," as prepared by Pro Air Company, consisting of Sheets S-1, S-2 dated stamped received 4/3/2025, and Sheets S-P, A-1 dated stamped received 8/4/2025, for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The applicants seek to allow an existing terrace addition to a single-family residence to be setback less than required from the rear property line than required by Code. Additionally, the applicants seeks to allow 2 utility sheds where only 1 is permitted, allow them to be setback less than required from the side street and interior side property lines, and to occupy a larger rear yard lot area than permitted by Code.

The submitted plans show an existing one (1)-story, 1,876 sq. ft. single-family residence on a corner lot, with an existing terrace addition and two (2)- utility sheds located towards the rear of the 0.19-acre subject property that fronts along both NW 91 Court and NW 176 Lane roadways. The attached terrace addition is situated 8.25' from the rear (east) property line where a minimum of 15' is required for 50% of the lineal footage of the width of the house and 25' required for the balance is otherwise required by code, whereas utility shed #1 (north) encroaches a minimal .09' into the rear and by 11.87' into the side street setback areas and utility shed #2 (south) encroaches a minimal 3.67' into the interior side. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high concrete wall located along the rear and side street and 6' high wood fence along the interior side property lines of the subject property.

<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 residences	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 residences	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 8,522 sq. ft., RU-1, Single-Family Residential District, zoned corner lot, located at 17675 NW 91 Court, at the corner of the intersection of NW 91 Court and NW 176 Lane. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to maintain the existing terrace addition and two utility structures which are located towards the rear of the principal residence building, to

encroach into the rear, side street and interior side setback areas, as well as to allow the additional shed to occupy more rear yard area. Staff opines that since the rear yard area is enclosed with a 6' high concrete wall along the rear, side street and 6' high wood fence along the interior side property lines, any visual impact that the terrace addition and 2-utility sheds may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.19-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, an additional shed and more rear yard coverage sought in the application for the existing terrace addition and 2-utility sheds 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 terrace addition to setback 8.25' (15' required for 50% of the lineal footage of the width of the house and 25' required for the balance) from the rear (east) property line (request #1), permit an additional utility shed (request #2), permit the existing utility shed #1 to setback 4.91' (5' required) from the rear (east) property line and 8.13' (20' required) from the side street (north) property line (request #3), permit utility shed #2 to setback 1.4' (5' required) from the interior side (south) property line (request #4), and to permit a rear yard lot coverage of 32% (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 on a corner lot, with an existing terrace addition and 2-utility sheds located towards the rear of the subject property. The terrace addition, additional utility shed encroach into the rear, side street and interior side setback property lines and occupy more rear yard area than is permitted under the zoning standards. Staff supports the 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 applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high concrete wall located along the rear, side street property lines and the 6' high wood fence along the interior side 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 north and west of the subject property. Staff further opines that the existing encroachment towards the rear by the terrace addition is minimal in nature and internal to the site that is enclosed from view from the outside by the

concrete wall, and although said structure and 2-utility sheds are encroaching into the setbacks and occupy more area of the rear yard than permitted, any significant visual impacts generated from the encroachments on the single-family residences to will be migrated by the existing opaque walls and fence. Staff recommends as a condition for approval that the existing 6' high concrete wall located along the rear, side street property lines, and the 6' high wood fence along the interior side property line 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 research of the surrounding area found a similar approval within the neighborhood for variances of the setback requirements for single-family residences and their accessory structures. For example, a property located at 9103 NW 174 Street was approved pursuant to Resolution #CZAB5-3-08 for variances of the setback requirements for a terrace addition to setback 9', where a setback of 25' was otherwise required. Additionally, 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 Division of Environmental Resources Management of the Department of Regulatory and Economic Resources 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 indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the terrace addition and 2-utility sheds 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 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.

10/23/2025

2. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Job Site Address: 17675 NW 91st CT, Hialeah, FL 33018," as prepared by Pro Air Company, consisting of Sheets S-1, S-2 dated stamped received 4/3/2025, and Sheets S-P, A-1 dated stamped received 8/4/2025, for a total of 4 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' high concrete wall located along the rear, side street property lines, and the 6' high wood fence along the interior side property line of the subject property be maintained as a visual buffer, and that if the wall 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

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

ZONING RECOMMENDATION ADDENDUM

Marcelo M. Garcia & Irene Torroella-Garcia
PH: Z25-059

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<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>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Low Density Residential <i>(Pg. I-31)</i></p>	<p><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></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><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></p>
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Sec. 33-49.
 - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes

District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TORROEALLA-GARCIA, IRENE

17675 NW 91 CT
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000059

DATE

HEARING NUMBER

FOLIO: 30-2009-004-0700

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 5, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case 20210207137B was opened 01/20/2021. A Notice of Violation was issued on 01/22/2021 for "Failure to obtain required building permit(s) prior to commencing work on: rear detached structure added, rear timber terrace with electrical added, and light fixtures added on north side". Since compliance was not met, the following citations were issued on 08/24/2024: P053892, "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK On rear detached structure added.", P053894 "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK On previous light fixtures north side has been removed without a contractor letter or demo permit.", P053895, "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK On detached timber terrace with electrical added at rear." There is an active Compliance Consent Agreement valid through 07/03/2025.

VIOLATOR:

HERNANDEZ, MARIA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: April 21, 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

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

Subject: Z2025000059-1st Review
Marcelo M. Garcia & Irene Torroella-Garcia
17675 NW 91st Court
Non-Use Variance for setback requirements for the legalization of a
shed and terrace associated with existing single-family residence.
(RU-1) (0.19 acres)
09-52-40

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 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 generated by a 25-year, 10-minute 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.

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 Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "17675 NW 91ST CT" prepared by Velimir M. Stanimir, P.E., and dated as received by Miami-Dade County on April 03, 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: August 25, 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 (WASD)

Subject: Zoning Application Comments - Marcelo M. Garcia & Irene Torroella-Garcia
Application No. Z2025000059 - Revision No. 2

A handwritten signature in blue ink that reads "Maria Valdes".

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: Marcelo M. Garcia & Irene Torroella-Garcia

Location: The proposed project is located on approximately 0.19 acres at 17675 NW 91st Court, with Folio No. 30-2009-004-0700, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting non-use variances for the subject property in order to legalize a detached Metal Shed located at the northeast corner of the property, along with an open Terrace and a detached Plastic Shed located at the southeast corner of the single-family residence, without the required setbacks, as per site plan submitted.

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

Please note that the subject property has a 10 feet Utility Easement within and along the northern and western boundary of the property. The detached metal shed located at the northeast corner of the property and the concrete deck along the northern boundary of the property are encroaching on said Utility Easement, as per site plan and survey submitted. 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 176th Lane and NW 91st Court. ***Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

Water/Sewer: The subject site 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@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov

Memorandum



Date: May 16, 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: Z2025000059
Name: Marcelo M. Garcia, & Irene Toroella-Garcia
Location: 17675 NW 91 Court
Section 09 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 16, Block 4, Plat Book 158, Page 4.

This application does not generate any additional vehicle 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: August 6, 2025

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

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

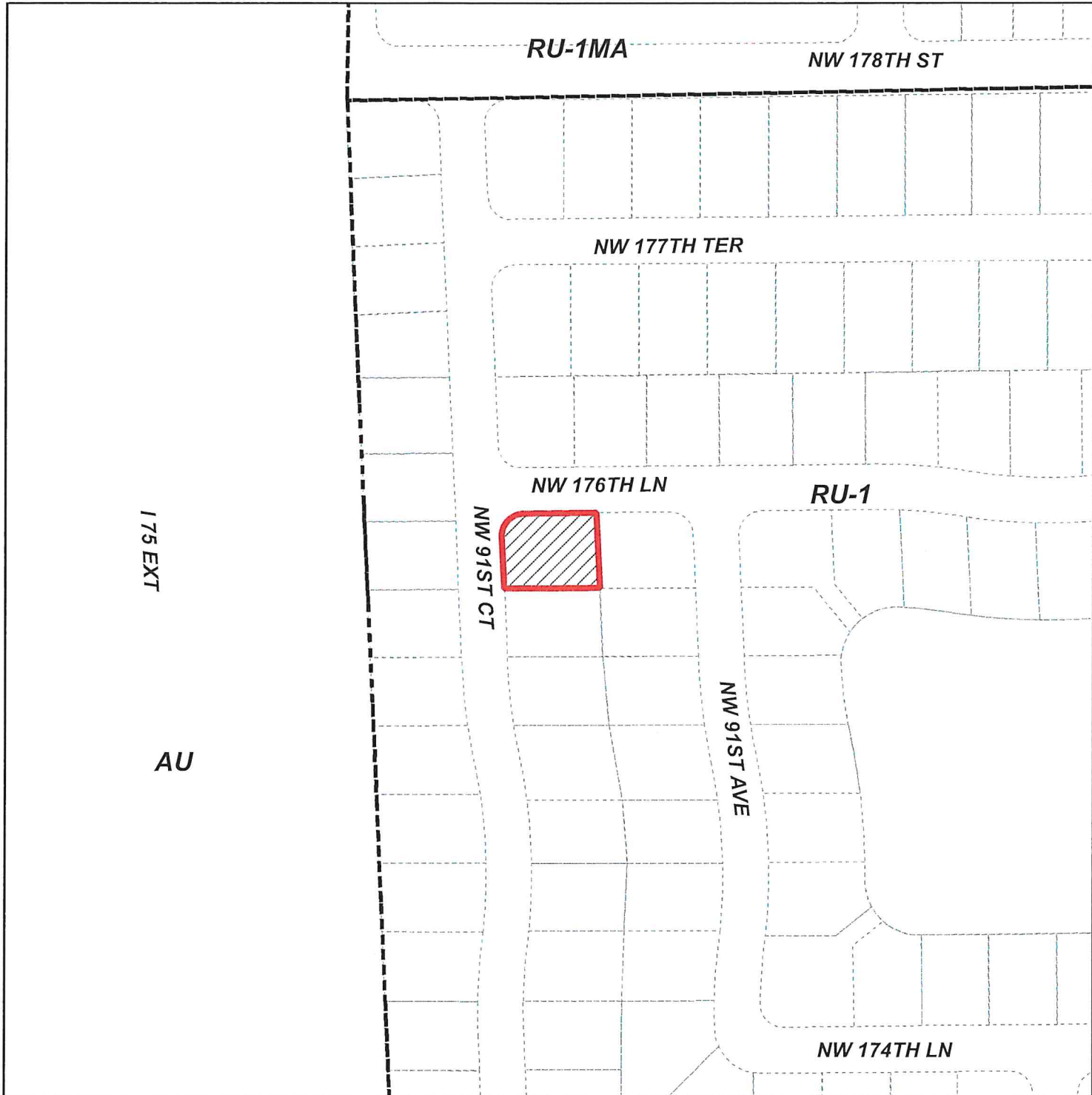
Subject: Z2025000059

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 8/04/2025. 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 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.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000059

Section: 09 Township: 52 Range: 40
 Applicant: Irene Torroella-Garcia
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



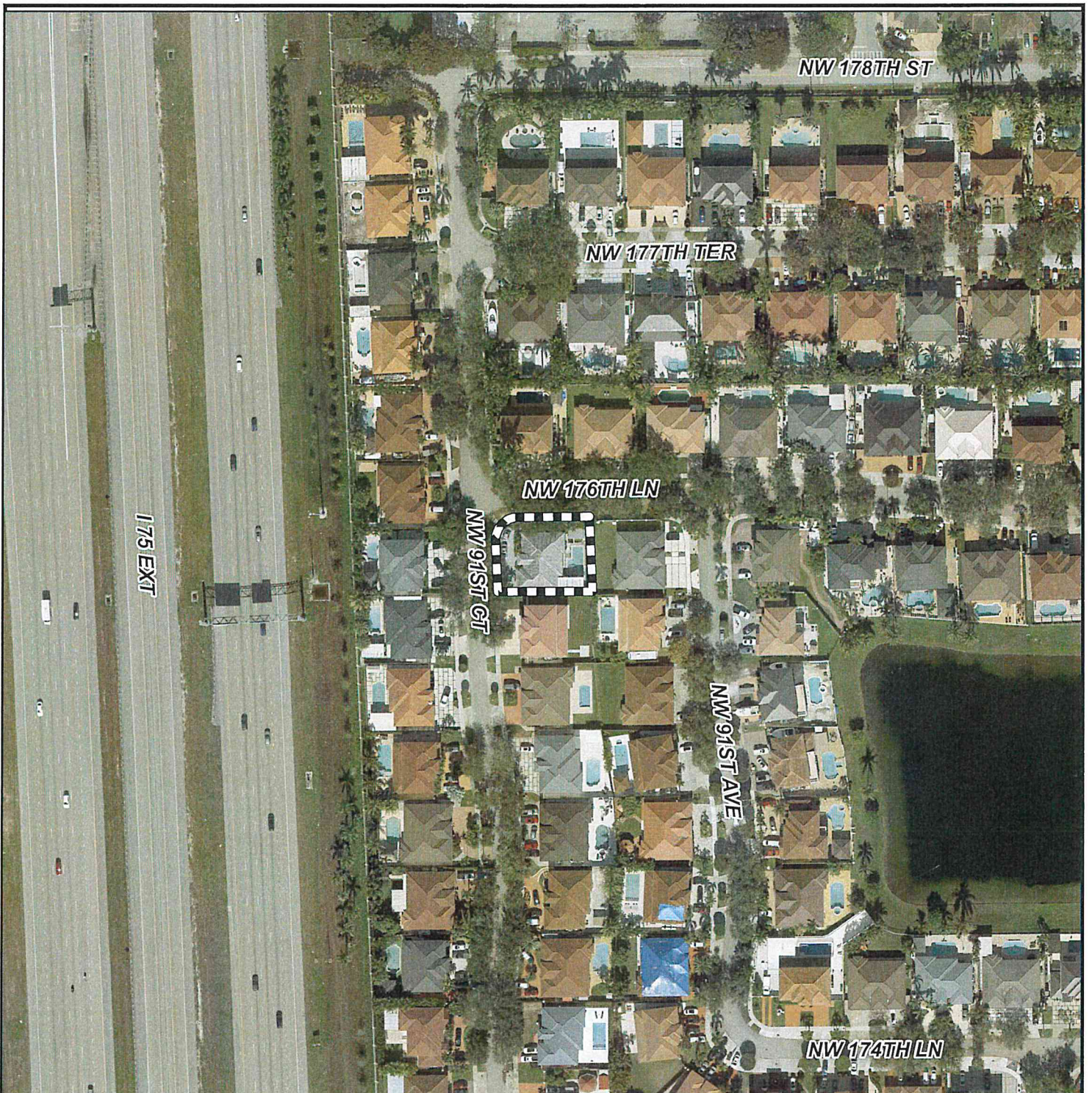
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, April 7, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000059

Legend



Subject Property

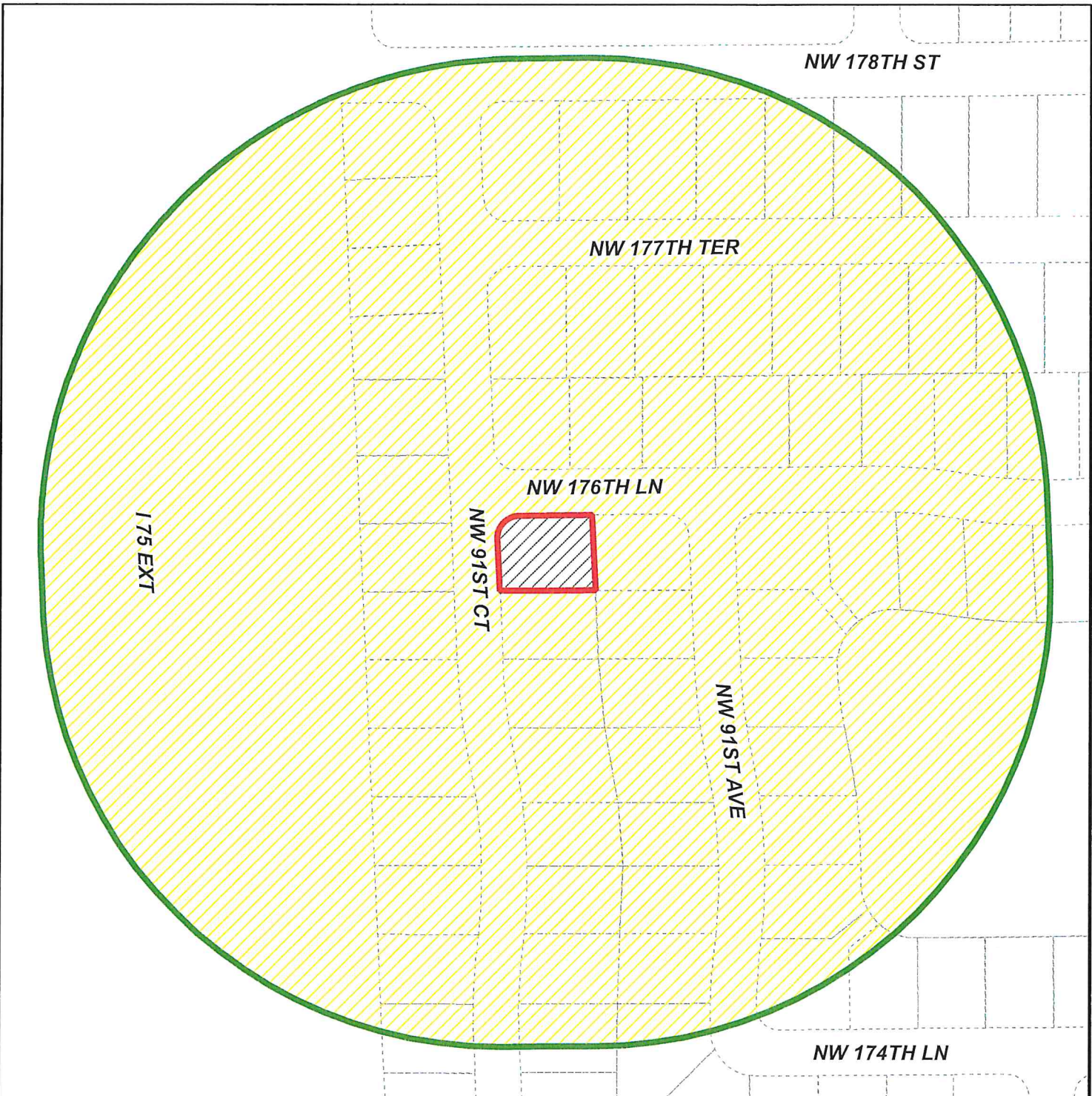


Section: 09 Township: 52 Range: 40
 Applicant: Irene Torroella-Garcia
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, April 7, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 09 Township: 52 Range: 40
 Applicant: Irene Torroella-Garcia
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000059
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, April 7, 2025

REVISION	DATE	BY

ESTATE DENSITY RESIDENTIAL with DENSITY INCREASE 1

NW 178TH ST

NW 177TH TER

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

NW 176TH LN

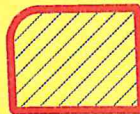
NW 91ST CT

NW 91ST AVE

NW 174TH LN

I 75 EXT

TRANSPORTATION (ROW,
RAIL, METRORAIL, ETC.)



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000059

Section: 09 Township: 52 Range: 40
Applicant: Irene Torroella-Garcia
Zoning Board: C5
Commission District: 13
Drafter ID: EDUARDO CESPEDES
Scale: NTS

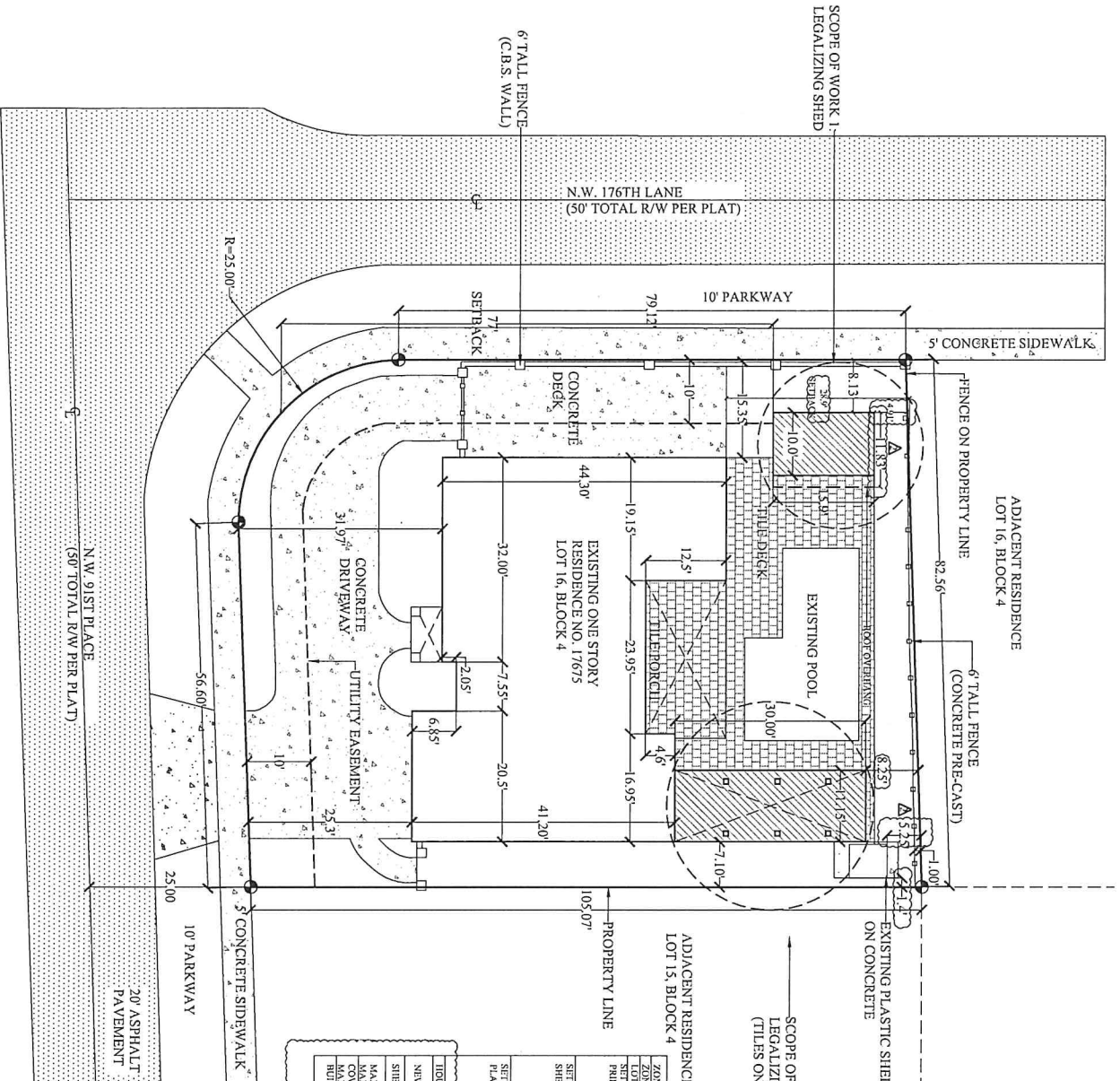
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, April 7, 2025

REVISION	DATE	BY



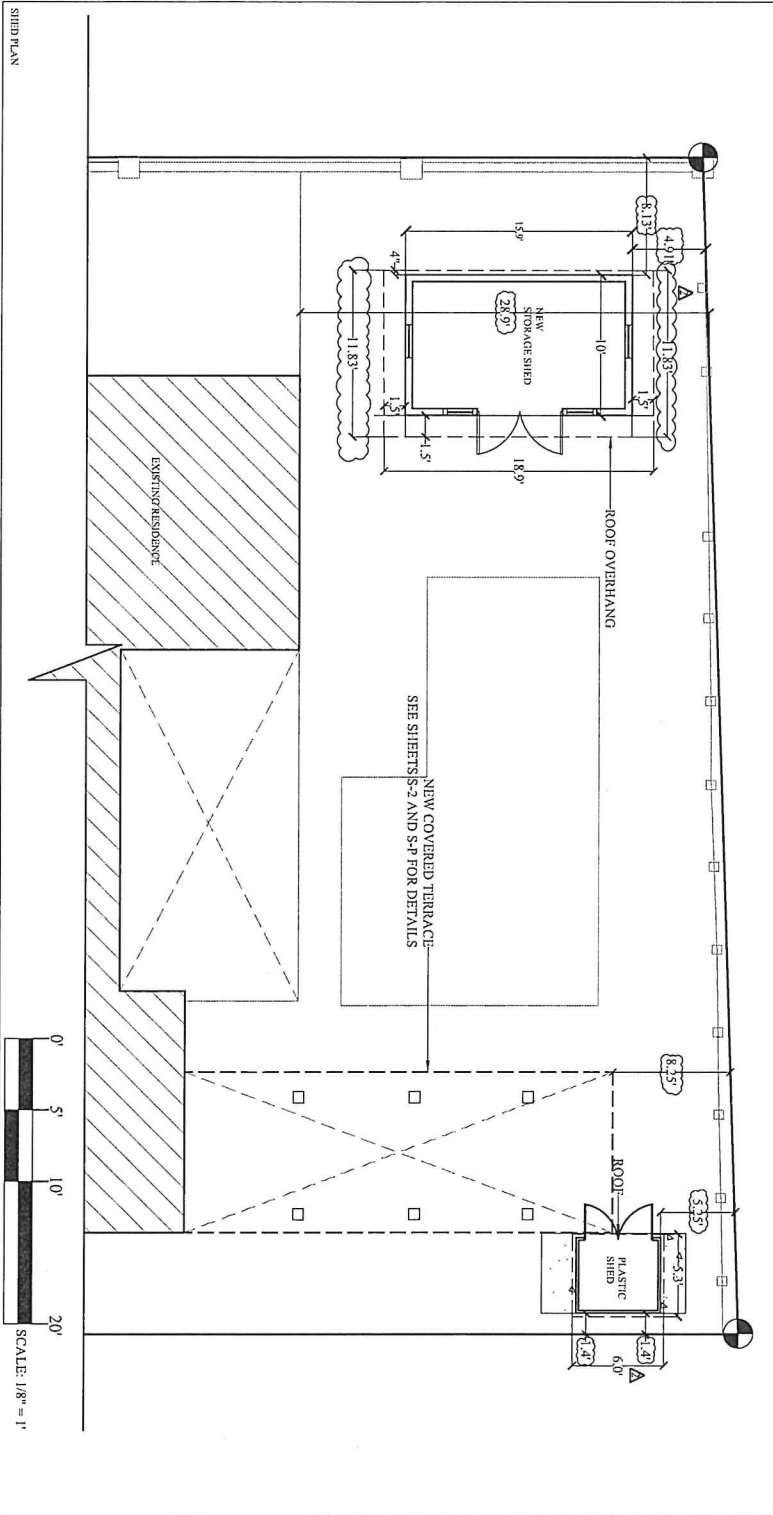
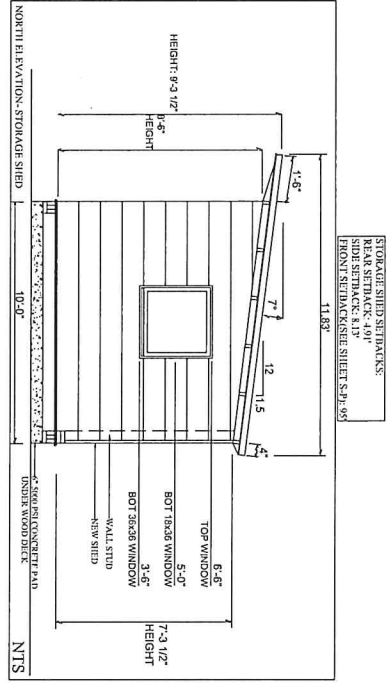
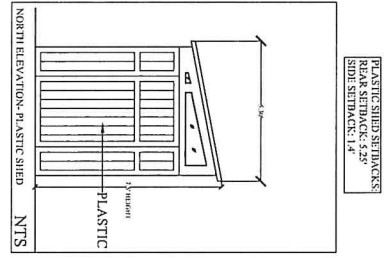
SCOPE OF WORK 2:
LEGALIZING TERRACE
(TILES ON THE FLOOR)

ADJACENT RESIDENCE
LOT 15, BLOCK 4

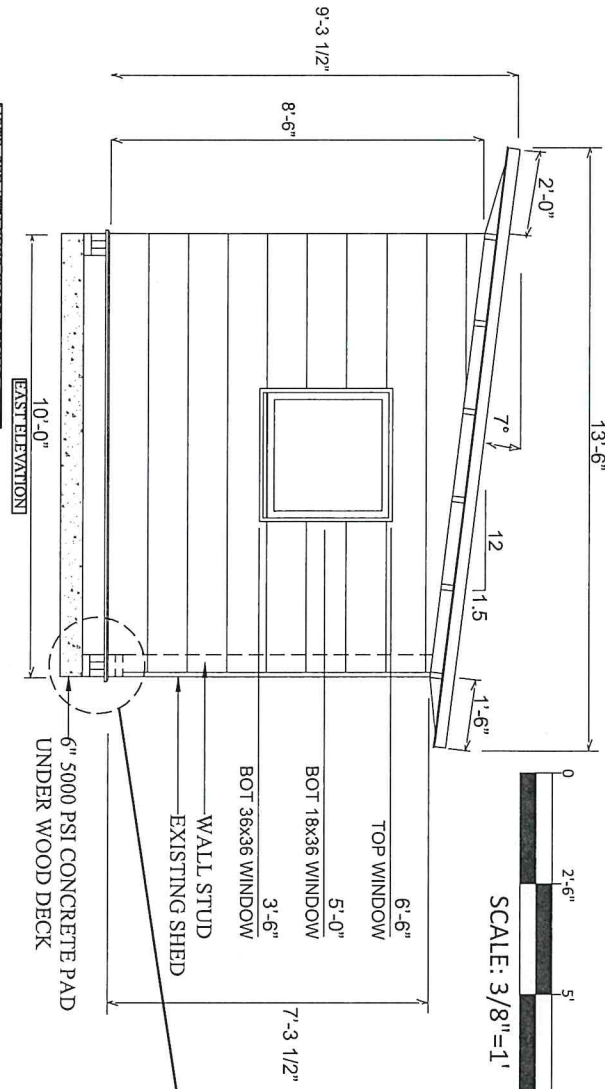
ZONING INFORMATION	REQUIRED VALUE	PROVIDED / ACTUAL
ZONING DISTRICT	RL-1	RL-1
SETBACKS - PRINCIPAL RESIDENCE	FRONT: 25' SIDE: 5' OR 5 MIN REAR: 25' SIDE STREET: 30'	COMPLIES
SETBACKS - SHED (2100 SQ. FT.)	FRONT: 75' SIDE: 5' OR 5 MIN REAR: 40' SIDE STREET: 30'	FRONT: 77' REAR: 40' SIDE: 8.13'
SETBACKS - PLASTIC SHED (5100 SQ. FT.)	FRONT: 55' REAR: 55' SIDE: 5' OR 5 MIN	FRONT: 53.29' REAR: 52' SIDE: 4'
HOUSE (SQ. FT.)		21683 SQ. FT.
NEW TERRACE (SQ. FT.)		314.80 SQ. FT.
SHEDS (SQ. FT.)		219.00 SQ. FT.
MAXIMUM LOT COVERAGE	46% OF LOT AREA	46%
MAXIMUM PERCENTAGE COVERAGE (DETACHED)	30% OF REAR YARD	36.69%
MAXIMUM BUILDING HEIGHT	35 FT OR 3 STORIES MAX	COMPLIES



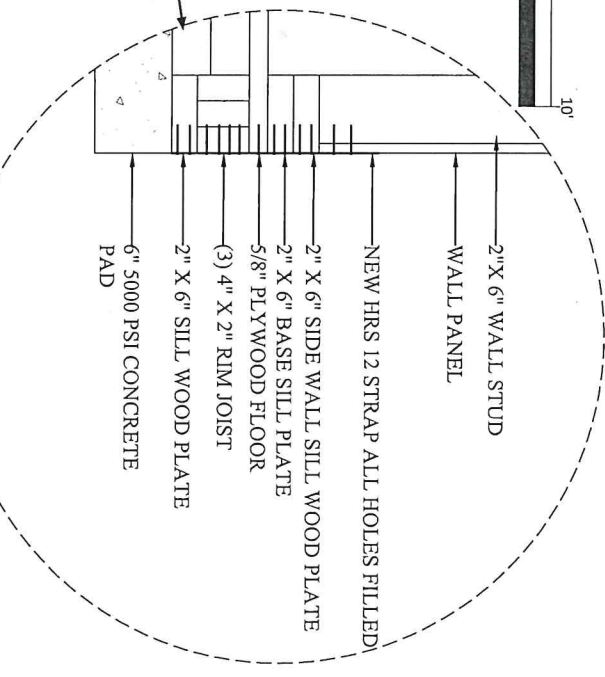
<p>GENERAL CONTRACTOR: JJS SERVICES, INC. 8570 STIRLING ROAD # 102-215 HOLLYWOOD, FLORIDA, 33024. PHONE: 954-553-0354 EMAIL BGFIVESTAR@AOL.COM</p>	<p>STATE LICENSED CGCA08318 CFC022534 CMC024304 CCC026453</p>	<p>JOB SITE ADDRESS: 17675 NW 91ST CT, HIALEAH, FL 33018</p>	<p>ENGINEERING FIRM: PRO AIR COMPANY CONSULTING ENGINEERS P.E. 36907 2875 JUPITER PARK DRIVE # 700 JUPITER, FLORIDA 33458 PHONE: 305-297-7977 EMAIL: MIKE@PROAIRTAB.COM</p>								
<p>REVISIONS BY</p> <table border="1" style="width: 100%;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION	BY					<p>DATE SUBMITTED 1/24/25</p> <p>DATE APPROVED 1/24/25</p>	
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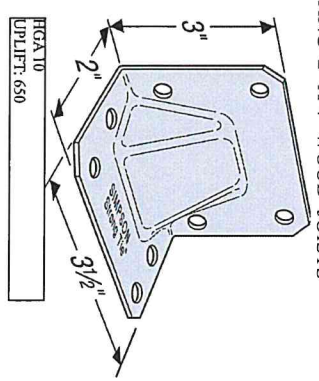
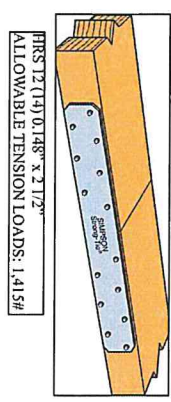
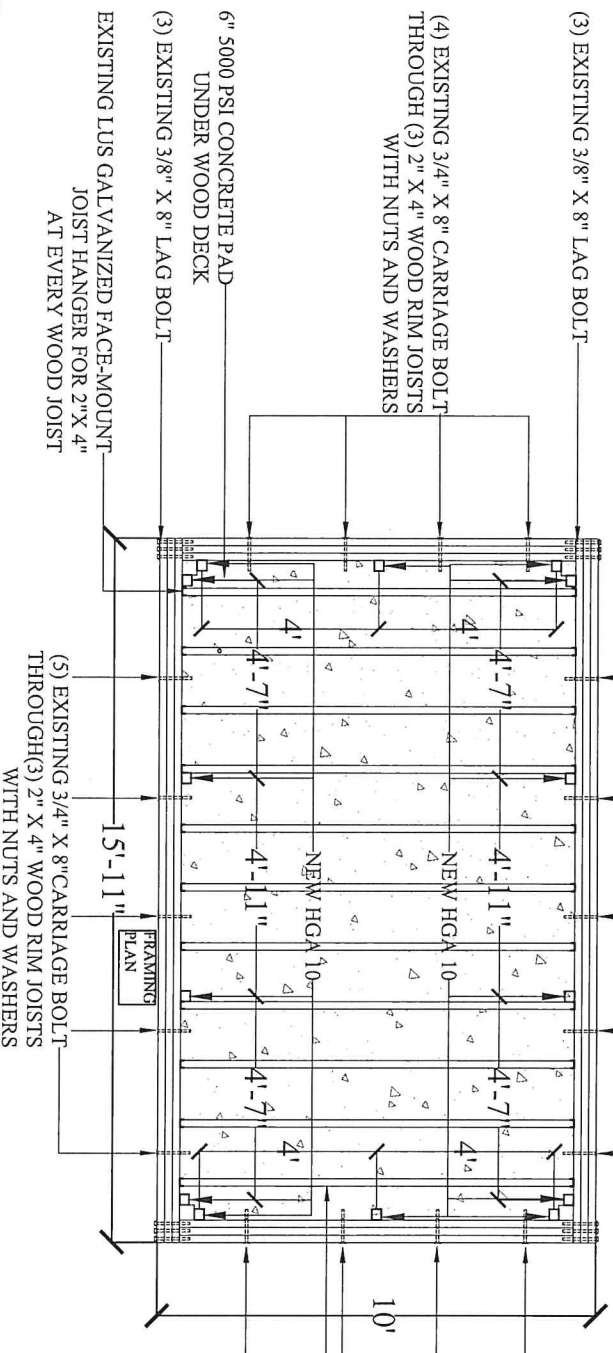
SHEDS AND TERRACE PLAN A-1	GENERAL CONTRACTOR: JJS SERVICES, INC. 8570 STIRLING ROAD # 102-215 HOLLYWOOD, FLORIDA, 33024. PHONE: 954-553-0354 EMAIL BGFIVESTAR@AOL.COM	STATE LICENSED CGCA08318 CFCC022534 CMC024304 CCC026453	JOB SITE ADDRESS: 17675 NW 91ST CT, HIALEAH, FL 33018	ENGINEERING FIRM: PRO AIR COMPANY CONSULTING ENGINEERS P.E. 36907 2875 JUPITER PARK DRIVE # 700 JUPITER, FLORIDA 33458 PHONE: 305- 297- 7977 EMAIL: MIKE@PROAIRTAB.COM	REVISIONS BY DATE DESCRIPTION



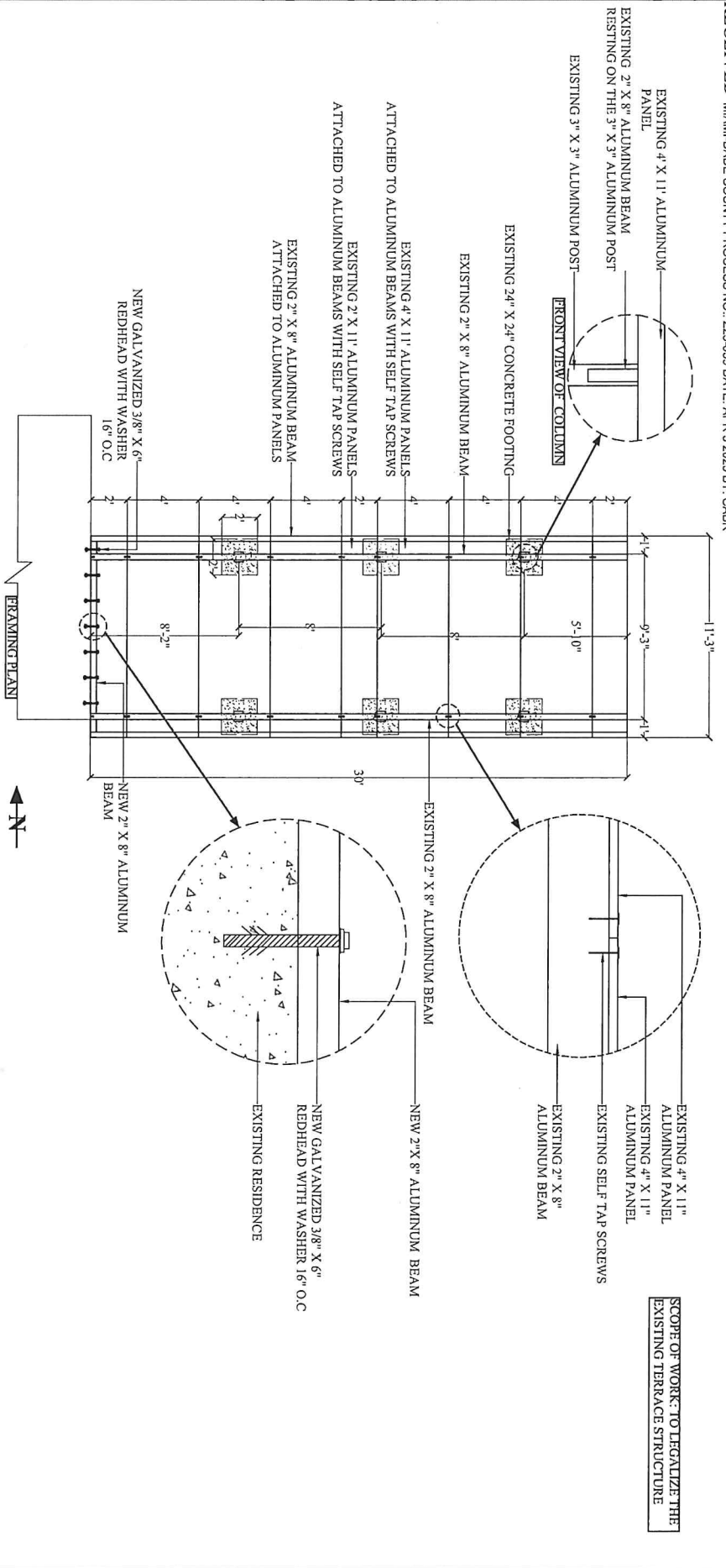
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NOTE: SEE ATTACHED ENGINEERING PACKAGE FOR SHED INSTALLATION GUIDE
SCOPE OF WORK TO LEGALIZE THE EXISTING SHED STRUCTURE



<p>REVISIONS BY</p>	<p>ENGINEERING FIRM: PRO AIR COMPANY CONSULTING ENGINEERS P.E. 36907 2875 JUPITER PARK DRIVE # 700 JUPITER, FLORIDA 33458 PHONE: 305-297-7977 EMAIL: MIKE@PROAIRTAB.COM</p>	<p>JOB SITE ADDRESS: 17675 NW 91ST CT, HIALEAH, FL 33018</p>	<p>STATE LICENSED CGCA08318 CFC022534 CMC024304 CCC026453</p>	<p>GENERAL CONTRACTOR: JJS SERVICES, INC. 8570 STIRLING ROAD # 102-215 HOLLYWOOD, FLORIDA, 33024. PHONE: 954-553-0354 EMAIL BGFIVESTAR@AOL.COM</p>	<p>Velmir M. Stanimir Professional Engineer No. 155994-03007 SHEED AND DECK S-1</p>
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REVISIONS	BY

ENGINEERING FIRM:
PRO AIR COMPANY
 CONSULTING ENGINEERS P.E. 36907
 2875 JUPITER PARK DRIVE # 700
 JUPITER, FLORIDA 33458
 PHONE: 305-297-7977
 EMAIL: MIKE@PROAIRTAB.COM

JOB SITE ADDRESS:
 17675 NW 91ST CT,
 HIALEAH, FL 33018

STATE LICENSED
 CGCA08318
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 CMC024304
 CCC026453

GENERAL CONTRACTOR:
JJS SERVICES, INC.
 8570 STIRLING ROAD # 102-215
 HOLLYWOOD, FLORIDA, 33024.
 PHONE: 954-553-0354
 EMAIL BGFIVESTAR@AOL.COM

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TERRACE PLANS
 S-2

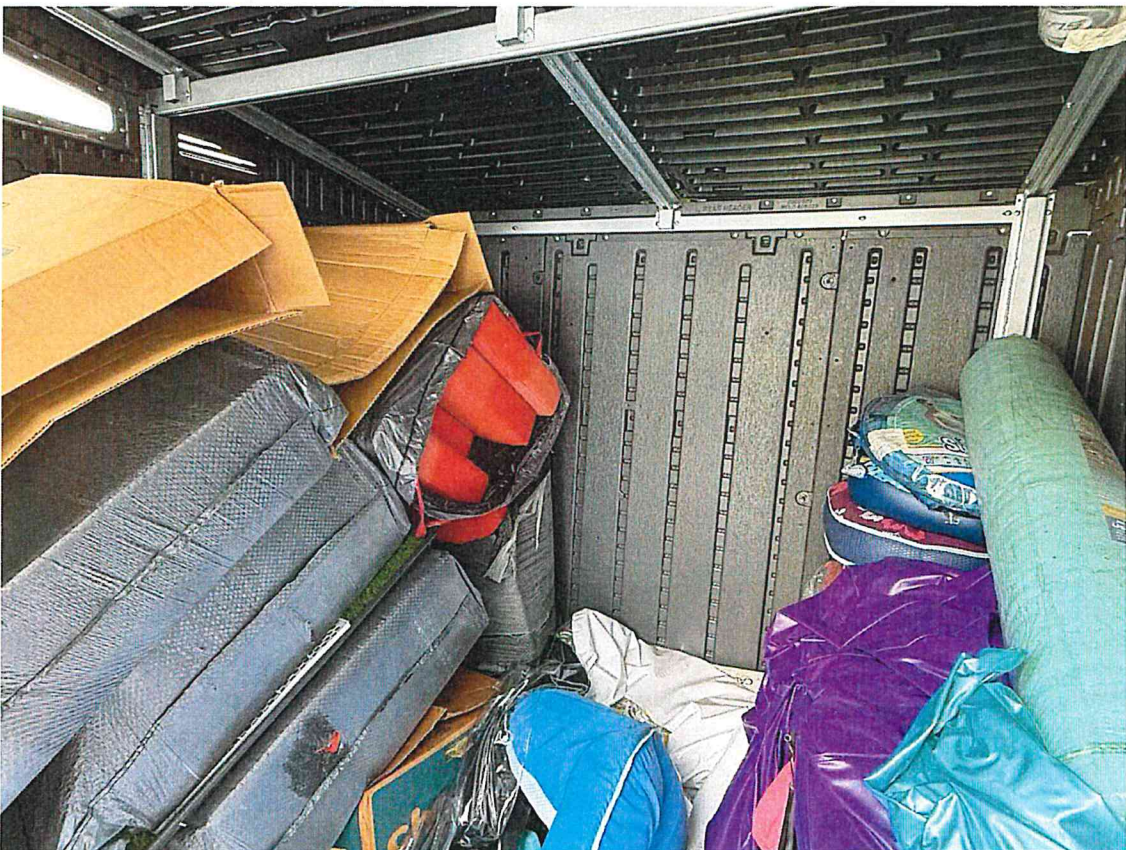
Shed 1 Exterior



Shed 1 Interior



SHED 2



TERRACE



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

PH: Z25-129

November 3, 2025
Item No. 3

Recommendation Summary	
Commission District	13
Applicant	Ubaldo Jimenez & Esperanza Jimenez
Summary of Requests	The applicants seek to modify the condition of a prior resolution only as it applies to the subject property, in order to modify a previously approved lake slope to permit a proposed swimming pool and retaining wall beyond the top of the current lake slope. Additionally, the applicants seek to allow structures such as a proposed swimming pool and retaining wall to be located waterward from the top of the existing lake slope, which is not permitted by Code.
Location	8010 NW 185 Street, Miami-Dade County, Florida
Property Size	0.24 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 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)(7), Generalized Modification Standards. 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.

REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution #2-ZAB-697-62, passed and adopted by the Metropolitan Dade County Zoning Appeals Board, only as it applies to the subject property, reading as follows:

FROM: "2. That the perimeter be backfilled and graded to meet with the approval of the Director of Public Works except that a slope of one foot vertical be provided for each seven feet horizontal from the perimeter into a minimum depth of five feet of water at low water elevation."

TO: "2. That said Property shall be developed substantially in accordance with the plans entitled "Public Hearing for Proposed Swimming Pool", as prepared by Emiliano Orozco, P.E., dated stamped received 7/25/2025, consisting of 1 sheet."

The purpose of request #1 is to allow the applicant to modify the previously approved lake slope, only as it applies to the subject property, in order to permit a proposed swimming pool and retaining wall to be located waterward from the top of lake slope.

(2) NON-USE VARIANCE of zoning regulations prohibiting structures to be placed waterward from the top of slope into a lake; to waive same to permit a swimming pool and retaining wall located waterward from the top of the slope into a lake.

The aforementioned plan is on file and may be examined in the Department of Regulatory and Economic Resources. Plan may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

The subject property is a part of a larger tract of land which, pursuant to Resolution No. 2-ZAB-697-62 that was adopted on December 17, 1962, was approved for a special permit for lake excavation in conjunction with the zone change (pursuant to Resolution #8483 adopted in June 1955) to RU-1, Single-Family Residential District for the development of the subdivision that the subject site is a part of.

The applicants now seek to modify Condition #2 of the previously approved Resolution No. 2-ZAB-697-62, only as it applies to the subject property, in order to permit a proposed swimming pool and retaining wall to be located waterward from the top of lake slope. Ancillary to the modification of the prior resolution, the applicants also seek to allow structures such as a proposed swimming pool and retaining wall to be located waterward from the top of the existing lake slope, which is otherwise not permitted by Code. The submitted plans depict the 0.21-acre subject property with a new 1-story 3,533 sq. ft. single-family residence along with the proposed swimming pool and retaining wall which are located waterward from the top of slope into a lake in the rear of the residence.

NEIGHBORHOOD CHARACTERISTICS		
	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; lake	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 0.21-acre property is located at 8010 NW 185 Street, Miami-Dade County, Florida. The subject property is surrounded by single-family residences to the north, east and west. To the south is a lake, a portion of which belongs to the property beyond the survey tie line.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to maintain the single-family residence with the proposed swimming pool and retaining wall located waterward from the top of slope into a lake. Staff opines that the visual impact on the surrounding area would be minimal and could be mitigated by the existing landscape trees and existing 6' high metal fence along the interior side property lines and retaining wall along the rear of the lot and the lake to the south.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as *Low Density Residential* on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map and is inside the Urban Development Boundary. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The applicant seeks to modify a

prior resolution in order to submit revised plans for a modification of an existing lake slope in order to permit proposed swimming pool and retaining wall located waterward from the top of slope into a lake.(request #1) and to permit the said accessory structures to be located waterward from the top of slope into a lake (request #2). Since the applicant is not requesting additional dwelling units or change the existing single-family detached use on the property, approval with standard conditions of the application would be **consistent** with the density threshold of the Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The applicant seeks approval to modify a prior resolution in order to submit a new site plan that shows a proposed swimming pool and retaining wall located waterward from the top of slope into a lake to be located waterward from the top of slope into a lake. When the request to modify Conditions #2 of Resolution 2-ZAB-697-62, passed and adopted by the Zoning Appeals Board, only as it applies to the subject property (request #1) is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval with conditions would be **compatible** with the surrounding area. Staff opines that the approval with conditions of the applicant's request to modify the previously approved plans, only as it applies to the subject residence, will not generate excessive noise or traffic, create other hazards to the surrounding area or be incompatible with same, when considering the necessity for and reasonableness of the modifications in relation to the present and future development of the area concerned. Staff's review of the County's aerial photographs for the surrounding area, indicates that the subject residence with the subject proposed accessory structures located waterward on top of the water slope is similar to the residences in the surrounding area and would be **compatible** with same.

Staff's research found similar lake slope modification approval within the original larger development area of the overall parcel of land. For example, pursuant of Resolution No.CZAB-5-1-17 adopted in March 2017, a property located at 7840 NW 185 Street, the subject application was approved for to allow structures to be placed waterward from the top of slope into lake; to waive same to permit a swimming pool waterward from the top of slope into lake a modification of the same condition #2 of amending the approved lake slope requirements. The referenced resolution approved a couple of non-use variances of various setbacks and lot coverage requirements which are not relevant to this application.

Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and that the application does not generate any additional vehicular trips. The memorandum from the Division of Environmental Resources Management (DERM) of the RER indicates it has no pertinent comments concerning the application and does not entail any environmental concern. Additionally, the memoranda from the Water and Sewer Department (WASD) and the Miami-Dade Fire Rescue Department, states that they do not object to the application. Therefore, staff opines that approval with conditions of the requested modification (request #1) would be compatible with the area concerned, when considering the necessity and reasonableness of the modifications or in relation to the present and future development of the area. As such, **staff recommends approval with conditions of request #1 of the application, under Generalized Modification Standards, Section 33-311(A)(7).**

When request #2 to waive the zoning regulation and permit the proposed swimming pool and retaining wall located waterward from the top of slope into a lake to be located waterward from the top of slope into a lake is analyzed under the non-use variance standards, Section 33-311(A)(4)(b), staff opines that approval of the requests would be **compatible** with the surrounding area. Staff has no objection to approving the proposed swimming pool and retaining wall located

waterward from the top of slope into a lake from the top of slope into a lake. Staff notes that this request #2 is inextricably intertwined with the requested modification of the prior site plan (request #1), which is recommended for approval with standard conditions including all other conditions of the said resolution to remain in full force and effect except as modified herein. Further, this request #2 is internal to the application site and would not have any significant visual or noise impact on the surrounding properties, and would be migrated by the existing 6-foot-high metal fence. Staff recommends as a condition for approval that the existing 6' high metal fence along the interior side 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 opines that this non-use variance would be **compatible** with the surrounding land uses and that approval of the request would not be detrimental to the community. Therefore, staff opines that approval of this request would maintain the basic intent and purpose of zoning, and other land use regulations, as they affect the stability and appearance of the community. **Therefore, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variances 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 all the conditions of Resolution No. 2-ZAB-697-62 remain in full force and effect except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Public Hearing for Proposed Swimming Pool", as prepared by Emiliano Orozco, P.E., dated stamped received 7/25/25, consisting of 1 sheet, which conform to Zoning Code requirements and 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 6' high metal fence along the interior side 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.

Ubaldo Jimenez & Esperanza Jimenez

Z25-129

Page | 5

ES:JB:SS:EA:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Ubaldo Jimenez & Esperanza Jimenez
(PH: Z25-129)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Fire Department</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Parks, Recreation and Open Spaces</i>	<i>No objection</i>
<i>Water and Sewer Department</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Low-Density Residential</p> <p><i>(Pg. I-31)</i></p>	<p><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></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-16.1</p>	<p>(a) <i>This section shall govern the placement of accessory improvements and landscaping which are hereby deemed not to modify the established slope of privately owned artificial lakes. This section shall not apply to the placement of accessory improvements landward of the top of the slope of such artificial lakes, which structures are permitted as accessory uses under other Sections of this Code.</i></p> <p>(b) <i>For purposes of this section, "privately owned artificial lake" shall mean only a privately owned artificial lake not connected to any jurisdictional wetlands or to any other surface water body.</i></p> <p>(c) <i>For purposes of this section, "water's edge" shall be defined as the average low ground water elevation.</i></p> <p>(d) <i>The placement of the following accessory improvements and landscaping shall be permitted waterward of the top of slope, as measured pursuant to the County Flood Criteria Map as defined in Chapter 11C, on a residential lot, parcel or tract, subject to the following conditions:</i></p> <p>(1) <i>Docks shall either be floated or be placed on pilings at right angles to the shoreline, except as otherwise provided herein.</i></p> <p>(2) <i>All docks on a single lot, parcel or tract collectively shall not exceed 30 percent of the subject lot's width as measured at the top of the slope; provided, however, a dock that is placed parallel to the lot and that does not extend more than six feet beyond the water's edge may be built to the side setback lines.</i></p> <p>(3) <i>No dock shall project further into the artificial lake more than one-half the length of the lot's shoreline frontage as measured at the water's edge, or 20 percent of the lake width at its widest point, whichever is smaller. In no event shall a dock exceed 50 feet in length. For purposes of this section, the length shall be the perpendicular dimension measured from the water's edge to the farthest point of the dock extending into the lake.</i></p> <p>(4) <i>In no event shall a dock be placed closer than 100 feet to the opposite shore's top of slope.</i></p> <p>(5) <i>A dock or a deck not exceeding 18 inches above minimum finished grade elevation may be placed with a zero foot side setback. A dock or a deck exceeding 18 inches above minimum finished grade elevation shall conform to accessory building side setback requirements.</i></p> <p>(6) <i>Only one (1) dock shall be permitted for each principal building on the subject lot, parcel or tract.</i></p> <p>(7) <i>Rocks and landscaping waterward of the top of slope but landward of the water's edge are allowed.</i></p>
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	<p>(8) Rip-rap and interlocking block waterward of the top of slope and extending to a point one (1) foot below the water's edge are allowed.</p> <p>(9) Open sided structures shall be permitted waterward of the top of slope but landward of the water's edge, subject to compliance with accessory building setback and lot coverage requirements of the zoning district in which the structure is located; provided, however, the rear setback requirement shall be zero (0) feet. In no event shall an open sided structure that is placed waterward of the top of slope exceed fifteen (15) feet in height nor shall it exceed two hundred twenty-five (225) square feet in area. Only one (1) such open sided structure shall be permitted for each principal building on the subject lot, parcel or tract. Open sided structures other than railings on docks and decks shall not be permitted, unless approved as a nonuse variance at a public hearing.</p> <p>(10) Steps and decks on pilings or on similar spatially separated upright supports shall be permitted waterward of the top of slope and landward of the water's edge.</p> <p>(11) Boat ramps shall be permitted providing no filling of the slope area occurs.</p> <p>(12) Filling waterward of the top of slope shall be prohibited.</p> <p>Structures other than those listed above are prohibited from placement within the area waterward of the top of slope.</p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</p>
<p>Section 33-311(A)(4)(b) Non-use variances from other than airport regulations</p>	<p>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.</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JIMENEZ, UBALDO AND ESPERANZA 8020 NW 185 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000129

DATE

HEARING NUMBER

FOLIO: 30-2010-015-0050

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 15, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

JIMENEZ, UBALDO AND ESPERANZA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: July 1, 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

A handwritten signature in blue ink that reads "Lisa M. Spadafina".

Subject: Z2025000129-1st Review
Ubaldo/Esperanz Jimenez
8010 NW 185th Street
Proposed modification of previous site plans for a proposed pool
past "survey tie line" within a single family residence
(RU-1) (0.240 acres)
10-52-40

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 property is currently connected to public water and sewer. Pursuant to the Code, all structures being installed 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 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 generated by a 25-year, 10-minute storm event per section 24-42.8(4)(b)(i) of the Code.

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.

Any construction activities that require dewatering will require a Class V permit, pursuant to section 24-48.1(1)(e) of the Code. Class V permits are required for any dewatering of groundwater, surface water, or water that has entered into an underground facility, excavation, or trench.

There is a 12-inch drainage easement located on the eastern portion of the property (as recorded in Miami-Dade County Plat Book 84, Page 41). Applicant is advised that no encroachment is allowed in the aforementioned drainage easement.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. A site plan entitled "Proposed Pool for: Mr. & Mrs. Jimenez", prepared by Avelino R. Leoncio, R.A., and dated as received by Miami-Dade County on June 05, 2025, was submitted in support of the subject application and indicates the removal/relocation of tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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 for additional information or concerns regarding 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: June 30, 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 (WASD)

Subject: Zoning Application Comments - Ubaldo & Esperanza Jimenez
Application No. Z2025000129

A handwritten signature in cursive script that reads "Maria Valdes".

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.

Application Name: Ubaldo & Esperanza Jimenez

Location: The proposed project is located on approximately 0.24 acres at 8010 NW 185th Street, with Folio No. 30-2010-015-0050, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Use Variance to permit the construction of a pool at the single-family residence (3,001-5,000 sq.ft.) under construction with active Permits No. C2024061492. The existing single-family residence under 3,001 square feet was demolished.

The water demand associated with the existing SFR totals 210 gallons per day (gpd). The total water demand associated with the New Single-Family Residence totals 310 gpd; therefore, the net-increase in water demand will be 100 (gpd).

Please note that there is a 5 feet Utility Easement within the property line along and inside the northern boundary of the subject property. 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 185th Street. **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).**

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Hialeah-RO Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

There is an active WASD Verification Form No. 24-2024-L-VF- 2745 that was issued on April 9, 2024, for the new Single-Family Residence. There is an existing 6-inch water main abutting the northern boundary of the property along NW 185th Street, to where the developer may connect to provide water service to the proposed development. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

A Water Supply Certification (WSC) was issued for the proposed development on April 9, 2024, through WASD Verification Form No. 24-2024- L-VF- 2745. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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 WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. 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.

The existing property is connected to sewer.

The sewage flow from the proposed development will be transmitted to Pump Station to Pump Station (P.S.) No. 379, P.S. No. 417 and P.S No. 1310 or P.S No. 300. All the pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. No. 379
Existing NAPOT: 1.52 hrs.
Proposed Development: 100 gpd
Proposed Projected NAPOT: 1.52 hrs.

P.S. No. 417
Existing NAPOT: 3.29 hrs.
Proposed Development: 100 gpd
Proposed Projected NAPOT: 3.29 hrs.

And/or

P.S. No. 1310
Existing NAPOT: 7.43 hrs.
Proposed Development: 100 gpd
Proposed Projected NAPOT: 7.43 hrs.

P.S. No. 300

Existing NAPOT: 3.31 hrs.

Proposed Development: 100 gpd

Proposed Projected NAPOT: 3.31 hrs.

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.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

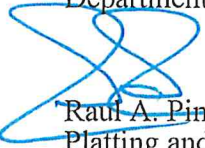
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: July 29, 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: Z2025000129
Name: Ubaldo and Esperanza Jimenez
Location: 8010 NW 185 Street
Section 10 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 38, Block 51, Plat Book 84, Page 41.

This application does not generate any vehicle 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: June 13, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

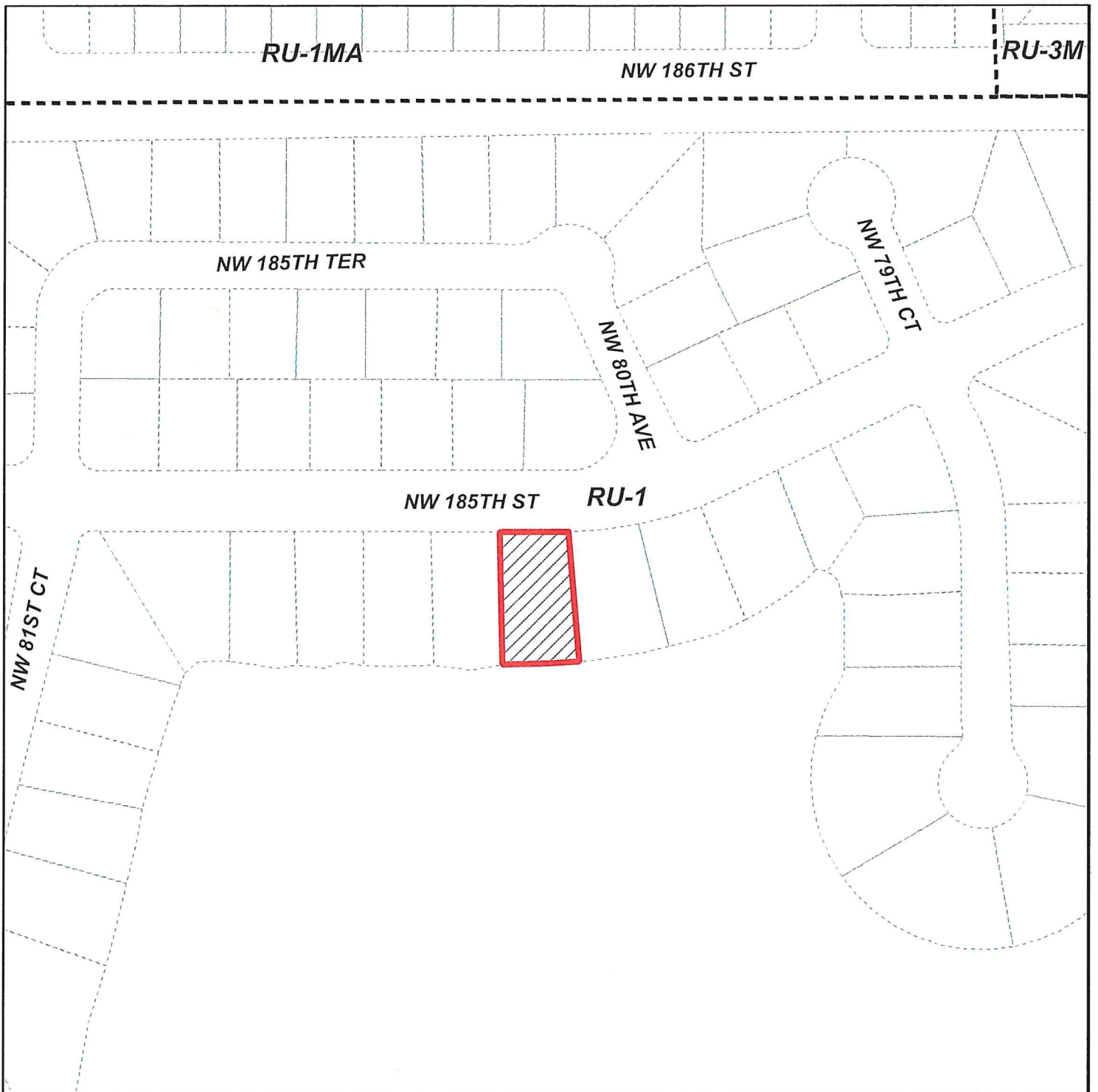
Subject: Z2025000129

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 6/05/2025. 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 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.




MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000129

Section: 10 Township: 52 Range: 40
 Applicant: Ubaldo and Esperanza Jimenez
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 10, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000129

Legend
 Subject Property

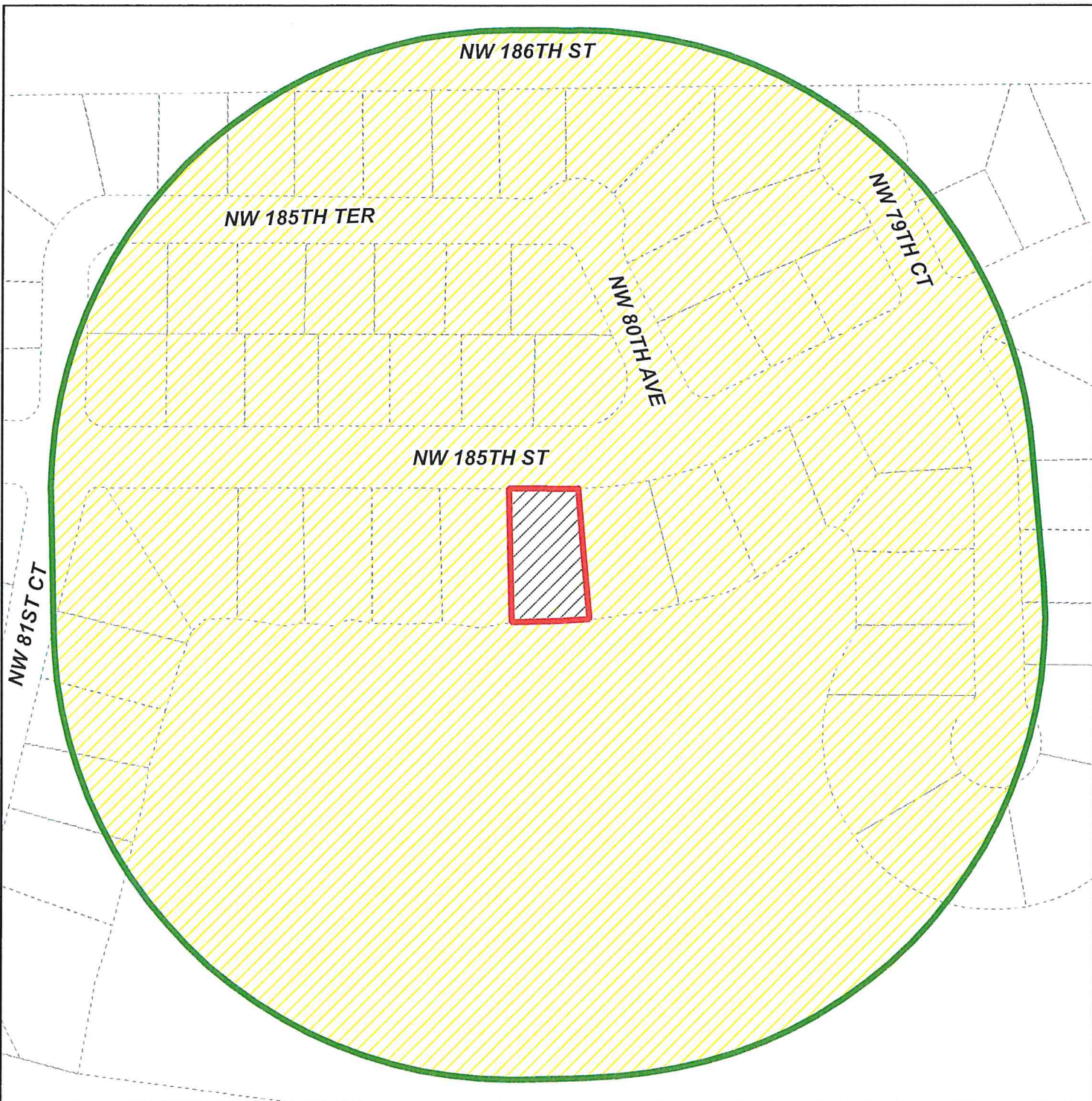


Section: 10 Township: 52 Range: 40
 Applicant: Ubaldo and Esperanza Jimenez
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, June 10, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000129
 RADIUS: 500

Section: 10 Township: 52 Range: 40
 Applicant: Ubaldo and Esperanza Jimenez
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, June 10, 2025

REVISION	DATE	BY

NW 186TH ST

NW 185TH TER

NW 79TH CT

NW 80TH AVE

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

NW 185TH ST

NW 81ST CT



WATER

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000129

Section: 10 Township: 52 Range: 40
Applicant: Ubaldo and Esperanza Jimenez
Zoning Board: C5
Commission District: 13
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

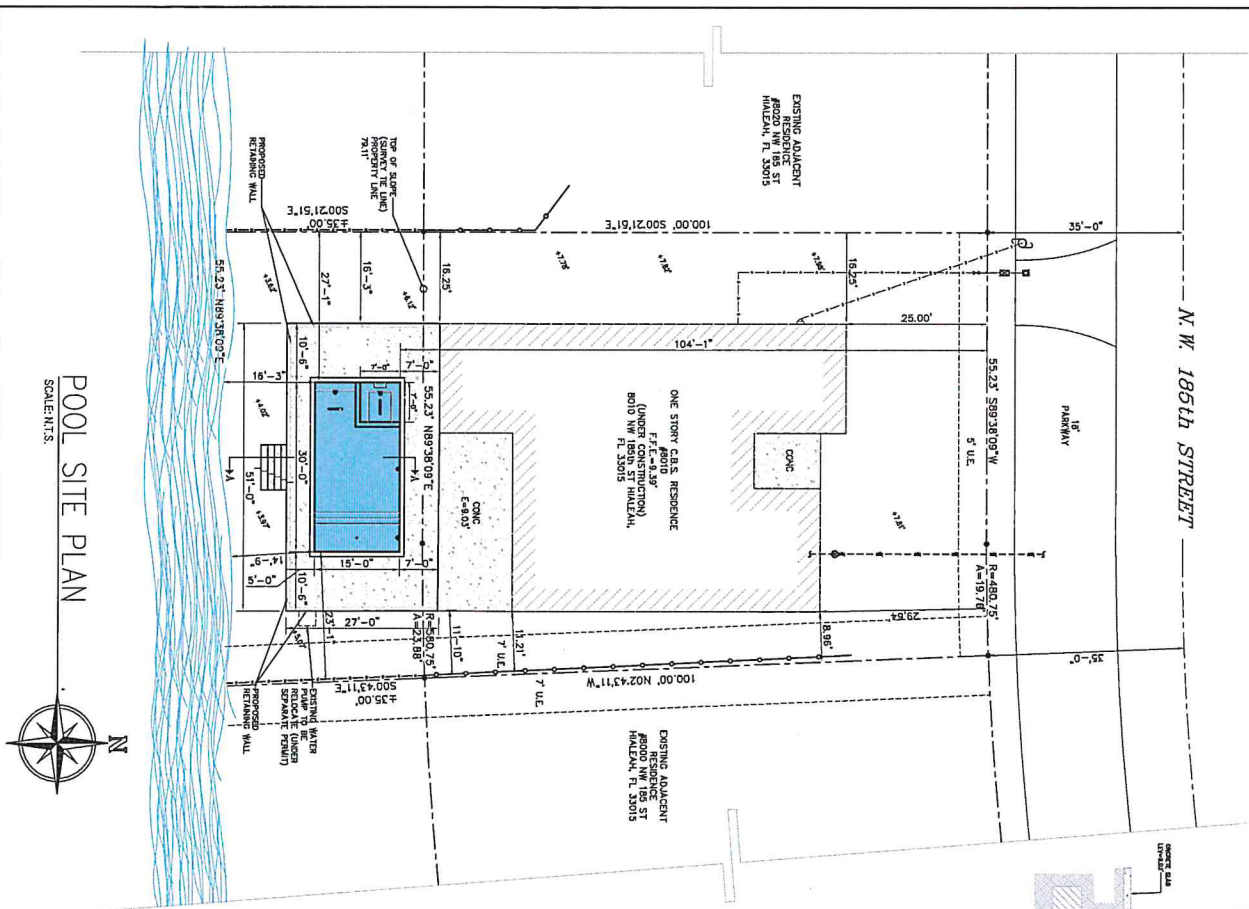


Subject Property Case



SKETCH CREATED ON: Tuesday, June 10, 2025

REVISION	DATE	BY

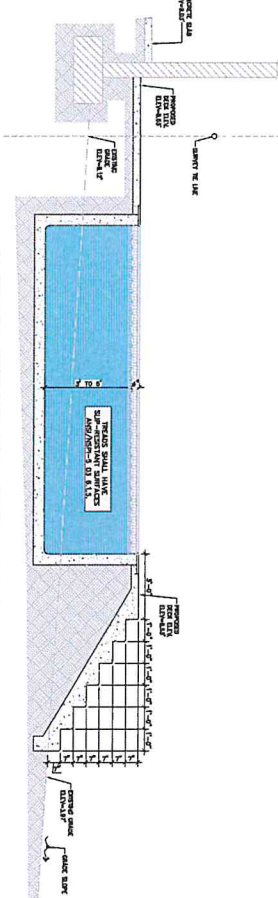


POOL SITE PLAN



SCALENTS

PROPOSED SWIMMING POOL CROSS SECTION A-A



SCOPE OF WORK:	LEGAL DESCRIPTION:
-ZONING HEARING FOR PROPOSED SWIMMING POOL.	LOT 38, BLOCK 51, OF "PALM SPRINGS NORTH SECTION P", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 84, PAGE 41, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ZONING LEGEND	ZONING LEGEND
ZONING "RU-1"	NET LAND AREA 10,474 Sq.Ft
LOT COVERAGE AREA	RESIDENCE (FOOT PRINT) 3,010 Sq.Ft
RESIDENCE (FOOT PRINT)	PROPOSED SWIMMING POOL & SPA 328 Sq.Ft
PROPOSED SWIMMING POOL & SPA	PROPOSED POOL DECK 958 Sq.Ft
TOTAL IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA 4,947 Sq.Ft (47.2%)
SETBACKS (POOL)	REQUIRED SETBACKS (POOL)
FRONT 7.5'	REAR 16'-3"/14'-9"
INTERIOR SIDE 10'	FRONT 104'-1"
SIDE STREET N/A	INTERIOR SIDE 27'-1"/23'-1"
REAR 7.5'	REAR 16'-3"/14'-9"

<p>DESIGNED BY: PROL POOL, INC. SAMARA / ACEX-PROL Phone: (786) 271-1200 / (786) 4th 4153 Fax: (786) 224-0442 Email: prol.pool@prol.com</p>	<p>EMILIANO GROZCO, P.E. Florida Registration No. 66341 349 SW 122 AVE. MIAMI FL 33184 PH: 786 786 7125 EMAIL: emiliano.grozco@emil.com</p>
<p>PROJECT: ZONING HEARING FOR PROPOSED SWIMMING POOL PROJECT NUMBER: 670 NW 185th STREET +A-BAH FL 33018 OWNER: Mr. & Mrs. JIMENEZ OWNER ADDRESS: 1670 NW 185th STREET HALEAH FL 33018</p>	<p>DATE: 11/17/21 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: AS SHOWN</p>

EMILIANO GROZCO, P.E.
349 SW 122 AVE. MIAMI FL 33184
PH: 786 786 7125
EMAIL: emiliano.grozco@emil.com

SP-1

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-129

DATE: JUN 5 2025

BY: CABR



RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-129

DATE: JUN 5 2025

BY: CABR

