



Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street , Suite 1110
Miami, Florida 33128-1902
T 305-375-2800
www.miamidade.gov

FINAL AGENDA

Community Zoning Appeals Board 5
Norman and Jean Reach Park, Recreation Room, 7895 NW 176 Street, Miami, FL
Tuesday, January 13, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|-------------------------------|-------|----------|---|
| 1. | Z2024000015 | Carlie Dunbar & Lilian Dunbar | 24-15 | 52-40-01 | N |
|----|-------------|-------------------------------|-------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 05
MEETING OF JANUARY 13, 2026

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.

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

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

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

PH: Z24-015

January 13, 2026

Item No.1

Recommendation Summary	
Commission District	1
Applicant	Carlie Dunbar & Lilian Dunbar
Summary of Requests	The applicants seek to allow an existing detached accessory use (storage) shed structure to setback less than required from the rear and interior side property lines.
Location	20150 NW 59 Court, Miami-Dade County, Florida
Property Size	0.17 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua <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.

REQUEST:

NON-USE VARIANCE to permit an existing detached shed structure to setback 3' (5' required) from the rear (west) property line and to setback 3' (7.5' required) from the interior side (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Mr. Carlie Dunbar", as prepared by Phaion P. Hicks P.E., dated stamped received 2/12/2024, and consisting of a total of 5 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The submitted plans show an existing one (1)-story, 2,832 sq. ft. single-family residence on an interior lot, with an existing detached shed structure located towards the rear of the 0.17-acre subject property. The detached shed structure is setback 3' from the rear (west) property line where 5' is required, and setback 3' from the interior side (south) property line where a minimum of 7.5' is otherwise required by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high wood fence located along the rear and interior side (south) and a 6' high metal fence on the interior side (north) 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 7,700 sq. ft., RU-1, Single-Family Residential District, zoned interior lot, located at 20150 NW 59 Court. 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 legalize reduced setbacks for an existing detached accessory use (storage) shed structure that is located towards the rear of their principal residence building. Staff opines that since the rear yard area is enclosed with a 6' high wood fence along the rear and interior side (south) and a 6' high metal fence on the interior side (north) property lines, any visual impact that the detached shed structure may have on the surrounding properties 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 that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing detached shed structure 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 requests to permit an existing detached shed structure to setback a minimum of 3' (5' required) from the rear (west) and setback 3' (7.5' required) from the interior side (south) property lines, 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 detached shed structure located towards the rear of the subject

property. The detached shed structure encroaches into the rear and the interior side area closer to the property lines 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 wood fence located along the rear and interior side (south), and a 6' high metal fence on the interior side (north) property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the west and south of the subject property. Staff further opines that the existing encroachment towards the rear by the detached shed structure, is minimal in nature and internal to the site that is enclosed from view from the outside by the wood and metal fences, and although said structure is situated quite close to the rear (west) and interior side (south) property lines, any significant visual impacts generated from the encroachments on the single-family residences to the west and south would be further mitigated by the existing trees and hedge landscaping on the subject property. Staff recommends as a condition for approval that the said wood fence along the south and west and the metal fence along the north property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did find similar approvals within the neighborhood for a variance of lesser setback requirements for detached pergola structure under V2020000021 and located at 20120 NW 59 Court, and Zoning Hearing CZAB5-2-09 located at 20162 NW 58 Court for lesser setbacks for a covered terrace addition and the existing single-family residence alike. 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 detached shed structure is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled "Mr. Carlie Dunbar", as prepared by Phaion P. Hicks P.E., dated stamped received 2/12/2024, and consisting of a total of 5 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 within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the 6' high wood fence along the rear and interior side (south) and the 6' metal fence along the interior side (north) property lines 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

Carlie Dunbar and Lillian Dunbar
 PH: Z24-015

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 (Pg. I-31)</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

LILIAN DUNBAR/CARLIE DUNBAR 20150 NW 59 CT
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000015

DATE

HEARING NUMBER

FOLIO No: 30-2004-003-4070

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 18, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20230223649 was opened on 08/16/2023. A Notice of Violation was issued on 08/17/2023 for "Failure to obtain required building permit(s) prior to commencing work on: Detached structure to include door and commencement of fence work". An extension was granted until 05/14/2025.

VIOLATOR:

LILLIAN DUNBAR/CHARLIE DUNBAR

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: December 16, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2024000015-3rd Review
Carlie Dunbar and Lillian Dunbar
20150 NW 59th Court
NUV for setbacks requirements. Legalizing storage shed at single-family residence.
(RU-1) (0.176 acres)
01-52-40

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

Potable Water Supply and Wastewater Disposal

According to RER records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the storage shed to be legalized is required to connect to public water and sanitary sewers to the extent that it has plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

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

Site grading and development shall provide for the full retention and shall also 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 "Mr. Carlie Dunbar" prepared by Phaion P. Hicks, P.E., and dated as received by Miami-Dade County on February 12, 2024, was submitted with the subject application, and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: December 17, 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: **UPDATED** - Zoning Application Comments - 20150 Shed
Application No. Z2024000015

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: 20150 Shed

Location: The proposed project is located at 20150 NW 59th Court, with Folio No. 30-2001-003-4070, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting to legalize a detached concrete block storage room of approximately 170 square feet without the required setbacks, that is located at the southwestern corner of the existing Single Family Residence.

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

Please note that there is a *10-foot Utility Easement within the property, along the eastern boundary of the property and a 6-foot Utility Easement along the northern and western boundary of the property line.* The site plan for the subject application shows that the detached concrete block storage room is encroaching on the 6-foot utility easement along the western boundary of the 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 along NW 59th Court. **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 subject property is currently being served by WASD.

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is currently being served by WASD.


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 at (786) 552-8121 or Benita.Ramirez@miamidade.gov.

Memorandum



Date: October 10, 2025

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

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

Subject: Z2024000015
Name: Carlie Dunbar & Lillian Dunbar
Location: 20150 NW 59 Court
Section 33 Township 55 South Range 39 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 53, Block 13, Plat Book 117, Page 74.

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: December 16, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

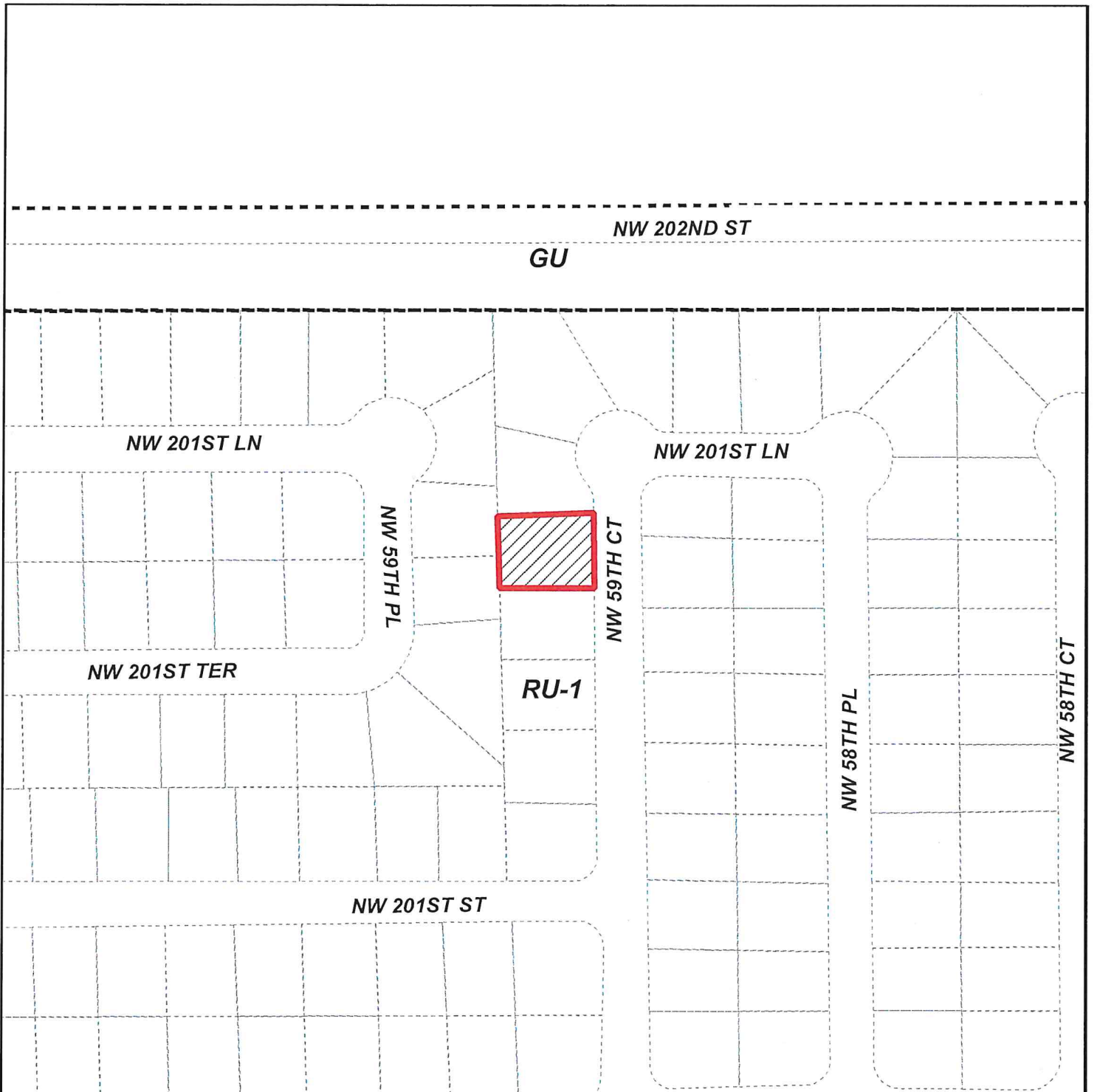
Subject: Z2024000015

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in “EnerGov” on 02/12/2023. Single family home.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000015

Section: 01 Township: 52 Range: 40
 Applicant: Carlie Dunbar & Lillian Dunbar
 Zoning Board: C5
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



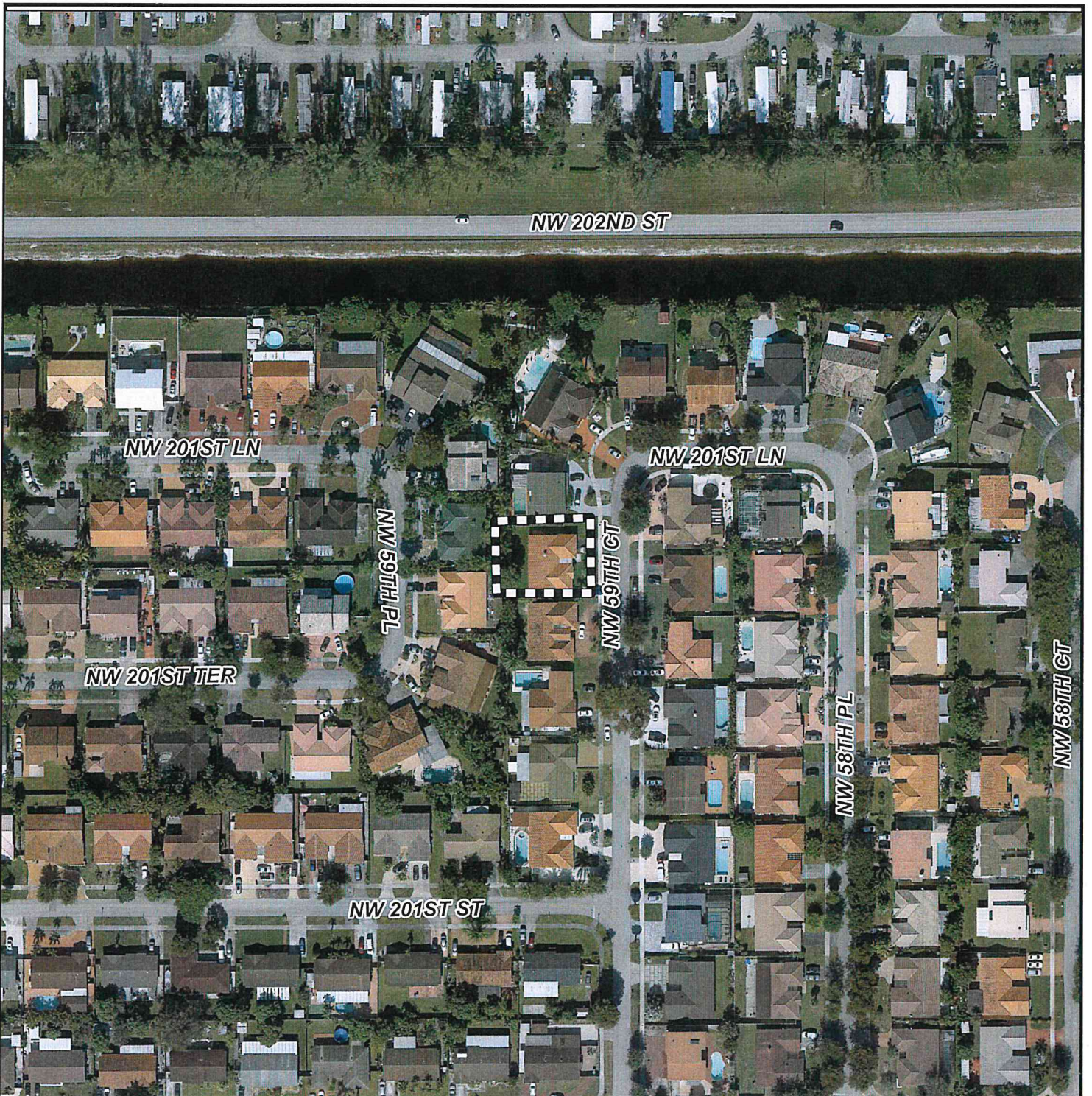
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, February 16, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000015

Legend
 Subject Property

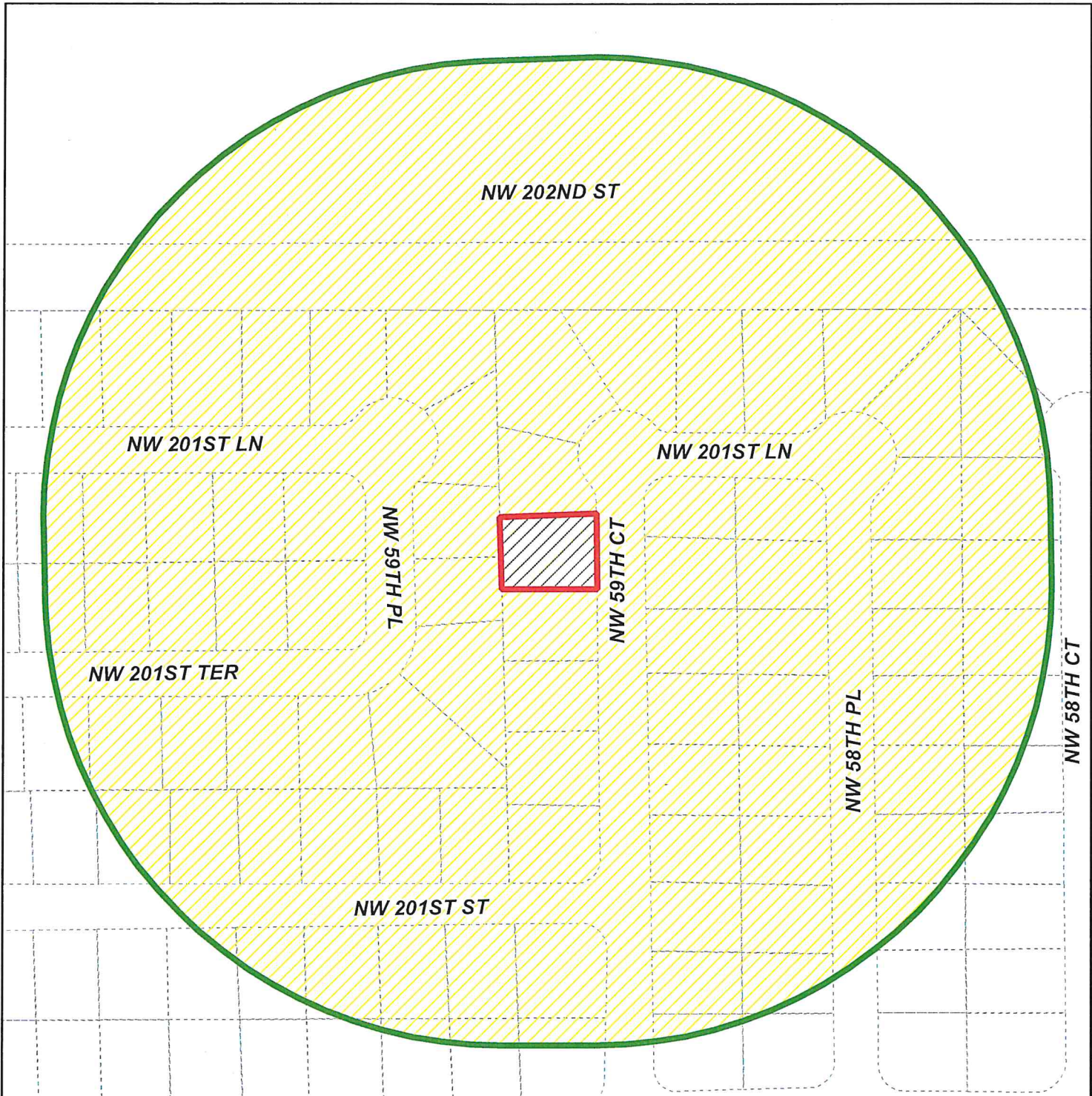


Section: 01 Township: 52 Range: 40
Applicant: Carlie Dunbar & Lillian Dunbar
Zoning Board: C5
Commission District: 1
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, February 16, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2024000015
 RADIUS: 500

Section: 01 Township: 52 Range: 40
 Applicant: Carlie Dunbar & Lillian Dunbar
 Zoning Board: C5
 Commission District: 1
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, February 16, 2024

REVISION	DATE	BY

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

NW 202ND ST

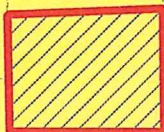
LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

NW 201ST LN

NW 201ST LN

NW 59TH PL

NW 59TH CT



NW 201ST TER

NW 58TH PL

NW 201ST ST

MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2024000015



Section: 01 Township: 52 Range: 40
Applicant: Carlie Dunbar & Lillian Dunbar
Zoning Board: C5
Commission District: 1
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case

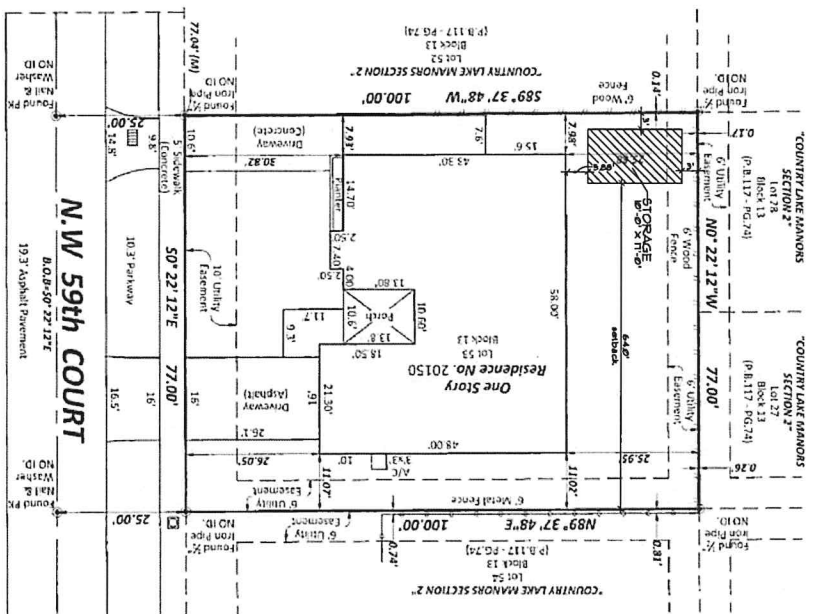


SKETCH CREATED ON: Friday, February 16, 2024

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-015
 DATE: FEB 12 2024
 BY: GONGOL



1. CONCRETE
 2. REINFORCING STEEL
 3. MASONRY
 4. GRADE OF MATERIALS FOR CONCRETE

SCOPE OF WORK

GRADE OF MATERIALS FOR CONCRETE

CONCRETE SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH. THE GRADE OF MATERIALS FOR CONCRETE SHALL BE AS SHOWN ON THE DRAWINGS. THE GRADE OF MATERIALS FOR CONCRETE SHALL BE AS SHOWN ON THE DRAWINGS. THE GRADE OF MATERIALS FOR CONCRETE SHALL BE AS SHOWN ON THE DRAWINGS.

REINFORCING STEEL

REINFORCING STEEL SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH. THE GRADE OF MATERIALS FOR REINFORCING STEEL SHALL BE AS SHOWN ON THE DRAWINGS.

MASONRY

MASONRY SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH. THE GRADE OF MATERIALS FOR MASONRY SHALL BE AS SHOWN ON THE DRAWINGS.

APPLICABLE CODES

1. FLORIDA BUILDING CODE 2019, THE EDITION AS AMENDED BY THE BOARD OF BUILDING REGULATIONS, CHAPTER 61, PART 9, SECTION 61.09, F.A.C. 61.091(1) THROUGH 61.091(10), AND THE BOARD OF BUILDING REGULATIONS, CHAPTER 61, PART 9, SECTION 61.09, F.A.C. 61.091(1) THROUGH 61.091(10), AND THE BOARD OF BUILDING REGULATIONS, CHAPTER 61, PART 9, SECTION 61.09, F.A.C. 61.091(1) THROUGH 61.091(10).

GENERAL STRUCTURAL NOTES

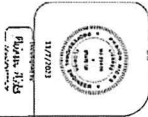
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2. REINFORCING STEEL SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH. THE GRADE OF MATERIALS FOR REINFORCING STEEL SHALL BE AS SHOWN ON THE DRAWINGS.

3. MASONRY SHALL BE PLACED AND COMPACTED TO THE SPECIFIED GRADE AND FINISH. THE GRADE OF MATERIALS FOR MASONRY SHALL BE AS SHOWN ON THE DRAWINGS.

4. GRADE OF MATERIALS FOR CONCRETE SHALL BE AS SHOWN ON THE DRAWINGS.

CODE IN EFFECT: FBC 2020
 7th EDITION



PHALON P. HICKS
 PROF. ENG.
 57 NW 154 STREET
 MIAMI, FL 33169
 TEL. 305.815.6870
 LIC. NO. 80439

PLAN FOR:
Mr. CARLIE DUNBAR
 20150 NW 59 COURT
 MIAMI, FL

DRAWN BY
 CHECKED BY
 DATE
 PROJECT NO.
 DRAWING NO.

RECEIVED

Principal Building

MIAMI-DADE COUNTY
PROCESS NO.: Z24-015
DATE: FEB 12 2024
BY: GONGOL

ZONING LEGEND
Single Family & Duplex

ZONING:

Height (to ridge of roof)
Net Land Area
Lot Coverage (everything under roof)

15-0 Ft.

7,700 Sq. Ft.

2,488 Sq. Ft.

SETBACKS:

REQUIRED

PROVIDED

FRONT
SIDE
SIDE STREET
REAR

25.0

7.5

7.5

25.0

26.1 LF

11.0 LF

8.0 LF

25.95 LF

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater into lake or canal.

Lot will be graded so as to prevent direct overland discharge or stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS: _____

NOTICE:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County. Section 553.79(10), Florida Statutes, effective 7/10/87.

Applicant: Must comply with Section 13-13.1 of the Miami-Dade County Code: (notice of rock mining operations where blasting is permitted) - prior to starting construction.

A separate permit will be required for all driveway approaches onto public right-of-way. Contact Public Works Department at (305) 375-2142.

The height of fences, walls and hedges shall not exceed 2.5 feet in height within 10 feet of the edge of any driveway leading to a right-of-way.

The height of fences is measured from grade. Grade = Elevation of public sidewalk or crown of road.

RECEIVED

Concrete Block Shed

MIAMI-DADE COUNTY
PROCESS NO.: Z24-015
DATE: FEB 12 2024
BY: GONGOL

ZONING LEGEND
Single Family & Duplex

ZONING:

Height (to ridge of roof)
Net Land Area
Lot Coverage (everything under roof)

	9-5
	<hr/>
	2200 LF
	<hr/>
	170 LF
	<hr/>

SETBACKS:

FRONT
SIDE
SIDE STREET
REAR

REQUIRED

	75
	<hr/>
	2.5
	<hr/>
	2.5
	<hr/>
	5.0
	<hr/>

PROVIDED

	80
	<hr/>
	11.0 LF
	<hr/>
	3.0 LF
	<hr/>
	3.0 LF
	<hr/>

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater into lake or canal.

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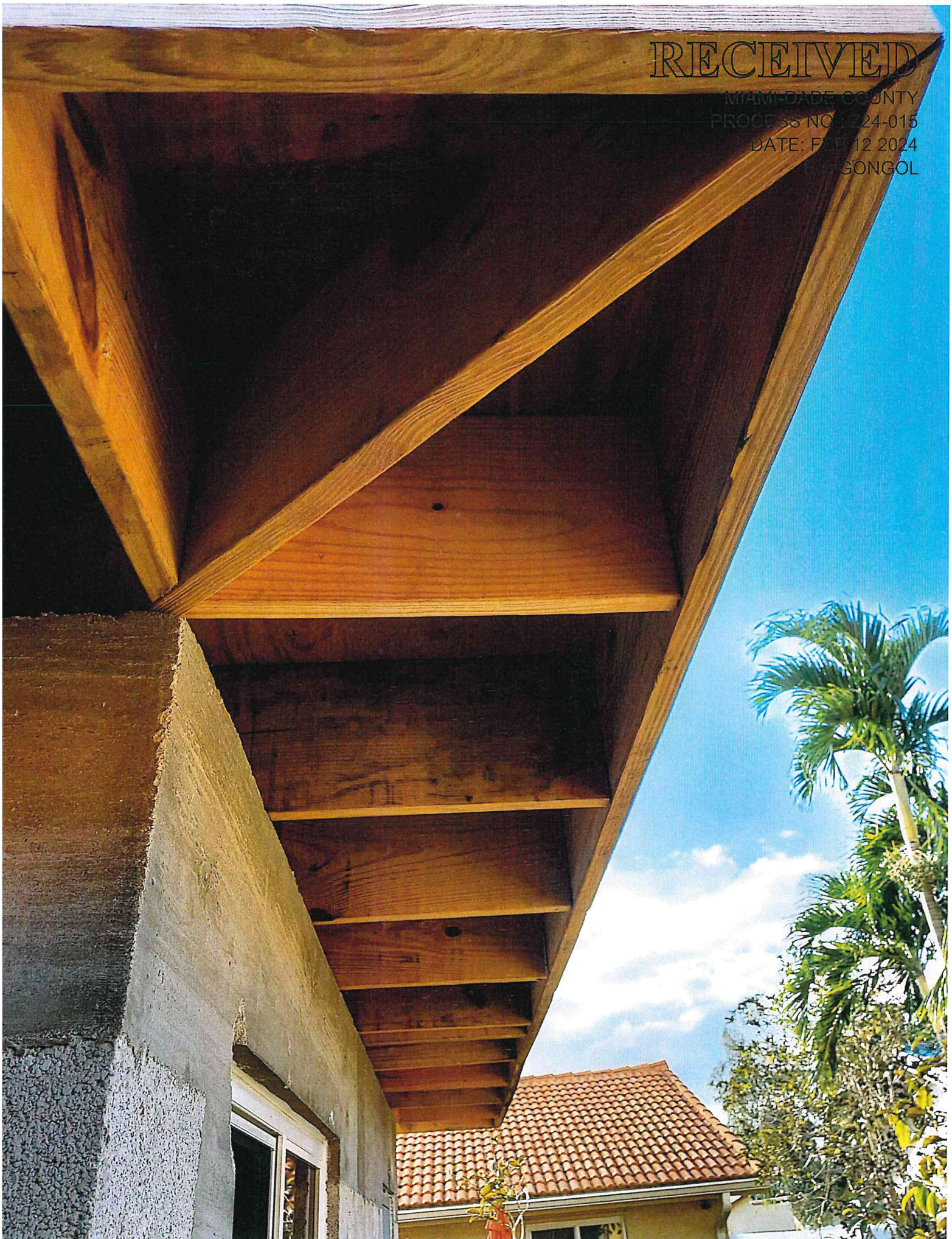
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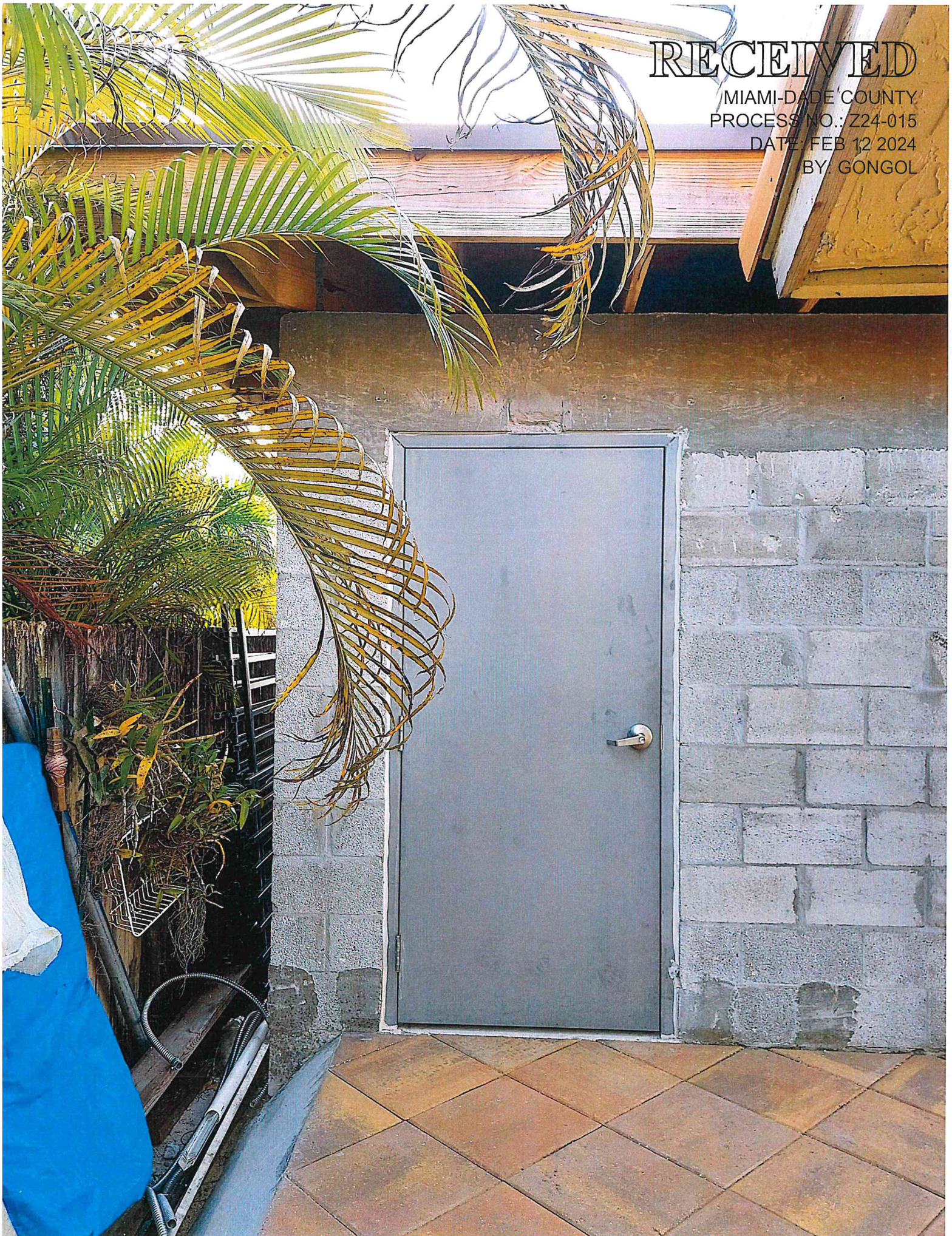
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. 24-015
DATE: FEB 12 2024
GONGOL



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-015
DATE: FEB 12 2024
BY: GONGOL



RECEIVED

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PROCESS NO.: Z24-015

DATE: FEB 12 2024

BY: GONGOL

