



FINAL AGENDA

Community Zoning Appeals Board 8
Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL
Monday, December 15, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|--------------------------------|-------|----------|---|
| 1. | Z2023000072 | Kerwin Hankerson | 23-72 | 53-41-02 | N |
| 2. | Z2025000081 | Adrien Rolando Vazquez Salgado | 25-81 | 53-41-22 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF DECEMBER 15, 2025

MARTIN LUTHER KING, JR., CENTER, CONFERENCE ROOMS 1-4

2525 NW 62 STREET, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

I. SELECTION OF CHAIR AND VICE-CHAIR

1. KERWIN HANKERSON Z2023000072

Area 08/District 02

The application seeks to permit an existing covered terrace addition to a single-family residence that is located closer to the interior side and rear property lines, and to permit an existing detached accessory shed that is located closer to the interior side property line than required by Code.

(1) NON-USE VARIANCE to permit an existing covered terrace addition to a single-family residence to setback a minimum of 20.2' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (north) property line, and to setback 2.9' (7.5' required) from the interior side (west) property line.

(2) NON-USE VARIANCE to permit an existing detached shed to setback a minimum of 3.7' (7.5' required) from the interior (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Public hearing", as prepared by Arshad Viqar, dated stamped received 9/5/2025, consisting of 4 sheets. Plans may be modified at public hearing.

LOCATION: 1131 NW 89 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.21 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

2. ADRIEN ROLANDO VAZQUEZ SALGADO Z2025000081

Area 08/District 03

The application is to allow an existing single-family residence to be located further than permitted from the front, and to be located closer to the rear property line than required by Code.

NON-USE VARIANCE to permit an existing single-family residence to setback 67.85' (50' maximum permitted) from the front (north) property line, and to setback of 5' (15' required for 50% of the lineal footage 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 "Zoning Hearing to Legalize Additions to Single-Family Residence", as

prepared by Guillermo Ramon Gonzalez, dated stamped received 7/2/2025, consisting of a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 1944 NW 48 Street, Miami-Dade County, FL
SIZE OF PROPERTY: 0.22 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

NOTICE

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

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

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z23-072

December 15, 2025

Item No. 1

Recommendation Summary	
Commission District	8
Applicant	Kerwin Hankerson
Summary of Requests	The applicant seeks to permit an existing covered terrace addition to a single-family residence to setback less than required from the interior side and rear property lines. Additionally, the applicant seeks approval for an existing detached accessory shed structure that is located closer to the interior side property line than required by Code.
Location	1131 NW 89 Street, Miami-Dade County, Florida.
Property Size	±0.21 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.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing covered terrace addition to a single-family residence to setback a minimum of 20.2' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (north) property line, and to setback 2.9' (7.5' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE to permit an existing detached shed to setback a minimum of 3.7' (7.5' required) from the interior (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Public hearing", as prepared by Arshad Viqar, dated stamped received 9/5/2025, consisting of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 3,028 sq. ft. single-family residence with attached covered terrace on an interior lot, with an existing detached metal shed located towards the rear of the 0.21-acre subject property that fronts along NW 89 Street. The applicant seeks to permit the principal residence with its covered terrace encroaching into the interior side (west) and rear (north) setback areas. The applicant is also seeking to permit the existing detached metal shed to setback less than required from the interior side (east) property line. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an

existing 6' high metal fence located along both the interior side property lines, as well as a 4' high chain-link fence buffered with shrubs located along the rear property line 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 residences	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 0.21-acre subject property consists of an existing single-family residence that is located on a RU-1, Single-Family Residential District, on an interior lot, located at 1131 NW 89 Street. 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 the existing principal residence and detached shed that is located on the subject site. Staff opines that since the rear yard area is enclosed with a 6' high metal fence along the interior side property lines, and a 4-foot-high chain link fence that is buffered with shrubs along the rear property line, any visual impact that the existing residence and shed may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.21-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 requests for reduced setbacks sought in the application for the existing residence and detached shed 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 applicant is not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the requests to permit an existing covered terrace addition to a single-family residence to setback a minimum of 20.2' (15' required for 50% of the lineal width of the house and 25' required for the balance) from the rear (north) property line, and to setback 2.9' (7.5' required) from the interior side (west) property line (request #1), and to permit an existing detached shed to setback

a minimum of 3.7' (7.5' required) from the interior side (east) property line (request #2), 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 attached terrace addition towards its rear that encroaches into the rear and interior side (west) property lines. Staff notes that the County Geographical Information System (GIS) shows that the existing terrace addition to the principal residence was built around 2021. The plans also indicate an existing detached accessory metal shed structure located towards the rear of the subject property that encroaches into the interior side (east) property line than is permitted under the zoning standards. 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 further opines that any existing visual impact of these setback encroachments for requests #1 and #2 is mitigated by the existing 6' high metal fence along the side property lines and 4' high chain-link fence with landscape hedges with a total height of approximately 6' planted against it along the rear property line. Staff recommend as a condition for approval that the said fences along the rear and interior side property lines be maintained as a visual buffer, and, if either the fence is destroyed or removed, it must be replaced by a fence in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area found similar approvals within the neighborhood for variances of the setback requirements for single-family residences and their accessory structures. For example, a property located at 1071 NW Little River Drive was approved under Resolution #CZAB8-4-03 for a variance to permit a single-family residence setback 24.6' from the front (south) property line (25' required), permit a garage addition setback 12.5' (25' required) from the rear (north) property line, and to permit a family room addition to setback a minimum of 20' (25' required) from the rear (north) property line. Similarly, the property located at 8925 NW 9 Avenue was approved under Resolution #2-ZAB-406-62 for a variance to permit a bedroom addition to a single family residence to set back 15' (25' required) from rear (east) property line. Furthermore, staff opines that the architectural style and scale of the existing residence and the detached metal shed are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **As such, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variances Standards From Other Than Airport Regulations.**

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 "Public hearing", as prepared by Arshad Viqar, dated stamped received 9/5/2025, consisting 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 applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high metal fence along both the interior side property lines and the 4' high chain-link fence buffered with hedges located along the rear property line be maintained as a visual buffer, and that if removed or destroyed, the applicant shall install a similar fence in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Kerwin Hankerson
PH: Z23-072

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>Parks, Recreation and Open Space</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

<p>Low Density Residential (Pg. I-29)</p>	<p><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></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 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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**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

KERWIN HANKERSON

1131 NW 89 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000072

DATE

HEARING NUMBER

FOLIO No: 30-3102-014-0800

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 26, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases

VIOLATOR:

Kerwin Hankerson

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees

Memorandum

Date: October 7, 2025

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

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

Subject: Z2023000072-2nd Review
Kerwin Hankerson
1131 NW 89th Street
Non- use variance for setbacks requirements to legalize additions to
single-family residence
(RU-1) (0.21 acres)
02-54-31

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

Conditions of Approval: None

Tree Preservation Review

While an aerial review of the subject property indicates the presence of tree resources, it does not appear that the requested setbacks and legalization of a structure will result in the removal of these tree resources. 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 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 RER 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: September 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 - Kerwin Hankerson
Application No. Z2023000072 (Revision No. 2)

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: Kerwin Hankerson

Location: The proposed project is located at 1131 NW 89th Street with Folio No. 30-3102-014-0800, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking the following non-use variance setbacks:

- 1) Rear setback for the main house of 24.3 feet where 25 feet is required,
- 2) Side setback for the main house of 2.9 feet where 7.5 feet is required
- 3) Tool shed side setback of 3.7 feet where 7.5 feet is required,

Please note that the subject property has a 5-foot Utility easement within and along the northern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water: The subject site 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 existing property is currently on septic. There is no sanitary gravity sewer system in close proximity to the subject property at the present time.

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

Memorandum



Date: June 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: Z2023000072
Name: Kerwin Hankerson
Location: 1131 NW 89 Street
Section 02 Township 53 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 11, Block 4, Plat Book 53, Page 53.

This application does not generate any additional trips.

Standard Conditions:

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

Memorandum



Date: September 05, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

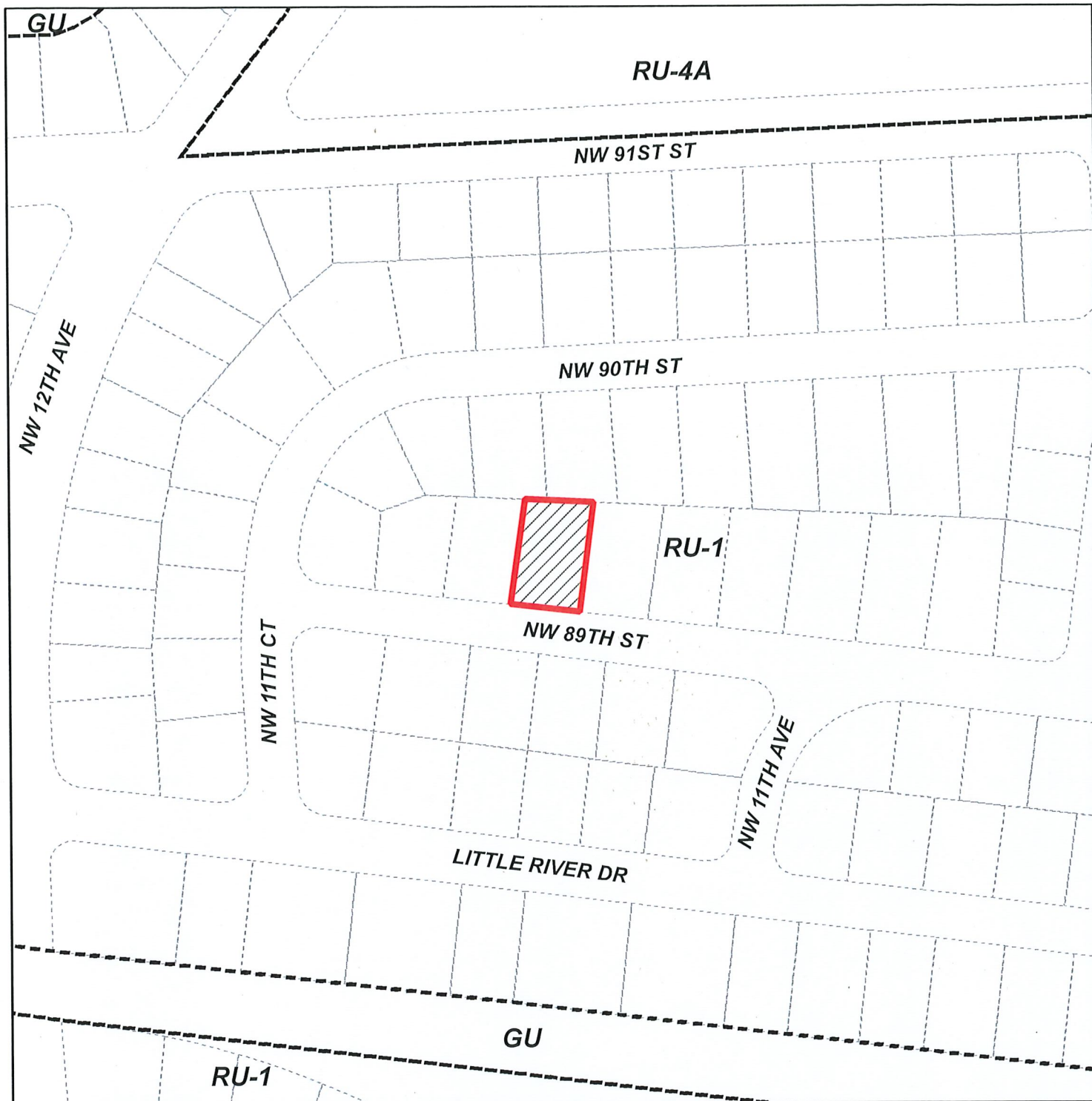
Subject: Z2023000072

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 9/5/2025. 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
Z2023000072



Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

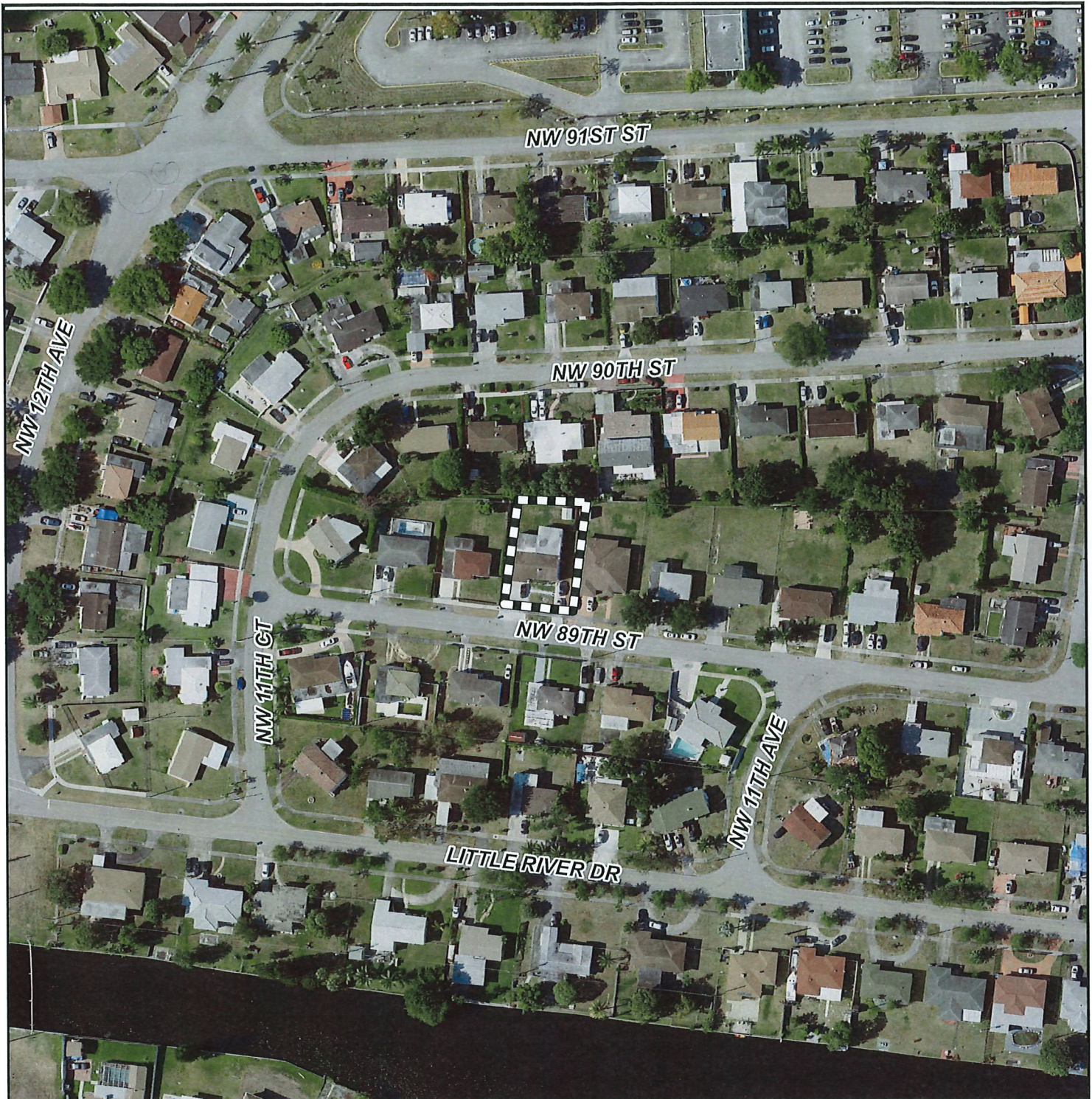
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000072

Legend
 Subject Property



Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY






**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000072
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2023000072



Legend

 Subject Property Case

Section: 02 Township: 53 Range: 41
 Applicant: Kerwin Hankerson
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, June 26, 2023

REVISION	DATE	BY

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. 1213-072
DATE: JUL 11 2024
BY: CABR



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MIAMI-DADE COUNTY
PROCESS NO.: Z23-072
DATE: JUL 11 2024
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BY: CABR...



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 8**

PH: Z25-081

December 15, 2025

Item No. 2

Recommendation Summary	
Commission District	3
Applicant	Adrien Rolando Vazquez Salgado
Summary of Request	The applicant seeks to allow an existing single-family residence to be located further than permitted from the front of the property, and to be setback less than required from the rear property line.
Location	1944 NW 48 Street, Miami-Dade County, Florida.
Property Size	±0.22 Acre
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence district, 7,500 sq. ft. net
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 -13 dua (see attached Zoning Recommendation Addendum)
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 (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit an existing single-family residence to setback 67.85' (50' maximum permitted) from the front (north) property line, and to setback of 5' (15' required for 50% of the lineal footage 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 "Zoning Hearing to Legalize Additions to Single-Family Residence", as prepared by Guillermo Ramon Gonzalez, dated stamped received 7/2/2025, consisting of a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,029 sq. ft. single-family residence located on an interior lot. The applicant seeks to allow the residence to setback further from the front of the parcel than permitted by zoning regulations and allow it to setback less than required from the rear property line of the 0.22-acre subject property.

Specifically, the single-family residence is situated 67.85' from the front (north) property line, where 50' is the maximum permitted, and is setback 5' from the rear (south) property line, where a minimum of 15' is required for 50% of the lineal footage width of the house, and a setback of 25' is required by code for the remaining width of the house. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high metal fence located all along the rear and interior side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
North	RU-2; single-family residence	Low-Medium Density Residential (6-13 dua)
South	RU-2; single-family residences	Low-Medium Density Residential (6 to 13 dua)
East	RU-2; single-family residence	Low-Medium Density Residential (6-13)
West	RU-2; single-family residences	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The 0.22-acre subject property consists of an existing single-family residence on an interior lot that is zoned RU-2, Two-Family Residential District, located at 1944 NW 48 Street. The surrounding area is characterized by existing single-family residences that are also developed under the RU-2, Two-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for an existing single-family residence that is located further from the front property line and encroaches into the rear property line. Staff opines that since the rear yard area is enclosed with a 6' high metal fence, any visual impact the single-family residence may have on the surrounding properties due to its location is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.22-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 Medium 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 6 to a maximum of 13 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests sought in the application for an existing single family residence 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 Medium Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the request to permit an existing single family residence setback 67.85' (50' maximum permitted) from the front (north) and setback 5' (15' required for 50% of the lineal footage width

3 | Page

of the house, and 25' required for the balance) from the rear (south) property line, is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of 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, located further back from the front property line than permitted by zoning regulations, and encroaching into the rear setback area of the subject property. Staff supports the request and opines that approval with conditions of this non-use variance request 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 metal fence located along both the interior side and rear property lines of the subject property, which, staff opines, buffers any visual intrusion that the location of the single-family residence on the site may have on the surrounding properties. Staff further opines that although the existing encroachment by the single family residence towards the rear property line is intensive in nature, it is internal to the site, and the structure is enclosed from view from the outside by the aforementioned metal fence, thereby ensuring that any significant visual impacts generated from the encroachment on the single-family residences to the south would be adequately mitigated. Staff recommend as a condition for approval that said metal fence along the south, east and west property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by a fence in accordance with Section 33-11(h) of the County Code. Staff notes that the house was built in 1946.

Staff's research of the surrounding area did not find similar approvals within the neighborhood for a variance of lesser setback requirements. Notwithstanding, 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 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 do not have objections. Furthermore, staff opines that the architectural style and scale of the single family residence 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.

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 "Zoning Hearing to Legalize Additions to Single-Family Residence", as prepared by Guillermo Ramon Gonzalez, dated stamped received 7/2/2025, consisting of 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 applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' high metal fence along the rear and interior side 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 fence in accordance with Section 33-11(h) of the County Code.
6. That the applicants comply with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Office of Historic Preservation (OHP) as indicated in the attached memorandum.

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

Adrien Rolando Vazquez Salgado
PH: Z25-081

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

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

<p>Low Medium 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 Medium Density Residential. The residential densities allowed in this category shall range from a minimum of 6 to a maximum of 13 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 7 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 13 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>Section 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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**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

SALDADO, ADRIEN ROLANDO V.

1944 NW 48 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000081

DATE

HEARING NUMBER

FOLIO: 30-3122-014-2110

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 19, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20230223038B was opened on 07/19/2023. A Notice of Violation was issued on 07/19/2023 for "Failure to obtain required building permit(s) prior to commencing work on: Dura fence, attached additions on both sides of structure, and shed installed without permits." Since compliance was not met, the following Civil Violation Notices were issued on 12/10/2024: **P057346** "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON: Dura fence.", **P057347** "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON: Light post." And **P057348** "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON: Post of structure (D) & window replaced.". Citations were paid on 01/08/2025, however, there are outstanding fees. A Final Notice of Intent to Lien and Demand for Payment was issued on 04/17/2025. A settlement payment was received with 180 days granted to comply [Expires 02/18/2026]

Case No. 20240230698B was opened on 05/31/2024. A Notice of Violation was issued on 05/31/2024 for "Failure to obtain required building permit(s) prior to commencing work on: addition in front of

*property.” Since compliance was not met, Civil Violation Notice **P057349** was issued on 12/10/2024 for “SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK ON: Attached addition (A) to include electrical (Light fixture) and building (New windows).” Citation was paid on 01/08/2025. The assessed penalties are on appeal. A settlement payment was received with 180 days granted to comply [Expires 02/18/2026]*

VIOLATOR:

SALDADO, ADRIEN ROLANDO V.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: December 1, 2025

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

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

Subject: Z2025000081-2nd Review
Adrien Vazquez Salgado
1944 NW 48 Street
Non-Use Variance for setback requirements for the legalization of
an addition to a single-family residence.
(RU-2) (0.22 acres)
22-53-41

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 property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, public sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the proposed site plan, the property shall connect to public sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the County for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Salgado Residence" prepared by Guillermo R. Gonzalez, R.A., and dated as received by Miami-Dade County on May 19, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed.

Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 21, 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 - Salgado Residence
Application No. Z2025000081- Revision No. 1

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: Salgado Residence

Location: The proposed project is located at 1944 NW 48th Street, with Folio No. 30-3122-014-2110, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting to legalize an attached addition of 447 square feet under Air conditioning, demolish unpermitted rear addition to the existing single-family residence (SFR), of approximately 893 square feet (Living Area) as per property appraiser, without the required setbacks. The existing SFR plus the addition, is under 3,001 square feet.

This project results in a no-net-increase in the water demand. The existing property has a water only account; therefore, if connection to the sewer is required by DERM, the sewer demand will be 210 gallons per day (gpd).

Please note that there is a 10 feet Utility Easement centered (5 feet within the property line) along and inside the southern 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 48th Street. **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).**

Water: The subject site is located within the WASD's water sewer service area. The subject property is currently connected to water.

Sewer: The proposed development is located within the WASD's sewer service area. Per WASD's account records the subject property has a water only account; therefore, it is assumed

to be on septic. There is a sanitary gravity sewer system abutting the subject site along NW 48th Street. If the Division of Environmental Resources Management (DERM) requires connection to the sanitary sewer system, then the wastewater flows from the subject site will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

If DERM requires connection to the public sewer system, there is an existing 8-inch gravity sewer system (ES 108-18), abutting the property along NW 48th Street, to where the developer may connect to provide sewer service for the subject property. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

If DERM requires connection to the sewer system, then the sewage flow will be transmitted to Pump Station (P.S.) No. 18 and P.S. No. 1. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 18

Existing NAPOT: 8.95 hrs.

Proposed Development: 210 gpd

Proposed Projected NAPOT: 8.95 hrs.

P.S. No. 1

Existing NAPOT: 6.00 hrs.

Proposed Development: 210 gpd

Proposed Projected NAPOT: 6.00 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>

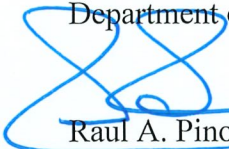
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: June 26, 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: Z2025000081
Name: Adrien Rolando and Vazquez Salgado
Location: 1944 NW 48 Street
Section 22 Township 53 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 Lots 6 and 7, Block 11, Plat Book 18, Page 43.

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: July 07, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000081

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 07/02/2025. Single family home.

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

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

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

Memorandum



Date: May 22nd, 2025

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

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

Subject: Zoning Review Z2025 – 000081 Adrien Rolando Vazquez Salgado

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

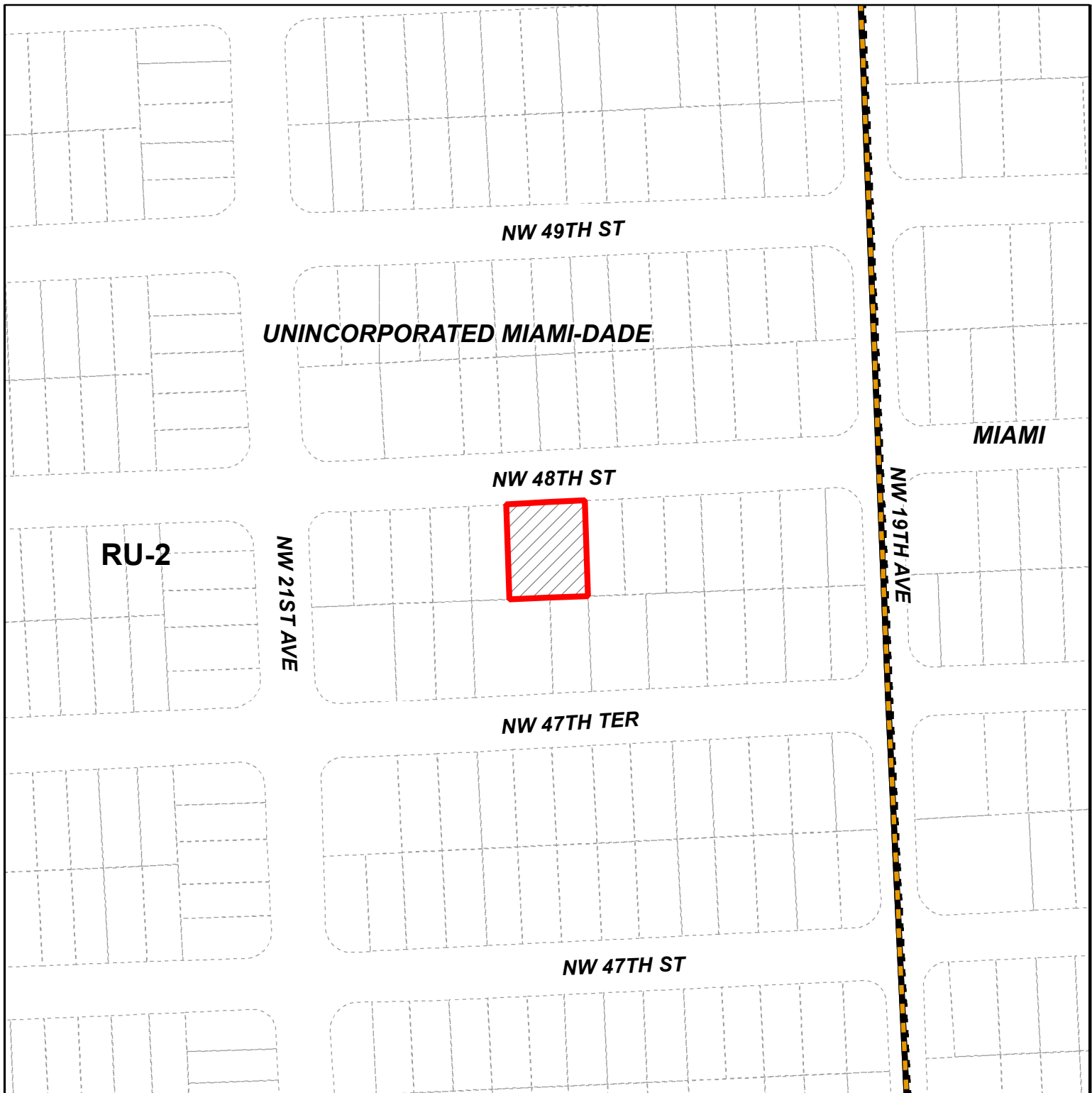
The OHP has identified one structure from 1946 associated with folio 30-3122-014- 2110 that meets the 50-year or older benchmark for historic resource eligibility.

Condition for Approval:

The applicant shall complete and submit Florida Master Site File Historical Structure Form prior to demolition of the historic structures within the application area. The OHP recommends that future development within the application area take into consideration the character of the surrounding neighborhood to ensure new development is architecturally compatible.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. <https://dos.fl.gov/historical/preservation/master-site-file/>

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



MIAMI-DADE COUNTY

HEARING MAP



Section: 22 Township: 53 Range: 41
 Applicant: Desa Permits Inc
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number

Z2025000081

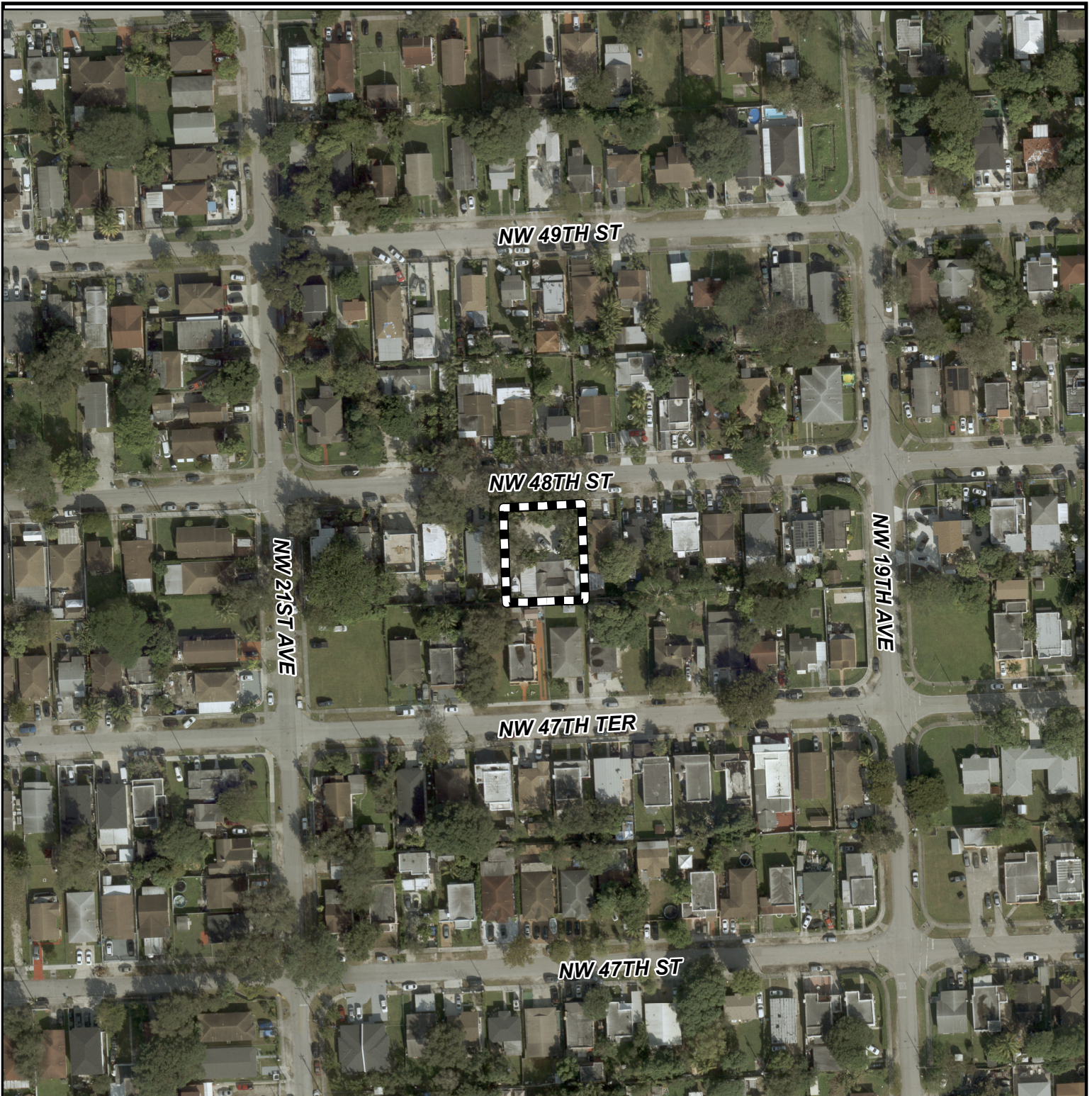


Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000081

Legend
 Subject Property

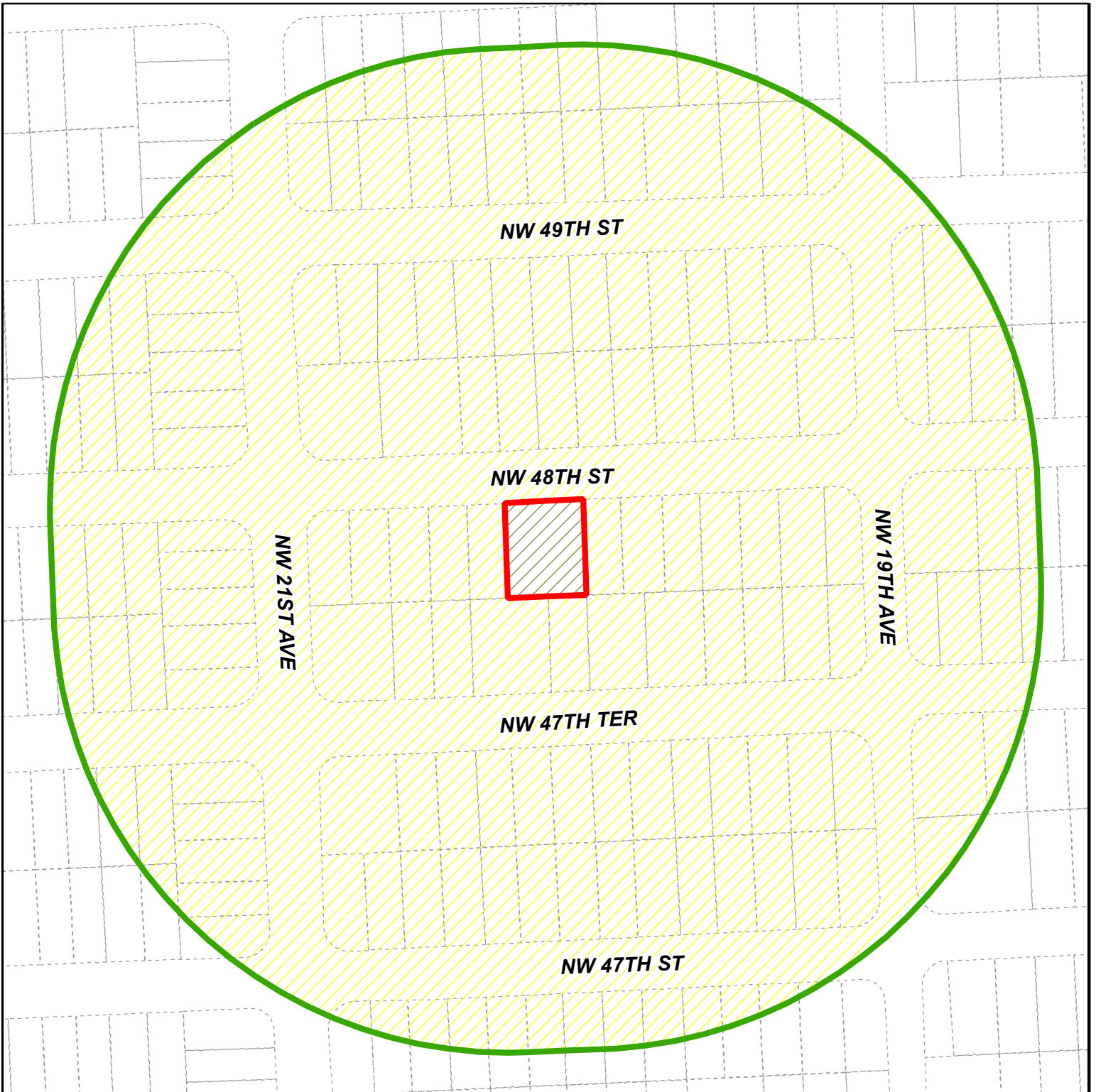


Section: 22 Township: 53 Range: 41
Applicant: Desa Permits Inc
Zoning Board: C8
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, May 22, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 22 Township: 53 Range: 41
 Applicant: Desa Permits Inc
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000081
 RADIUS: 500

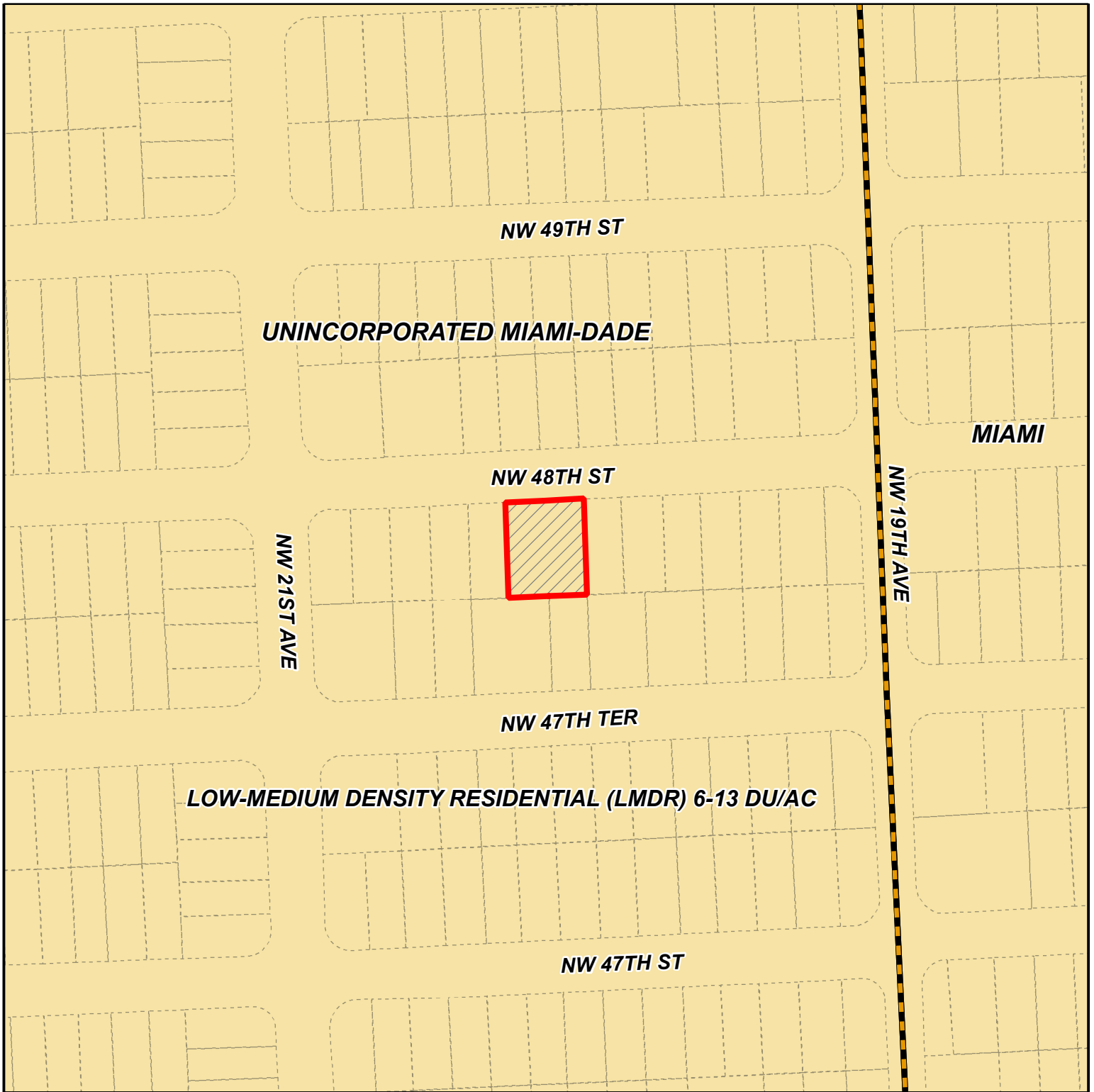
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, May 22, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000081

Section: 22 Township: 53 Range: 41
 Applicant: Desa Permits Inc
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
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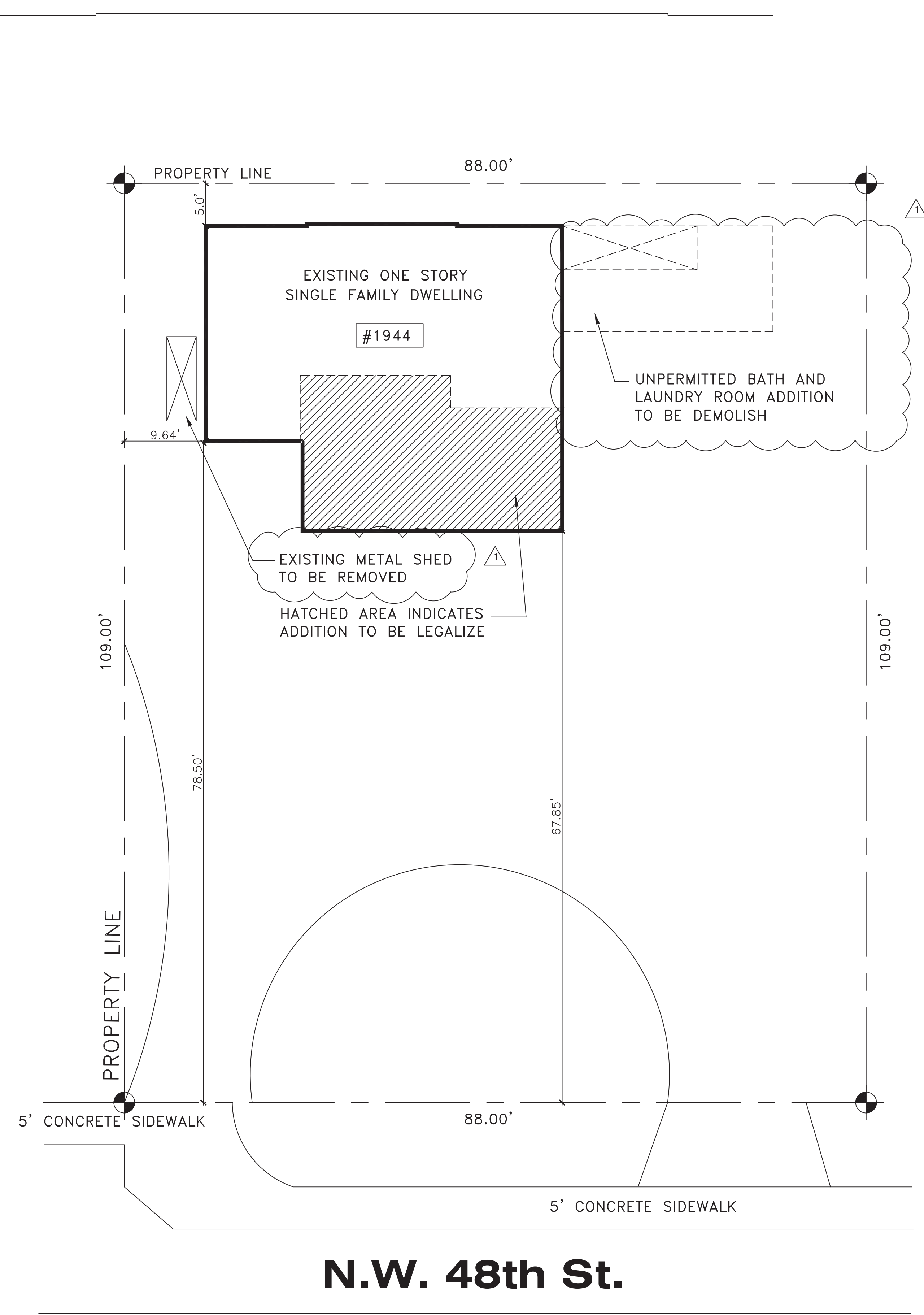
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 Subject Property Case



SKETCH CREATED ON: Thursday, May 22, 2025

REVISION	DATE	BY



Site Plan

SCALE: 1"=10'-0"

Zoning Legend

ADDRESS:	1944 NW 48TH ST.	ZONING:	RU-2
FOLIO NUMBER:	30-3122-014-2110		
SETBACKS - MAIN DWELLING (MINIMUM REQUIRED)	FRONT REAR INT. SIDE 25 FT 25 FT 7.5 FT	SETBACKS - MAIN DWELLING (PROPOSED)	FRONT REAR INT. SIDE 67.85 FT 5 FT 9.64 FT
LOT COVERAGE CALCULATIONS	MAXIMUM ALLOWED: 4,796 SQ. FT.	LOT COVERAGE	PROPOSED:
LOT AREA:	9,592 SQ. FT.	EXISTING HOME:	1053 SQ. FT.
MAX. LOT COVERAGE	ALLOWED (40%): 3000 SQ. FT.	ADDITION TO LEGALIZE:	362 SQ. FT.
		TOTAL:	1415 SQ. FT. (18.8%)

GENERAL NOTES

- GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE BUILDING SITE AND VERIFY ALL CONDITIONS PRIOR TO SUBMISSIONS OF BID.
- ANY ERRORS, AMBIGUITIES AND OMISSIONS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTIONS BEFORE SUBMISSION OF BID.
- UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACT AND/OR MANUFACTURES FAVOR OR BY VIRTUE OF ERRORS, AMBIGUITIES AND/OR OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO THE (ARCHITECT) ATTENTION IN A TIMELY MANNER.
- WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IN THE EVENT OF CONFLICT, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK.
- ALL DRAWINGS AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF ARCHITECT AND PROPERTY SHALL NOT BE REPRODUCED WITHOUT PERMISSION.
- CONTRACTOR AND SUBCONTRACTORS DOING WORK ON THIS PROJECT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL BE FURNISHED WITH A CERTIFICATE OF SAID INSURANCE. CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY WORKER'S COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THIS JOB.
- ALL WORK PERFORMED SHALL CONFORM TO THE LATEST EDITION OF THE LOCAL BUILDING CODE HAVING JURISDICTION AND ALL APPLICABLE COUNTY ORDINANCES, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEMEN OF THE RESPECTIVE TRADES.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORKS, NOT WITHSTANDING THE APPROVAL OF SHOP DRAWINGS, DESIGN MIXES, LABORATORY INSPECTIONS AND REPORTS, ARCHITECTS AND/OR ENGINEER'S FIELD OBSERVATIONS, THE LIKE OF WHICH ARE INTENDED TO ASSIST BUT IN NO WAY RELIEVE THE CONTRACTOR OF HIS/HER RESPONSIBILITY.

- INCLUDED IN THE RESPONSIBILITIES OF ITEM 8. ARE THE FOLLOWING:
- EXECUTION OF ALL WORKS IN A PROPER AND SAFE MANNER FOR ALL PERSONS, EQUIPMENT AND PROPERTIES.
 - DESIGN, ENGINEERING, CONSTRUCTION AND HANDLING OF ALL FORM WORK AND TEMPORARY STRUCTURES.
 - SPECIFIED STRENGTH AND PROPER PLACING OF CONCRETE. ALL CONCRETE AND RELATED WORK IMPROPERLY PLACED AND/OR TESTING UNDER STRENGTH SHALL BE REPLACED WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER.
 - ROOF TRUSS FABRICATOR TO PROVIDE DESIGN AND SHOP DRAWINGS FOR TRUSSES.
 - MEANS OF EGRESS SHALL COMPLY W/THE NFPA 101 2017 EDITION
 - EVERY CLOSET DOOR LATCH SHALL BE ABLE TO HAVE ANY CHILDREN OPEN FROM THE INSIDE OF CLOSET AND ALLOW TO UNLOCKED FROM THE OUTSIDE IN CASE OF AN EMERGENCY AS REQUIRED BY SECTIONS 21-2.4.3 & 21-2.4.4 OF THE NFPA 101 2017 EDITION
- ### LUMBER AND FRAMING NOTES
- FRAMING LUMBER; SHALL CONFORM WITH THE PROVISIONS OF THE AMERICAN SOFTWOOD LUMBER STANDARD PS-20- (LATEST EDITION) AND EACH PIECE SHALL BEAR THE GRADE STAMP OF AN APPROVED GRADING AGENCY.
 - FRAMING LUMBER GRADES; THE FOLLOWING GRADES SHALL BE THE MINIMUM ACCEPTABLE GRADES, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- | ITEM | MINIMUM GRADE |
|-------------------------------------|--|
| STUD ONLY: | |
| 2" TO 4" THICK; 2" TO 4" WIDE . . . | STUD GRADE SOUTHERN PINE |
| STRUCTURAL LIGHT FRAMING: | |
| 2" TO 4" THICK; 2" TO 4" WIDE . . . | NO. 2 SOUTHERN PINE |
| STRUCTURAL JOISTS & HEADERS: | |
| 2" TO 4" THICK; 6" AND WIDER . . . | NO. 2 SOUTHERN PINE |
| POST: | |
| 4"x4" AND LARGER | NO. 2 SOUTHERN PINE OR NO. 2 DOUGLAS FIR |
- BOLT HOLES SHALL BE 1/16" LARGER THAN THE BOLT SIZE. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN.
 - STANDARD CUT WASHERS SHALL BE USED UNDER BOLT HEADS AND NUTS AGAINST WOOD.
 - ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESURE TREATED OR OTHERWISE BE PROTECTED BY AN APPROVED SEPARATING MATERIAL. BOLTS SHALL BE PLACED 9" FROM ANY NOTCH GREATER THAN 1/2 THE WIDTH OF A MEMBER.
 - DO NOT NOTCH JOISTS, RAFTERS OR BEAMS. OBTAIN ENGINEER'S OR ARCHITECT'S APPROVAL FOR ANY HOLES OR NOTCHES NOT DETAILED. HOLES THROUGH SILLS, PLATES, STUDS AND DOUBLE PLATED IN INTERIOR, BEARING AND SHERE WALLS SHALL NOT EXCEED 1/3 THE PLATE WIDTH. USE BORED HOLES LOCATED IN THE CENTER OF THE STUD OR PLATE.
 - 2" SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
 - ALL NAILING SHALL CONFORM TO THE MINIMUM STANDARDS OF THE SOUTHERN BUILDING CODE OR THE SOUTH FLORIDA BUILDING CODE. NAILS SHALL BE COMMON WIRE NAILS.

CONCRETE AND STRUCTURAL NOTES

- ALL POURED IN PLACE CONCRETE AND MASONRY GROUT SHALL ATTAIN A MINIMUM STRENGTH OF 2,500 P.S.I. IN 28 DAYS, UNLESS NOTED OTHERWISE. ALL CONCRETE BEAMS AND COLUMNS SHALL ATTAIN A MINIMUM OF 3,000 P.S.I. IN 28 DAYS.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDING" ACI-301.66.
- ALL REINFORCING STEEL SHALL BE 60,000 P.S.I. MINIMUM YIELD IN ACCORDANCE WITH A.S.T.M. A-615 GRADE 60, SPECIFICATIONS FABRICATED IN ACCORDANCE WITH A.C.I. BUILDING CODE MANUAL OF STANDARD PRACTICE.
- ALL REINFORCING STEEL BAR LAPS SHALL HAVE 36 BAR DIAMETERS WITH A MINIMUM OF 30". BEND ALL HORIZONTAL BEAM AND WALL BARS 36" AROUND ALL CORNERS.
- ALL CONCRETE BLOCK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1,000 P.S.I. AND MORTAR SHALL CONFORM TO A.S.T.M. C-467, TYPE M.
- PROVIDE CLEAN OUT OPENINGS AT THE BOTTOM OF ALL REINFORCED MASONRY CELLS. FILL CELLS WITH 2,500 P.S.I. PEA-ROCK CONCRETE UNLESS NOTED OTHERWISE.
- MINIMUM COVERAGE FOR REINFORCING STEEL UNLESS OTHERWISE NOTED SHALL BE:
 - CONCRETE DEPOSITED AGAINST THE GROUND 3"
 - WALLS EXPOSED TO WEATHER OR IN CONTACT WITH THE GRADE 2"
 - WALLS NOT EXPOSED TO THE WEATHER 3/4"
 - COLUMNS 2"
 - BEAMS (OVER MAIN REINFORCING) 2"
 - SLAB ON GRADE 2"
 - STRUCTURAL SLABS 3/4"
- WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185-68.

CONCRETE MASONRY NOTES

- ALL EXTERIOR WALLS SHALL BE 8" THICK UNIT MASONRY.
- ALL MASONRY SHALL COMPLY WITH S.F.B.C. CHAPTER 27 REQUIREMENTS AND RELEVANT A.C.I. SPECIFICATIONS (ACI 530.1-88/ASCE 6-88)
- HORIZONTAL JOINT REINFORCING SHALL BE INSTALLED AT EVERY 2nd COURSE, LADDER OR TRUSS TYPE No.8, EXTENDED 4" INTO COLUMNS OR TIED TO STRUCTURAL COLUMNS, UNLESS INDICATED DIFFERENTLY ON DRAWINGS (PER FBC 2704.1(f)).
- COMPRESSIVE STRENGTH OF THE MASONRY MUST EXCEED MINIMUM SET REQUIREMENTS OF A.C.I. SPECIFICATIONS.
- THE MASONRY SHALL BE FURNISHED AND CONSTRUCTED IN ACCORDANCE WITH THESE NOTES, CONSTRUCTION DOCUMENTS, AND SPECIFICATIONS.
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C55, C73, C90, C129, C145, OR C744 IN ADDITION TO ABOVE NOTES.
- MORTAR SHALL BE OF THE TYPE AND COLOR SPECIFIED AND SHALL CONFORM TO ASTM C270.
- DO NOT USE ADMIXTURES THAT CONTAIN CHLORIDES IN MORTAR OR GROUT.
- GROUT SHALL BE IN COMPLIANCE WITH ARTICLES 1.5.2 AND 1.6.2 OF A.C.I. SPECIFICATIONS AND SHALL BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C1019 FOR EACH 5000 S.F. OF CONCRETE MASONRY.
- REINFORCEMENT SHALL BE PLACED IN ACCORDANCE WITH THE SIZES, TYPES, AND LOCATIONS INDICATED ON THE DRAWINGS. TOLERANCES FOR THE PLACEMENT OF STEEL IN THE WALLS SHALL BE ±1/2" WHERE THE DISTANCE FROM THE CENTERLINE OF THE STEEL TO THE OPPOSITE FACE OF THE MASONRY, d, IS EQUAL TO 8" OR LESS; ±1" FOR d EQUAL TO 24" OR LESS BUT GREATER THAN 8".
- REINFORCEMENT SHALL BE SUPPORTED AND FASTENED TOGETHER TO PREVENT DISPLACEMENT BY CONSTRUCTION LOADS OR THE PLACEMENT OF GROUT OR MORTAR.
- UNLESS ACCEPTED BY THE ARCHITECT, REINFORCEMENT SHALL NOT BE BENT AFTER BEING EMBEDDED IN GROUT OR MORTAR.
- SPACES TO BE GROUTED SHALL BE FREE OF MORTAR DRIP, DEBRIS, LOOSE AGGREGATES, AND ANY MATERIAL DELTERIOUS TO MASONRY GROUT.
- WHEN THE GROUT POUR EXCEEDS 5'-0" IN HEIGHT, CLEANOUTS SHALL BE PROVIDED AT THE BOTTOM COURSE OF THE MASONRY IN EACH GROUT POUR. MINIMUM CLEANOUT SIZE SHALL BE 3". AFTER CLEANING, CLOSE CLEANOUTS WITH CLOSURES BRACED TO RESIST GROUT POUR.

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(305) 484-8171

GUILLERMO R. GONZALEZ
FL. REGIST. # AR13960

guillermo r gonzalez

Digitally signed by guillermo r gonzalez
Date: 2025.06.20 17:42:45 -04'00'

PROJECT NAME

SALGADO RESIDENCE

1944 NW 48TH ST.
MIAMI, FLORIDA 33142

ZONING HEARING TO LEGALIZE ADDITIONS TO SINGLE FAMILY RESIDENCE

#	DATE	ISSUE
1	06/20/25	CITY COMMENT

SHEET TITLE

SITE PLAN, ZONING LEGEND & GENERAL NOTES

DATE:	07/29/2024
DRAWN BY:	G.G.
CHECKED BY:	G.G.
JOB NO.	03-001
SHEET NO.	

GUILLERMO
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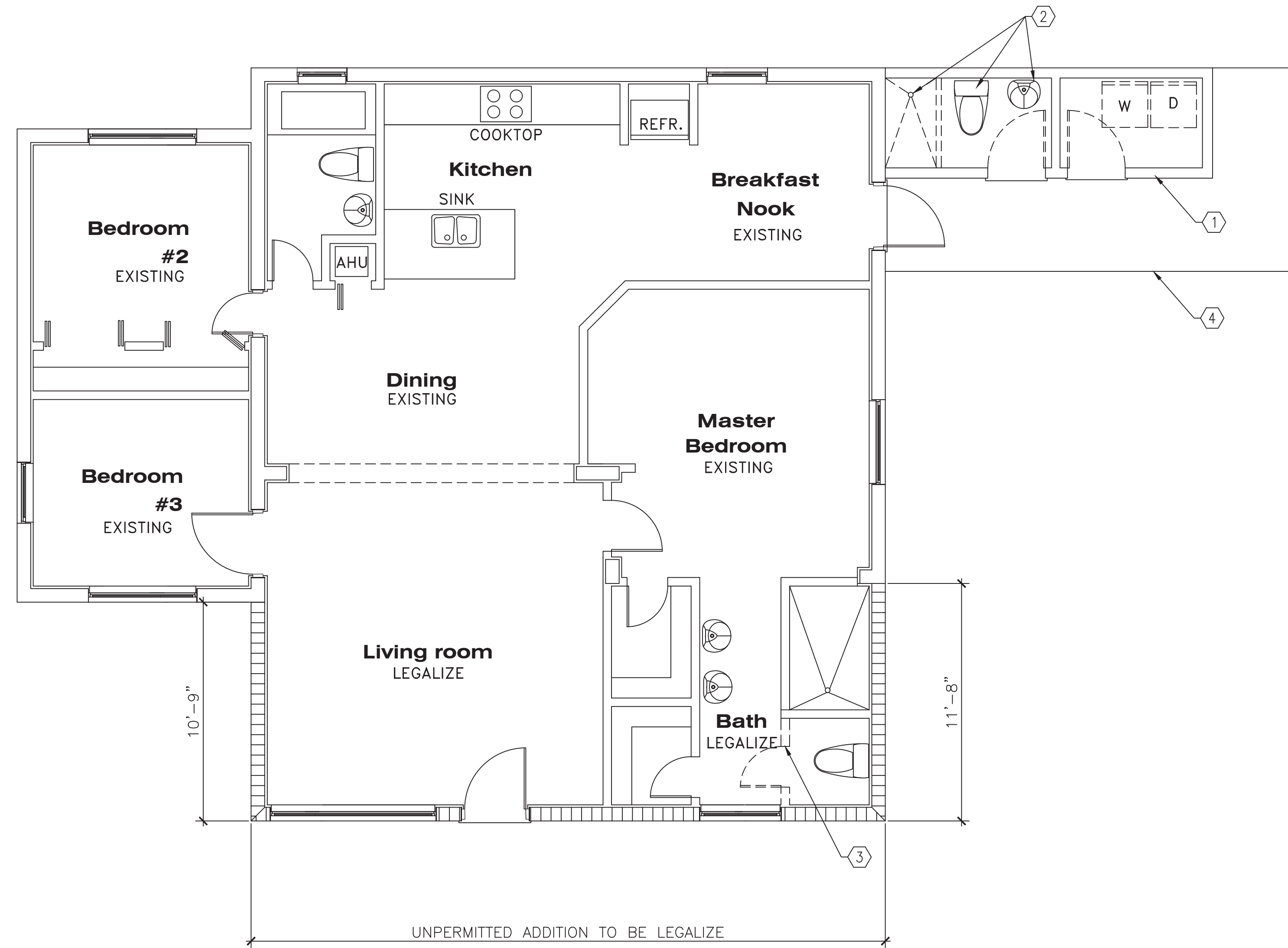
GUILLERMO R. GONZALEZ
FL. REGIST. # AR13960

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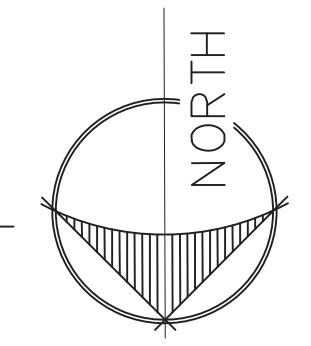
PROJECT NAME
SALGADO RESIDENCE
1944 NW 48TH ST.
MIAMI, FLORIDA, 33142

ZONING HEARING TO LEGALIZE ADDITIONS TO SINGLE FAMILY RESIDENCE



Existing/Demolition Floor Plan

SCALE: 1/4"=1'-0"



DEMOLITION KEY NOTES:

- ① DEMOLISH UNPERMITTED STRUCTURE AND CAP SEWER LINES OF ALL PLUMBING FIXTURES
- ② REMOVE EXISTING PLUMBING FIXTURES
- ③ DEMOLISH EXISTING PARTITION
- ④ REMOVE EXISTING 10'X20' CANVAS

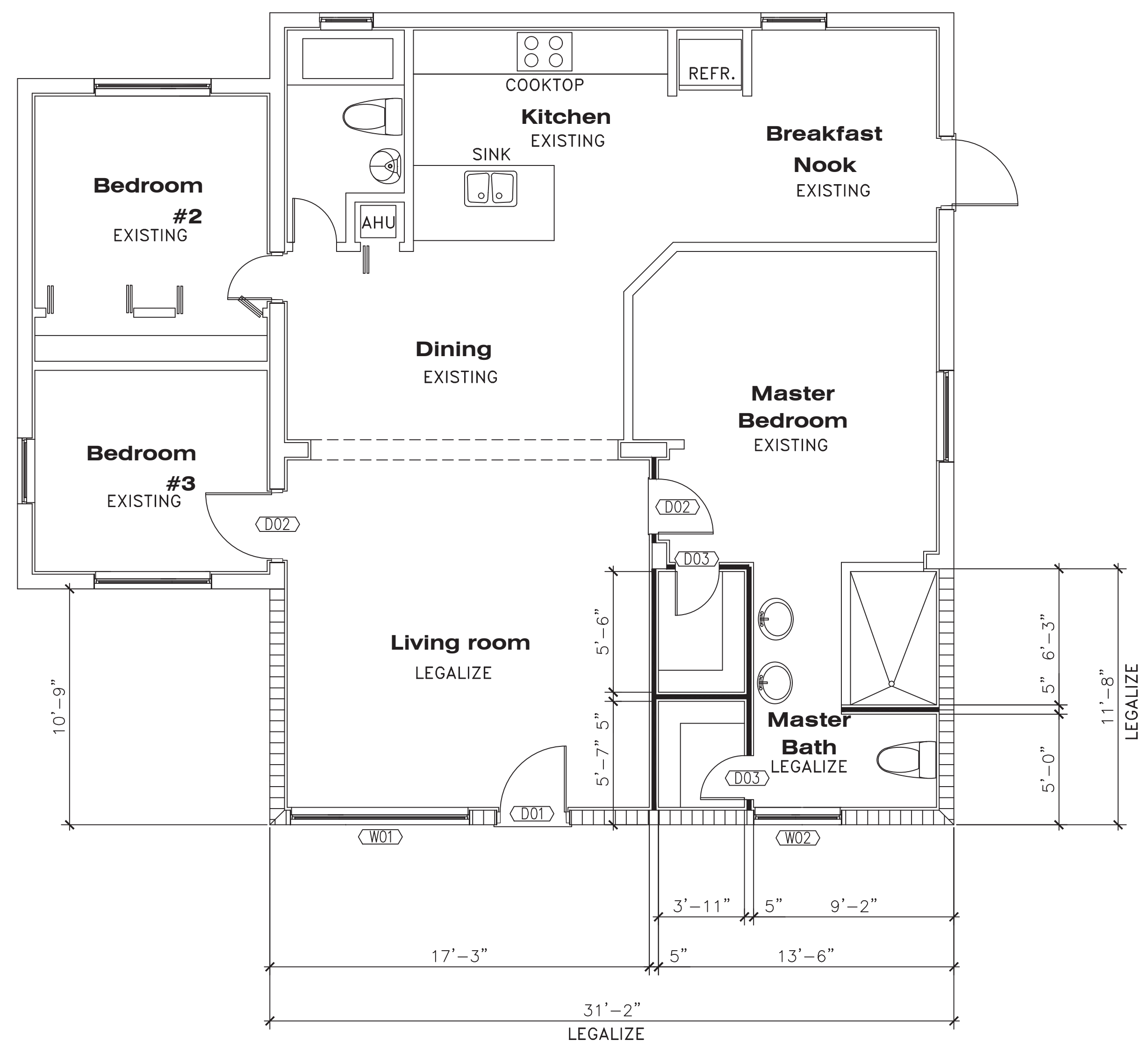
#	DATE	ISSUE

SHEET TITLE
EXISTING/
DEMOLITION
FLOOR PLAN

DATE: 07/25/24
DRAWN BY: G.G.
CHECKED BY: G.G.
JOB NO. 03-001
SHEET NO.

C O N S T R U C T I O N N O T E S

- 1) ALL NEW WALL TILES IN WET AREAS SHALL COMPLY WITH FBC 107.2.1.
- 2) WALL TILES IN WET AREAS SHALL BE A MINIMUM OF 6 FT. HIGH ABOVE FINISH FLOOR AS PER FBC 1210.3
- 3) PROVIDE CEMENT BOARD BEHIND WALL TILES IN WET AREAS IN COMPLIANCE WITH FBC 2509 AND R702.4.2.
- 4) ALL NEW SHOWER ENCLOSURE AND DOORS MADE OUT OF GLASS SHALL BE CATEGORY II SAFETY GLASS IN COMPLIANCE WITH FBC 2406.
- 5) INDIVIDUAL SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED PRESSURE, THERMOSTATIC OR COMBINATION BALANCED-PRESSURE THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016 OR ASME A112.1.1/CSA B125.1 AND SHALL BE INSTALLED AT THE POINT OF USE.
- 6) SHOWER AND TUB-SHOWER COMBINATION VALVES REQUIRED BY THIS SECTION SHALL BE EQUIPPED WITH A MEANS TO LIMIT THE MAXIMUM SETTING OF THE VALVE TO 120 F (49 C), WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. IN LINE THERMOSTATIC VALVES SHALL NOT BE UTILIZED FOR COMPLIANCE WITH THIS SECTION.
- 7) ALL PLUMBING FIXTURES SHALL BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE, PLUMBING SECTION 406 THROUGH 424.



WALL LEGEND

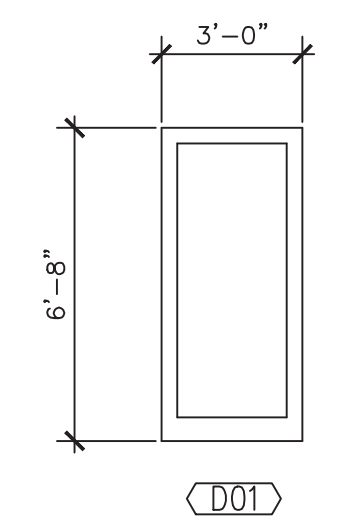
	EXISTING PERMITTED MASONRY WALL
	EXISTING UNPERMITTED MASONRY WALL TO BE LEGALIZE
	NEW WOOD FRAME PARTITION TO BE LEGALIZE

Proposed Floor Plan
SCALE: 1/4"=1'-0"

D O O R S C H E D U L E

DOOR	NO.	TYPE	MATERIAL	WIDTH	HEIGHT	THICK	PRODUCT APPROVAL #
D01	1	OUTSWING	METAL	36"	80"	1-3/4"	# 20-1007.07
D02	1	SWING	WOOD	30"	80"	1-3/8"	
D02	1	SWING	WOOD	30"	80"	1-3/8"	

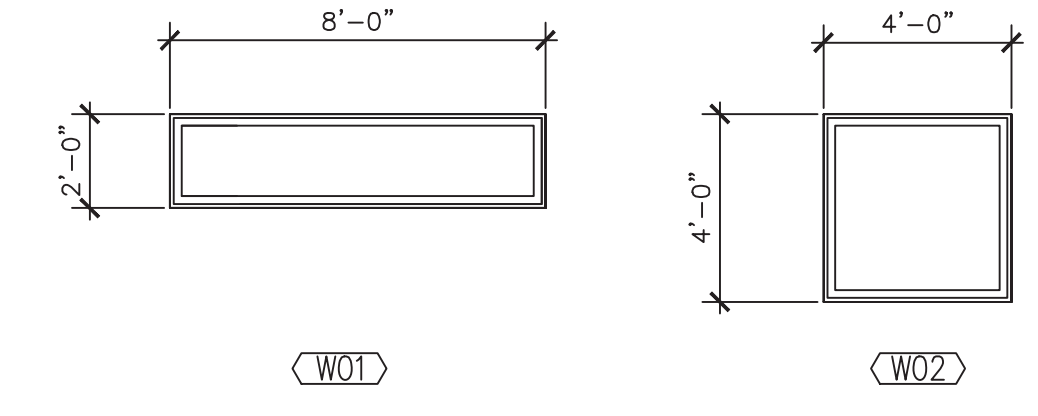
D O O R E L E V A T I O N



W I N D O W S C H E D U L E

DOOR	NO.	TYPE	MATERIAL	WIDTH	HEIGHT	GLASS	PRODUCT APPROVAL #
W01	1	FIXED	METAL	96"	24"	7/16"	# 20-1119.09
W02	1	FIXED	METAL	48"	48"	7/16"	# 20-1119.09

W I N D O W E L E V A T I O N



Miami-Dade County Wind Load Chart for Openings

Based on ASCE 7-16 for Detached One- and Two-Family Dwellings and Multiple Single-Family Dwellings (Townhouses) with a mean roof height < 30 feet
175 mph (3-second gust) Exposure C/ K_e=.85, / Pressures in PSF / ASD

These tables are to be used only for one- and two-family detached dwellings and multiple single-family dwellings (townhouses) with a mean roof height of 30 feet or less. They are to be used for replacement windows. These tables can be used for French doors, sliding glass doors, solid doors, and for sectional (overhead) garage doors. They may not be used for roll-up doors due to catenary forces acting on the supports that must be checked.

The pressures are provided in pounds per square foot (psf) for allowable stress design (ASD). A positive (+) pressure acts towards the structure; negative pressure (-) acts away from the structure (suction).

The width of zone 5 is the 'z' distance; it is either 10% of the least horizontal dimension of the structure - or - 0.4 times the mean roof height, but not less than 4% of the least horizontal distance - or - 3 feet. It is measured from the corner of the structure. Note that 3-feet is not the default value, it is the minimum width.

To determine the least horizontal dimension, inscribe a box around the entire structure and use the smallest dimension of the resulting rectangle.

Windows

The effective wind area of a window is based on the size of a single pane of glass. Likewise, a sliding glass door or French door would use the size of one of the leaves, not the size of the opening.

Garage Doors

The wind area of a sectional door is based on the size of a single panel, usually no more than 24" deep, and the width of the door.

Dual Pressure Zones

A common placement for a garage door is near a corner of a residence, which would put a portion of the door in zone 5, leaving the remainder in zone 4. You can select the door based on the zone 5 pressure, or you may use a weighted average. For example, if you have a 10-ft wide door and 2-ft are in zone 5, the zone 5 suction is -50 and the zone 4 suction is -42: ((2 x 50) + (10-2) x 42) / 10 = (100 + 336) / 10 = 436 / 10 = -43.6 psf. (Round up to -44 psf)

If a window is placed in zone 4 and zone 5, use the zone 5 pressure.

A _{wf} (ft²)	15 ft Mean Roof Height		20 ft Mean Roof Height		25 ft Mean Roof Height		30 ft Mean Roof Height	
	Zone 4	Zone 5	Zone 4	Zone 5	Zone 4	Zone 5	Zone 4	Zone 5
10	40	43	40	54	43	46	43	57
20	38	42	38	50	41	44	41	53
50	36	39	36	45	38	42	38	48
100	34	37	34	42	36	40	36	44
500	30	33	30	33	32	35	32	35

Wind analysis per MecaWind Pro V2335

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guillermo r gonzalez
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Date: 2025.06.20 17:47:36 -04'00'

PROJECT NAME
SALGADO RESIDENCE
1944 NW 48TH ST.
MIAMI, FLORIDA, 33142

ZONING HEARING TO LEGALIZE ADDITIONS TO SINGLE FAMILY RESIDENCE

#	DATE	ISSUE

PROPOSED FLOOR PLAN

DATE: 07/25/24
DRAWN BY: G.G.
CHECKED BY: G.G.
JOB NO. 03-001
SHEET NO.





RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-081 DATE: MAY 19 2025 BY: ISA





