



FINAL AGENDA

Community Zoning Appeals Board 10
 Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
 Monday, September 8, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

A.	Z2024000075	Alberto Angel Dominguez	24-75	54-40-16	N
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APPEALS

CURRENT

1.	Z2023000051	Gregory M. Contreras	23-51	54-40-14	N
2.	Z2024000126	Zarela Vela, et al	24-126	54-39-09	N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF SEPTEMBER 8, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION
8625 SW 124 AVENUE, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 10**

PH: Z24-075

September 8, 2025

Item No. A

Recommendation Summary	
Commission District	10
Applicant	Alberto Angel Dominguez
Summary of Requests	The applicant seeks to permit a proposed covered terrace addition to an existing single-family residence to be located closer to rear and side street property lines, and to occupy more area on the lot than permitted by code.
Location	3580 SW 94 Avenue, Miami-Dade County, Florida.
Property Size	0.15 Acre
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 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 From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

This item was deferred at the May 22, 2025, meeting of the Community Zoning Appeals Board (CZAB) 10 because the applicant was not present. Subsequently, this item was deferred from the June 24, 2025, meeting of the CZAB 10 in order to allow the applicant to work with staff to reduce the size of the proposed terrace addition, and the item was rescheduled and readvertised for consideration at the September 8, 2025, CZAB 10 meeting. The applicant provided new plans and the recommendation has been updated accordingly.

The public hearing on this item has been held.

REQUESTS:

- (1) NON-USE VARIANCE to permit a proposed covered terrace addition to an existing single-family residence to setback 7' (15' required for 50% of the lineal width of the house and 25' for balance) from the rear (west) property line, and to setback 12' (15' required) from the side street (south) property line.
- (2) NON-USE VARIANCE to permit lot coverage of 48.13% (40% maximum permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Aluminum Terrace" as prepared by Jose E. Polanco, consisting of two (2) sheets, dated stamped received 07/31/2025. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 2,614 sq. ft. single-family residence located on a corner lot that is zoned as RU-2, Two-Family Residential District. The applicant seeks to remove an existing terrace addition that is attached towards the rear of the principal residence, and intends to replace it with a proposed new covered terrace addition that would encroach 8’ into the rear (west) setback area and by 3’ into the side street (south) setback area. The applicant also seeks to permit an increase in the lot coverage area by the building footprint due to the addition of an extra 627.30 sq. ft. area, resulting in a total of 3,241.3 sq. ft. (48.13%).

<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 to 13 dua)
South	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
East	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)
West	RU-2; single-family residence	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in a corner lot in an established residential neighborhood that is zoned RU-2, Two-Family Residential District, however, staff notes that the property was developed under the RU-1, Single-Family Residential District zoning regulations. The surrounding area is also characterized by RU-2 zoned properties to the north, south, east, and west of the subject site, but which have also been developed under the RU-1 district regulations.

SUMMARY OF THE IMPACTS:

Approval of this application would permit the applicant to legalize reduced setbacks and an increased lot coverage on the property due to a covered terrace addition to the existing single-family residence. Staff opines that since the rear yard area is enclosed with a 6’ high metal fence along the rear, interior side and side street property lines, together with the existing landscaping on the property, any visual impact that the reduced setbacks may have on the surrounding property is minimal and would be sufficiently mitigated. Staff could not find permits for the existing terrace; however, the site plan shows that the existing terrace will be removed and replaced with a new covered terrace.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject site as **Low-Medium Density**. The Low-Medium Density Residential designation allows a range in density of 6 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre. Staff opines that the approval of

the requests for reduced setbacks (request #1) and lot coverage variance (request #2) sought in the application 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 residential use, approval of the application with conditions would be **consistent** with the Land Use Element interpretative text under the Low-Medium Density Residential Communities designation on the CDMP LUP map.

ZONING ANALYSIS:

When the requests to allow a proposed new covered terrace addition to an existing single-family residence to setback 7' (15' required for 50% of the lineal width of the house and 25' for balance required) from the rear (west) property line, and to setback 12' (15' required) from the side street (south) property line (request #1); and to permit a lot coverage of 48.13% (40% maximum permitted) (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 subject property is located at 3580 SW 94 Avenue in an area zoned RU-2, Two-Family Residential District but developed under the RU-1, Single-Family Residential District standards. The Community Zoning Appeals Board requested on the meeting held on June 24, 2025 that the applicant reduces the request, since then the applicant has provided new plans. The original request was for 6' (15' required for 50% of the lineal width of the house and 25' for balance) from the rear (west) property line, and to setback 11' (15' required) from the side street (south) property line (request #1) and to permit lot coverage of 52% (40% maximum permitted) (request #2)

It is important to mention that there is an existing covered terrace that is attached to the principal structure towards its rear for which staff could not find any prior approvals or permits. Notwithstanding, staff notes that as per the site plans that were provided by the applicant, the aforementioned existing terrace addition will be removed and replaced with a proposed new covered terrace addition.

When analyzing request # 1, staff research found that the requested 7' (15' required for 50% of the lineal width of the house and 25' for balance) from the rear (west) property line needed to be reviewed under the public hearing process but the 12' (15' required) from the side street (south) property line could have been approved through the administrative variance process which allows for a 50% reduction of what the code allows. However, request # 2 seeks to permit a lot coverage of 48.13% where a maximum of 40% is otherwise permitted by code. Staff research found that the property was built with Severable Use Rights (SUR's) in 2020, as per section 33B-43 (g)(7). This section of the code [33B-43 (g)(7)] allows the applicant to develop a lot that does not meet the minimum RU-1 or RU-2 zoning district standards, as long as the lot has a minimum size of 6,000 square feet, minimum frontage of 60 feet and maximum lot coverage of 40 percent. When the property was originally developed it had a total lot coverage of 38.8%, the proposed 627.30 sq. ft. would add 9.33% for a total of 48.13% lot coverage. The proposed covered terrace addition is at the rear and part of the street side of the property which faces directly SW 36 Street. It is important to mention that the immediate properties to the north and west were also developed with severable use rights (SUR's). The property has a 6' height metal fence on all sides of the property and it also has landscaping which will help mitigate the visual impact from the surrounding area. Furthermore, staff research in the area found that there have been other approvals in the area which included setback reductions as well requests for increased lot

coverage pursuant to Resolutions #CZAB10-29-10, #CZAB10-9-03, #CZAB10-5-20 and #CZAB10-36-09.

The plans submitted in conjunction with this application depict the new proposed covered terrace addition encroaching into the setback areas and will utilize a larger space of the property that is currently permitted under the zoning standards. Staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff further opines that the encroachment of the proposed addition into the setbacks and lot coverage increase, is internal to the site. Staff notes from plans and photographs submitted by the applicant as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing landscaping and shade trees, as well as an existing 6' high perimeter metal fence located along the rear and side property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcel to the west of the subject property. Staff recommends as a condition for approval that the fencing along the rear and street side property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code. It is important to mention that the request for street side setback could have been obtained through the Administrative Adjustment Procedure pursuant to Section 33-36.1 of the County Code, such procedure allows a setback reduction of 50% and shall be accompanied by the signed consent of all contiguous property owners, including those located across the street(s) from the subject site. However, the requested 7' (15' required for 50% of the lineal width of the house and 25' for balance) from the rear (west) property line needed to be reviewed under the public hearing process because is more than 50% of what the code allows administratively.

As mentioned before, staff's research of the surrounding area found several similar approvals for variances for setback requirements and lot coverage increase for single-family residences and duplex residences within the neighborhood. For example, a property located at 3341 SW 94 Place was approved pursuant to Resolution # CZAB10-5-20 to setback 14.72' from the side street (south) property line, where 15' is required. Similarly, the property located at 9255-57 SW 37 Street was approved pursuant to Resolution #CZAB10-9-03 to allow a setback varying from 18.42' to 20.7' from the rear (north) property line (25' required) and lot coverage of 46% (30% permitted). Another property, 9645 SW 37 Street, was approved per resolution #CZAB10-36-09 to allow 16' setback (25' required) and 40.7% (30% permitted). Additionally, property 9440 SW 36 Street was approved per resolution #CZAB10-29-10 a setback of 17' from the rear (south) property line (25' required) and lot coverage of 36.5% (30% permitted). Staff therefore has no objections and opines that that the approval with conditions of request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. 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. **Therefore, staff recommends approval with conditions of the request under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: Not applicable

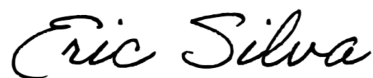
RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor 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, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "New Aluminum Terrace" as prepared by Jose E. Polanco, consisting of three (3) sheets, dated stamped received 07/31/2025. 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 maintains the existing fence along the rear and side street property lines and that if the fence is destroyed or removed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.
5. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.

ES:JB:SS:VM:PM



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

ZONING RECOMMENDATION ADDENDUM

Alberto Angel Dominguez
PH: Z24-075

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
<i>Division of Environmental Resource Management (RER)</i>	<i>No objection</i>
<i>Miami-Dade Fire Rescue (MDFR)</i>	<i>No objection</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection</i>
<i>Water and Sewer Department (WASD)</i>	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low-Medium Density. <i>(Pg. I-31)</i>	<i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>
Sec. 33-36.1. - Administrative adjustment procedure.	<i>Zoning Districts – AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2 Setback - Maximum reduction 50% (i.e., if minimum required setback is 10 feet, then setback could not be reduced below 5 feet administratively) Lot Coverage - maximum increase for a principal and/or accessory structure 15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5 percent)</i>

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
		1	New sub.-75'	7,500	35%	8,500
			Old sub.-None	3,750	30%	8,500
	RU-2	2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.
			Old sub.-50'	5,550	30%	8,500 front res. 3,000 rear res.
		duplex	New sub.-75'	7,500	30%	8,500
			Old sub.-50'	5,550	30%	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

<p>Sec. 33B-45. - Development of severable use rights.</p>	<p><i>(g)Residential use of severable use rights. Except as provided in paragraph (g)(15) below and notwithstanding the provisions of any other code or regulation of Miami-Dade County or the applicable municipality, the developer of a parcel of land may develop, in addition to the number of dwelling units authorized in each zoning district, one dwelling unit for each severable use right, provided that the total development proposed does not exceed the following limitations:</i></p> <p><i>(7)In the RU-2 District:</i></p> <ul style="list-style-type: none"><i>a. Minimum lot size—Six thousand (6,000) square feet;</i><i>b. Minimum frontage—Sixty (60) feet;</i><i>c. Maximum coverage—Forty (40) percent.</i>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

DOMINGUEZ, ALBERTO

3580 SW 94 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000075

DATE

HEARING NUMBER

FOLIO: 30-4016-043-0030

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

February 18, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

DOMINGUEZ, ALBERTO


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: April 11, 2025

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

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

Subject: Z2024000075-2nd Review
Alberto Angel Dominguez
SW 94th Avenue and SW 36th Street
NUV for setback requirements for the legalization of the placement
of an 774 square feet aluminum terrace.
(RU-2) (0.152 acres)
16-54-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Wellfield Protection

The subject property is located within the Maximum Wellfield Protection Area for the Alexander Orr Wellfield. Since the subject land use is for a residential development, a covenant prohibiting hazardous materials and hazardous waste is not required; however, all development shall comply with the requirements of section 24-43 of the Code.

Conditions of Approval: None

Potable Water Service and Wastewater Disposal

According to DERM 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 DERM staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, the aluminum terrace to be legalized is required to connect to public water and to the OSTDS to the extent that it will have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 25-year, 6-hour storm event per section 24-42.8(4)(c)(i)(3) of the Code.

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

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

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 "New Aluminum Terrace" prepared by Jose E. Polanco, P.E., and dated as received by Miami-Dade County on June 18, 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 DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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


cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: February 12, 2025

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

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

Subject: Zoning Application Comments - Alberto Angel Dominguez
Application No. Z2024000075 - Revision No. 1

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **As per revised site plan (V2) submitted, the applicant has relocated the proposed open aluminum terrace in order to avoid the encroachment on the 10-foot utility easement along the southern boundary of the property.** WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Alberto Angel Dominguez

Location: The proposed project is located at 3580 SW 94th Avenue, with Folio No. 30-4016-043-0030, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a zoning hearing to permit a 687.50 sq. ft. open Aluminum Terrace on the existing single-family residence, without the required setbacks, as per site plan (V2) submitted.

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

Please note that per Plat Book 174, page 61, the subject property has a 10-foot Utility Easement within the southern and eastern boundary of the subject property. *Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).* **The Applicant has submitted a revised site plan-V2, indicating that the proposed open aluminum terrace (including the roof) will not be encroaching on said 10-foot utility easement along the southern boundary of the subject property.**

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

Sewer: The proposed development is located within the WASD's sewer service area. The existing property is currently on septic. There is no sanitary sewer connection in close proximity to this project within WASD's sewer service area.


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 A. Ramirez at (786) 552-8121 or benita.ramirez@miamidadegov

Memorandum



Date: February 18, 2025

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

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

Subject: Z2024000075
Name: Alberto Angel Dominguez
Location: 3580 SW 94 Avenue
Section 16 Township 54 South Range 40 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 3, Block 1, Plat Book 174, Page 61.

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: January 22, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000075

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 1/22/2025. Single family home.

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

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

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

Memorandum



Date: July 18, 2024

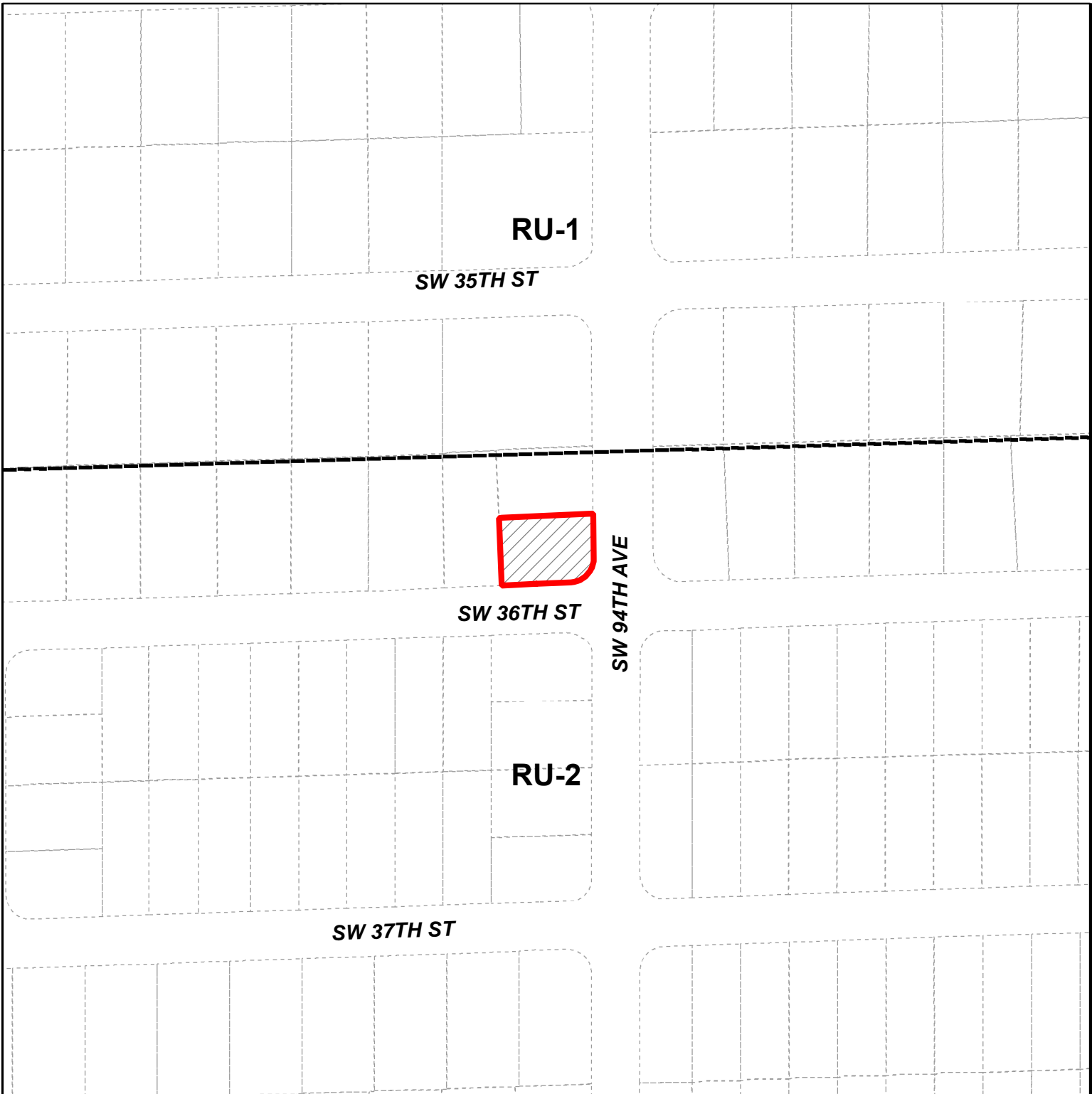
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000075 Alberto Angel Dominguez

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

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



MIAMI-DADE COUNTY



HEARING MAP

Section: 16 Township: 54 Range: 40
 Applicant: Alberto Dominguez
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000075



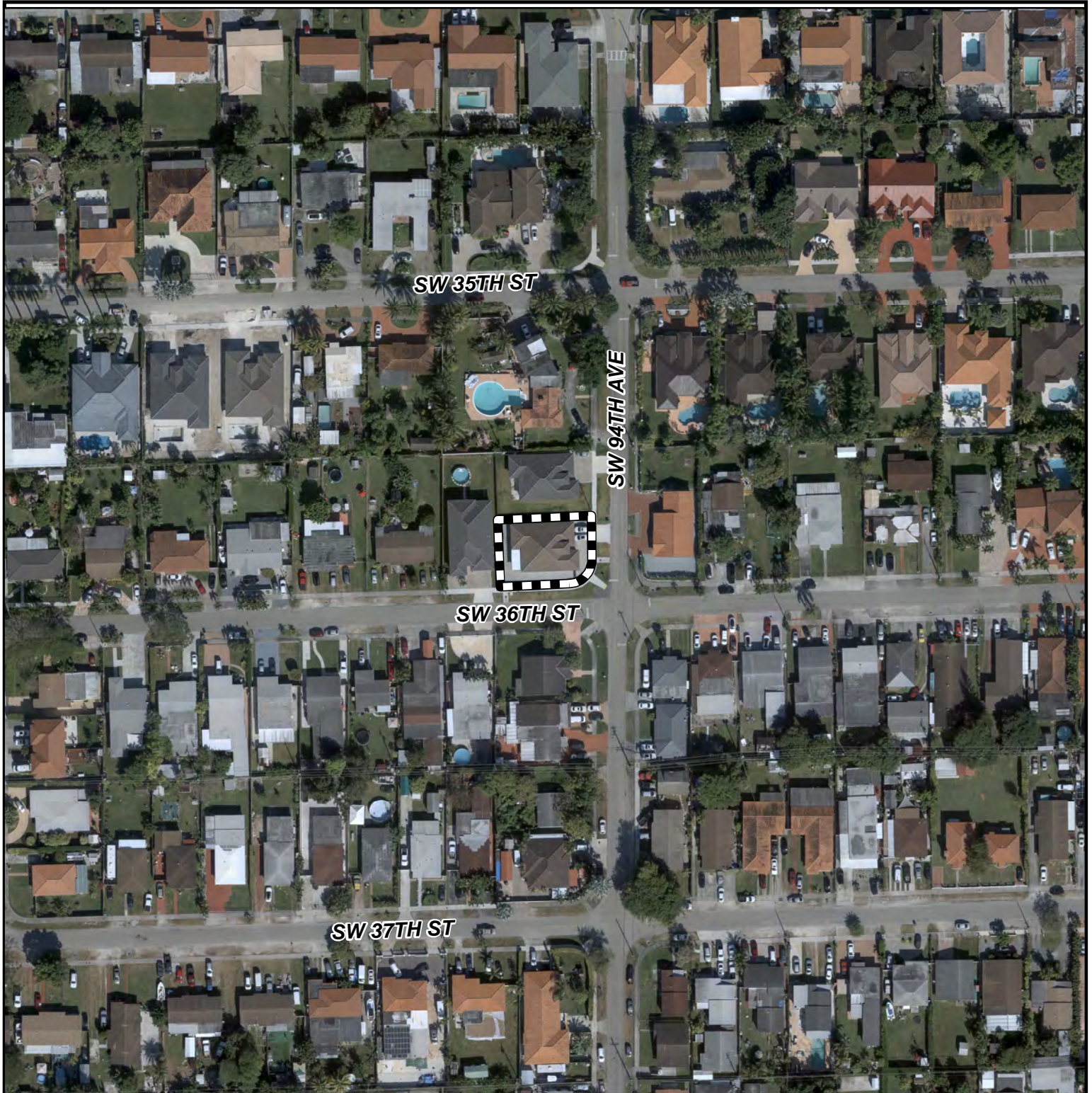
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, June 20, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000075

Legend
 Subject Property

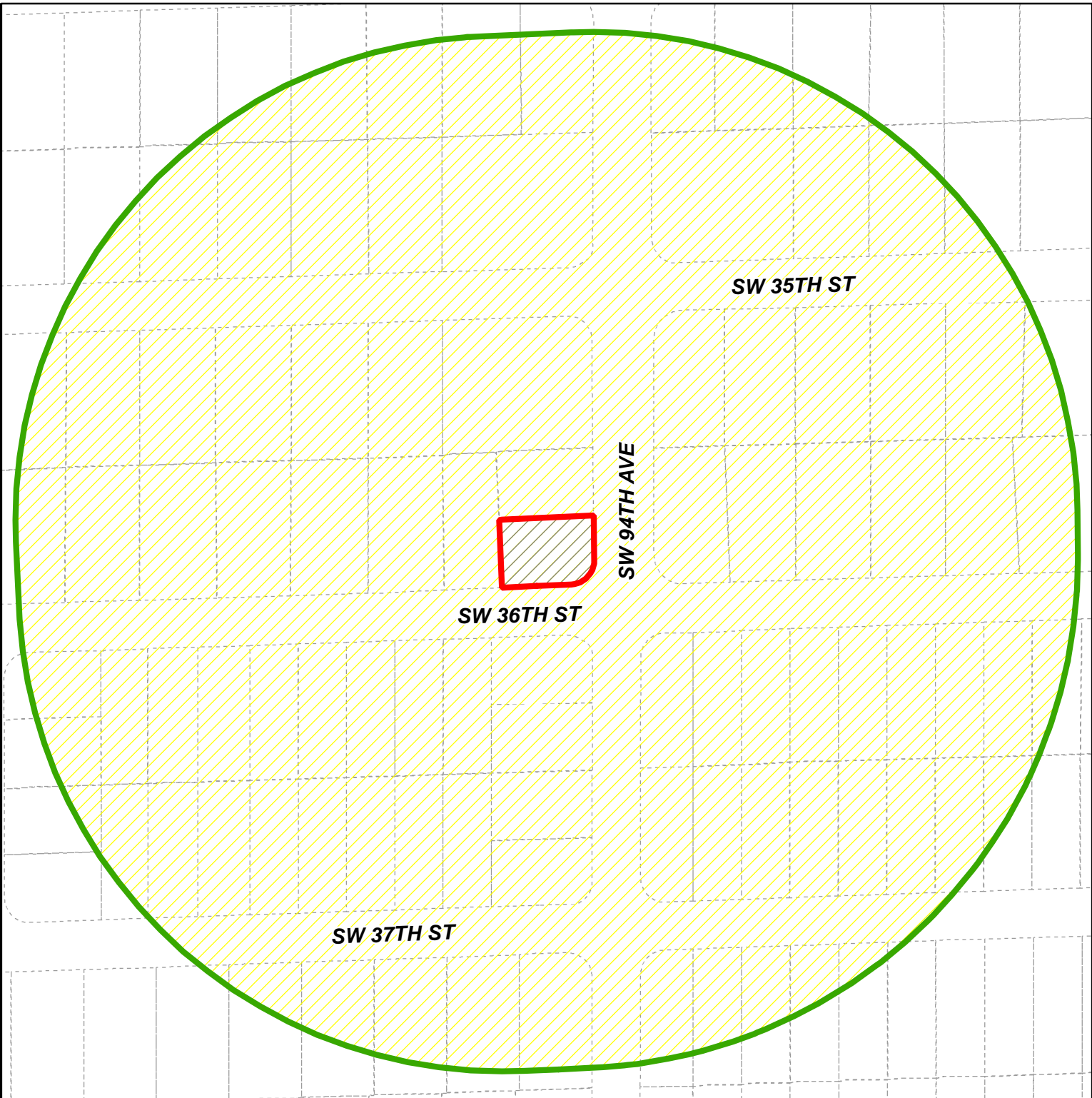


Section: 16 Township: 54 Range: 40
Applicant: Alberto Dominguez
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, June 20, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 16 Township: 54 Range: 40
Applicant: Alberto Dominguez
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2024000075
RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, June 20, 2024

REVISION	DATE	BY

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

SW 35TH ST

SW 94TH AVE

SW 36TH ST

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

SW 37TH ST



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000075

Section: 16 Township: 54 Range: 40
Applicant: Alberto Dominguez
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 **Subject Property Case**

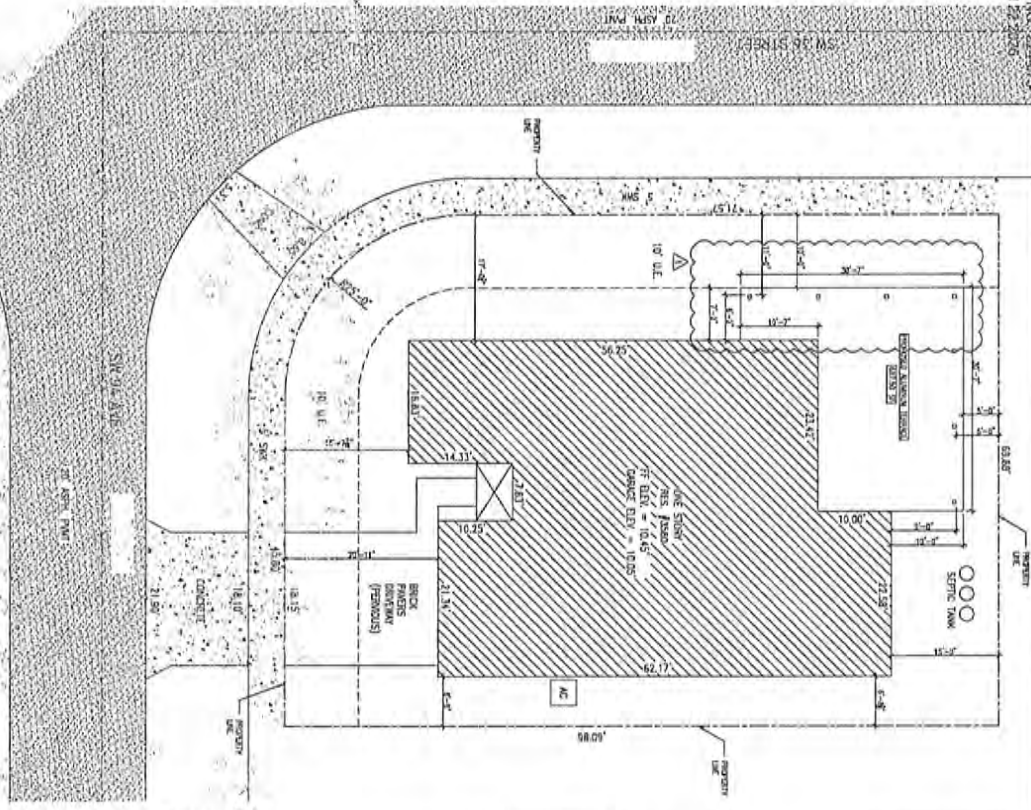


SKETCH CREATED ON: Thursday, June 20, 2024

REVISION	DATE	BY

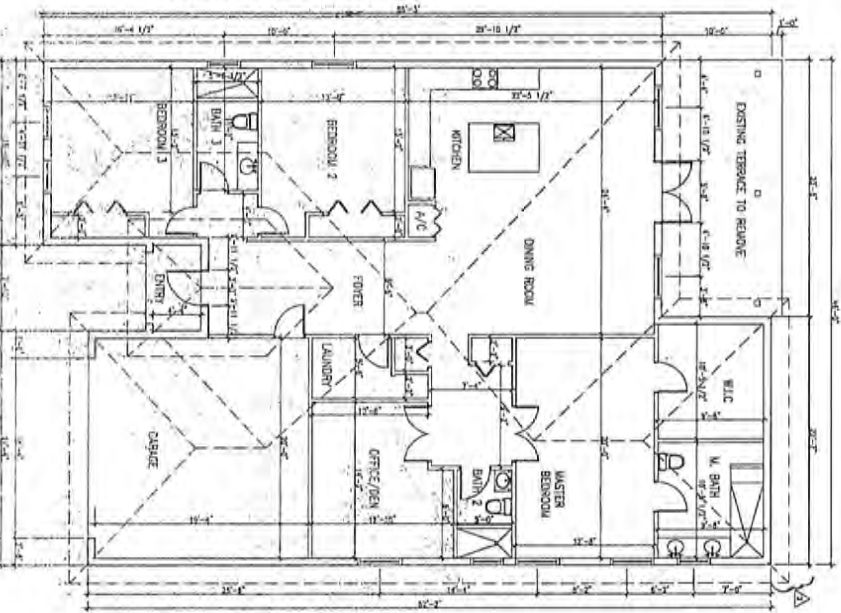
RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO. 22-2375
 DATE: JAN 22 2026
 BY: ISA



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

RESIDENCE
 3580 SW 94 AVE, MIAMI FL 33185
 KIND OF DWG: OCCUPANCY
 SHEET: PLAN STATE & EXHIBIT



A EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 N

SCOPE OF WORK	THE SCOPE OF WORK CONSISTS OF NEW ALUMINUM TERRACE
ZONING LEGEND	RS-10 (SINGLE-FAMILY RESIDENTIAL)
LEGAL DESCRIPTION	LOT 13, BLOCK 1, SW 94th Street, Miami, Florida

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	EXISTING FLOOR PLAN	2,414	100%
2	NEW ALUMINUM TERRACE	1,015	42%
3	TOTAL	3,429	142%

LOT COVERAGE CALCULATION

TOTAL SQUARE FOOT AREA OF EXISTING FLOOR PLAN	2,414 SQ. FT.	100%
EXISTING SUPERFICIAL SQUARE FOOTAGE	2,414 SQ. FT.	100%
PROPOSED SUPERFICIAL SQUARE FOOTAGE	1,015 SQ. FT.	42%
TOTAL SUPERFICIAL SQUARE FOOTAGE	3,429 SQ. FT.	142%

SHEET 1

PROJECT NAME: NEW ALUMINUM TERRACE
 ADDRESS: 3580 SW 94 AVE, MIAMI FL 33165

DATE: 1/22/2024
 SCALE: 1/8" = 1'-0"
 SHEET: 1/2

SITE PLAN

DATE: 1/22/2024
 SCALE: 1/8" = 1'-0"
 SHEET: 1/2

DATE: 1/22/2024
 SCALE: 1/8" = 1'-0"
 SHEET: 1/2

DATE: 1/22/2024
 SCALE: 1/8" = 1'-0"
 SHEET: 1/2



20

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-075 ABERTO DOMINGUEZ

DATE: JUN 18 2024

BY: ISA

3580 SW 94 AVE, MIAMI, FL 33165



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 10**

PH: Z23-051

September 8, 2025

Item No. 1

Recommendation Summary	
Commission District	6
Applicant	Gregory M Contreras
Summary of Requests	The applicant seeks to allow an existing detached storage shed structure, and a proposed canvas roof structure to be setback less than required from the property lines. Additionally, the applicant also seeks to allow an oversized recreational vehicle to be parked on the subject property, and for the same recreational vehicle to be parked closer to the side street property line than otherwise required by code.
Location	7320 SW 37 Street, Miami-Dade County, Florida
Property Size	0.19 Acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 du <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE of the setback requirements to permit an existing shed to setback 1' (5' required) from the rear (south) property line.
- (2) NON-USE VARIANCE of the setback requirements to permit a proposed detached accessory structure to setback 0.75' (20' required) from the side street (west) property line and to setback 24.95' (75' required) from the front (north) property line.
- (3) NON-USE VARIANCE of the zoning regulations requiring a recreational vehicle (RV) on a single-family residence lot to not exceed 30' long and 10' high; to waive same and permit proposed recreational vehicle to be 38'-7" long and 12'-10" high.
- 4) NON-USE VARIANCE of the setback requirements to permit a recreational vehicle to setback 0.75' (15' required) from the side street (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Front Elevation Shed", as prepared by Unknown, consisting of 2 sheets dated stamped received 5/1/25, a plan entitled "Site Plan", as prepared by Unknown, consisting of 1 sheet dated stamped received on 5/1/25, a plan entitled "RV Site Plan", as prepared by Online Land surveyors, Inc, consisting of 1 sheet dated stamped received on 3/16/23, for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 2,098 sq. ft. single-family residence on a 0.19-acre corner lot, with an existing detached storage shed located towards the rear of the subject property. This corner lot fronts along both SW 37 Street and SW 73 Court roadways. The plans also indicate a proposed canvas roof accessory structure that is intended as a covered parking space for the recreational vehicle that is to be situated closer to the side street (west) property line. The existing shed is situated 1' from the rear (south) property line where a minimum of 5' is otherwise required by code, whereas the proposed canvas roofed structure is setback 0.75' from the side street (west) property line where 20' is otherwise required by code. Staff notes that the recreational vehicle exceeds the maximum length and height than what is otherwise permitted by code and the applicant seeks a variance to permit same to be part of the property. 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, side street and interior side property lines of the subject property.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 8,500 sq. ft., RU-1, Single-Family Residential District, zoned corner lot, located at 7320 SW 37 Street, at the southwest corner of the intersection of SW 37 Street and SW 73 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 storage shed, a proposed covered canvas roof accessory structure, and to allow a larger recreational vehicle than otherwise permitted by code. Staff opines that since the rear yard area is enclosed with a 6' high wood fence along the rear, side street and interior side property

lines and the existing trees planted in the 30' landscape area located between the property line and SW 73 court, help mitigate the visual impact between other properties and the detached shed, accessory structure, and the recreational vehicle.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.19-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setbacks sought in the application for an existing detached storage shed and proposed canvas roof accessory structure, as well as the request to allow a larger recreational vehicle to be 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 storage shed structure to setback 1' (5' required) from the rear (south) property line (request #1), the request to permit a proposed accessory structure to setback 0.75' (20' required) from the side street (west) property line (request #2), the request to allow a recreational vehicle (RV) on a single-family residence lot to not exceed 30' long and 10' high; to waive same, to permit proposed recreational vehicle to be 38'-7" long and 12'-10" high. (request #3), and to permit a recreational vehicle to setback 0.75' (15' required) from the side street (west) property line (request #4) 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 these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on a corner lot, with an existing shed structure towards the rear of the property and a proposed accessory structure towards the side street of the subject property. When not in use, the recreational vehicle will be parked under the proposed covered canvas roof accessory structure which will serve as protection from the elements for the recreational vehicle. The detached shed encroaches into the rear setback area, whereas the covered roof structure will be located closer from the side street property line than is permitted under the zoning standards. The recreational vehicle (RV) is longer in length and taller in height than what is otherwise permitted by code for such vehicles that are allowed on single-family residential lots. Additionally, when located under this designated parking space on the property, the RV would essentially be located closer to the street side property line than allowed by code. Staff supports the aforementioned 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, side street and interior side property lines of the subject property, staff also notes that there are existing trees planted in the 30' landscape area located between the property line and SW 73 court, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north and west of the subject property. Staff further opines that the proposed encroachment towards the street side by the accessory structure and recreational vehicle which will be parked underneath the structure are internal to the site that is enclosed from view from the outside by the wood fence and a 20' landscape buffer area, and although said structure and recreational vehicle will be situated quite close to the side street (west) property line, any significant visual impacts generated from the encroachments on the single-family residences to the west would be further mitigated by the SW 73 Ave Avenue right-of-way that separates the site from the properties located across from the street. The existing shed is also encroaching towards the rear property line but it's internal to the site that is enclosed from view from the outside by the wood fence. Staff recommends as a condition for approval that the said wood fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area found several similar approvals within the neighborhood for variances of the setback requirements for detached as well as attached accessory structures to single-family residences. For example, a property located to the north of the subject site, at 7345 SW 37 Street, was approved pursuant to Resolution #Z-167-93 to permit an existing porch addition to setback 20.25' (25' required) from the front (south) property line, and to permit an existing accessory building to setback 3.5' (10 required) from the rear (north) property line. Another residence located at 7358 SW 38 Street, was approved pursuant to Resolution #CZAB10-1-10, to permit an addition to a single-family residence to setback 21.6' (25' required) from the rear (north) property line and to be spaced varying from 3.9' to 5.2' (10' required) from an existing detached shed structure. Similarly, there are two other properties in close proximity to the subject site, located at 7550 SW 37 Street, and 7520 SW 39 Street, that, pursuant to Resolutions #5-ZAB-207-95 and #4-ZAB-124-92, were approved allowing an existing playroom to setback 4.2' (7.5' required) from the interior side (west) property line, setback 1.4' (5 required) from the rear (south) property line, and permitted a hobby room accessory building to setback varying from 0.4' to 0.7' (5' required) from the rear (south) property line, respectively. Additionally, staff research of the area found that there are many other properties in the near vicinity also have recreational vehicles that appear to be similar in size and are being parked closer to the property lines than what is otherwise permitted by code. Furthermore, staff opines that the architectural style and scale of the proposed accessory structure and the existing detached storage shed are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks 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 "Front Elevation Shed", as prepared by Unknown, consisting of 2 sheets dated stamped received 5/1/25, a plan entitled "Site Plan", as prepared by Unknown, consisting of 1 sheet dated stamped received on 5/1/25, a plan entitled "RV Site Plan", as prepared by Online Land surveyors, Inc, consisting of 1 sheet dated stamped received on 3/16/23, for a total of 4 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the 6' high wood fence along the rear, side street 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 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.
5. 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.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum.

Gregory M Contreras
Z23-051

Page | 6

ES:JB:SS:PM

Eric Silva

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

8/28/2025

ZONING RECOMMENDATION ADDENDUM

Gregory M Contreras
PH: Z23-051

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

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

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>					
Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes	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
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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 <u>min.—5'</u> <u>max.—7½'</u>	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

Sec. 33-20.
- Accessory structures and ancillary uses.

(f) *Recreational and camping equipment. Recreational and camping equipment in the form of travel and camping trailer, truck trailer and motor travel home, designed and used as temporary living quarters for recreation, camping or travel use may be parked in the open on sites containing a single-family or duplex residence, subject to the following conditions:*

(3) *The location for such parked equipment shall be in the rear yard or in the side yard to the rear of a line established by the front building line furthest from the street and set back to at least the rear building line wherever possible, but in no event in front of such front building line. Such equipment shall be setback from side property lines at least a distance equivalent to the required side setback for the principal building and shall be set back from the rear property line at least ten (10) feet.*

(8) *Such equipment shall not exceed the maximum length, width, height and weight permitted under applicable provisions of the motor vehicle laws of the State of Florida; provided, however, the maximum length shall not exceed thirty (30) feet and the maximum height shall not exceed ten (10) feet.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CONTRERAS, GREGORY

7320 SW 37 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000051

DATE

HEARING NUMBER

FOLIO: 30-4014-008-3200

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 11, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202306000403 was opened on 02/01/2023. Citation T111046 was issued on 02/01/2023 for "FAILURE TO REMOVE RECREATIONAL VEHICLE OR EQUIPMENT THAT EXCEEDS THIRTY (30) FEET IN LENGTH AND/OR TEN (10) FEET IN HEIGHT FROM PREMISES AS STATED IN 33-20(F)(8), TO WIT: - RECREATIONAL VEHICLE IS OVERSIZE, MUST MEET THE SETBACK REQUIREMENTS, REMOVE AND RELOCATE RV FROM PROPERTY PREVIOUS CASE WITH WARNING CASE@ 201906002535". Citation was paid on 06/10/2025. Assessment appealed filed. There are no outstanding fees.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

CONTRERAS, GREGORY

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: May 5, 2025

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

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

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

Subject: Z2023000051-2nd Review
Gregory Contreras
7320 SW 37th Street
Variance to setbacks to allow an existing shed to remain on the
property
(RU-1)) (0.19 Acres)
14-54-40

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code.

Potable Water Service and Wastewater Disposal

According to DERM 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. Pursuant to the Code, the existing shed shall connect to public water and to the OSTDS to the extent that it will have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan submitted with the subject application 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 Jennifer Snell at Jennifer.Snell@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History

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

Concurrency Review Summary

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

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


cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: February 13, 2025

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

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

Subject: Zoning Application Comments - Gregory M. Contreras
Application No. Z2023000051 - Revision No. 1

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

Application Name: Gregory M. Contreras

Location: The proposed project is located on approximately 0.19 acres at 7320 SW 37th Street, with Folio No. 30-4014-008-3200, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance in order to allow the parking of a Recreational Vehicle (RV) within the property, (RV variance to code 33-20(F)(8)).

Water: The proposed development is located within the WASD's water service area. The subject property is currently connected to water. Connection to water is not proposed with this zoning application.

Sewer: The proposed development is located within the WASD's sewer service area. The subject property is currently on septic. Connection to sewer is not proposed with this zoning application.

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 A. Ramirez at (786) 552-8121 or benita.ramirez@miamidadegov

Memorandum



Date: May 15, 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: Z2023000051
Name: George Contreras
Location: 7320 SW 37 Street
Section 14 Township 54 South Range 40 East

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

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

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: January 24, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

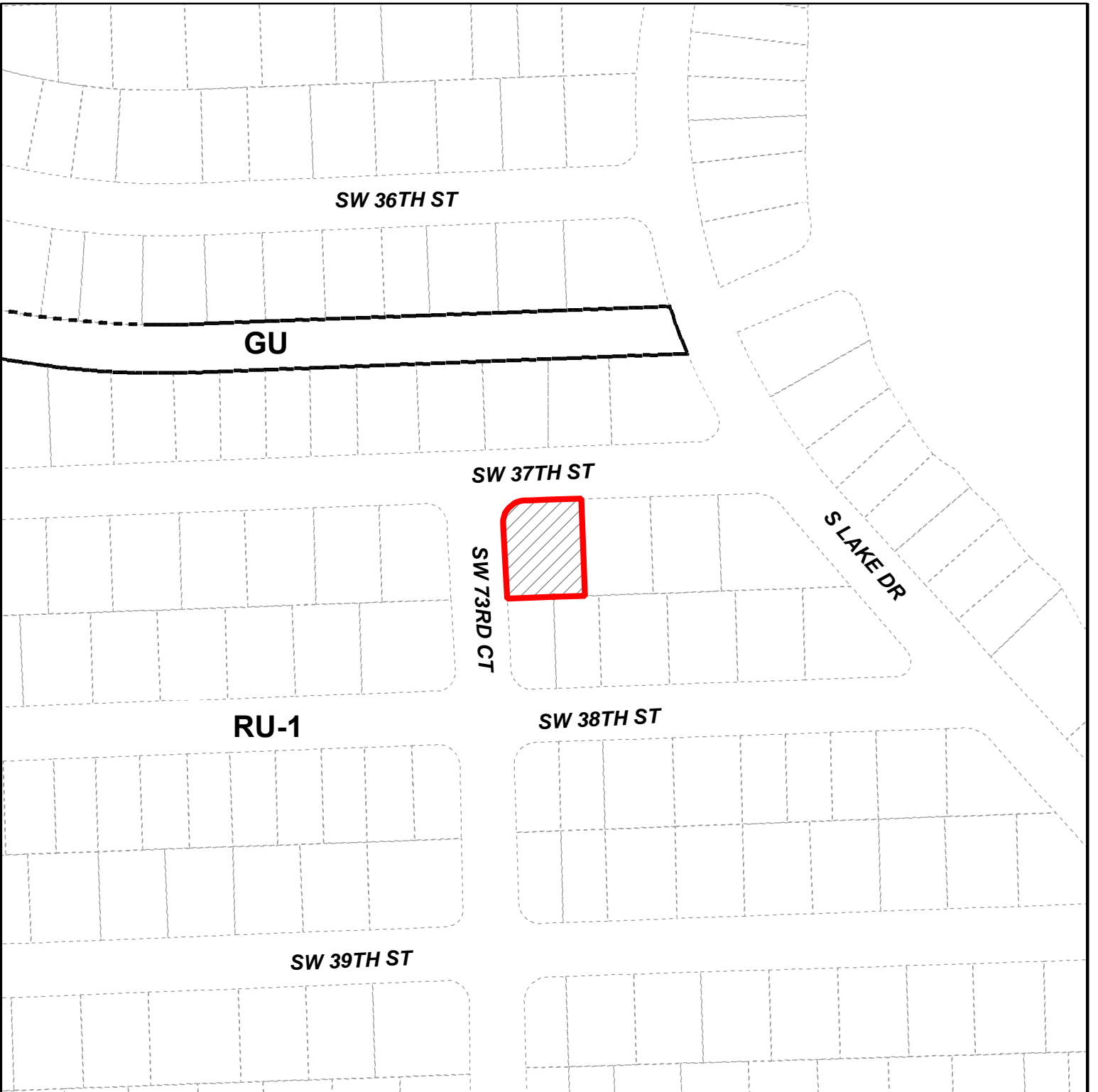
Subject: Z2023000051

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 01/24/2025. Single family home.

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

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

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



MIAMI-DADE COUNTY



HEARING MAP

Section: 14 Township: 54 Range: 40
 Applicant: Gregory M Contreras
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000051



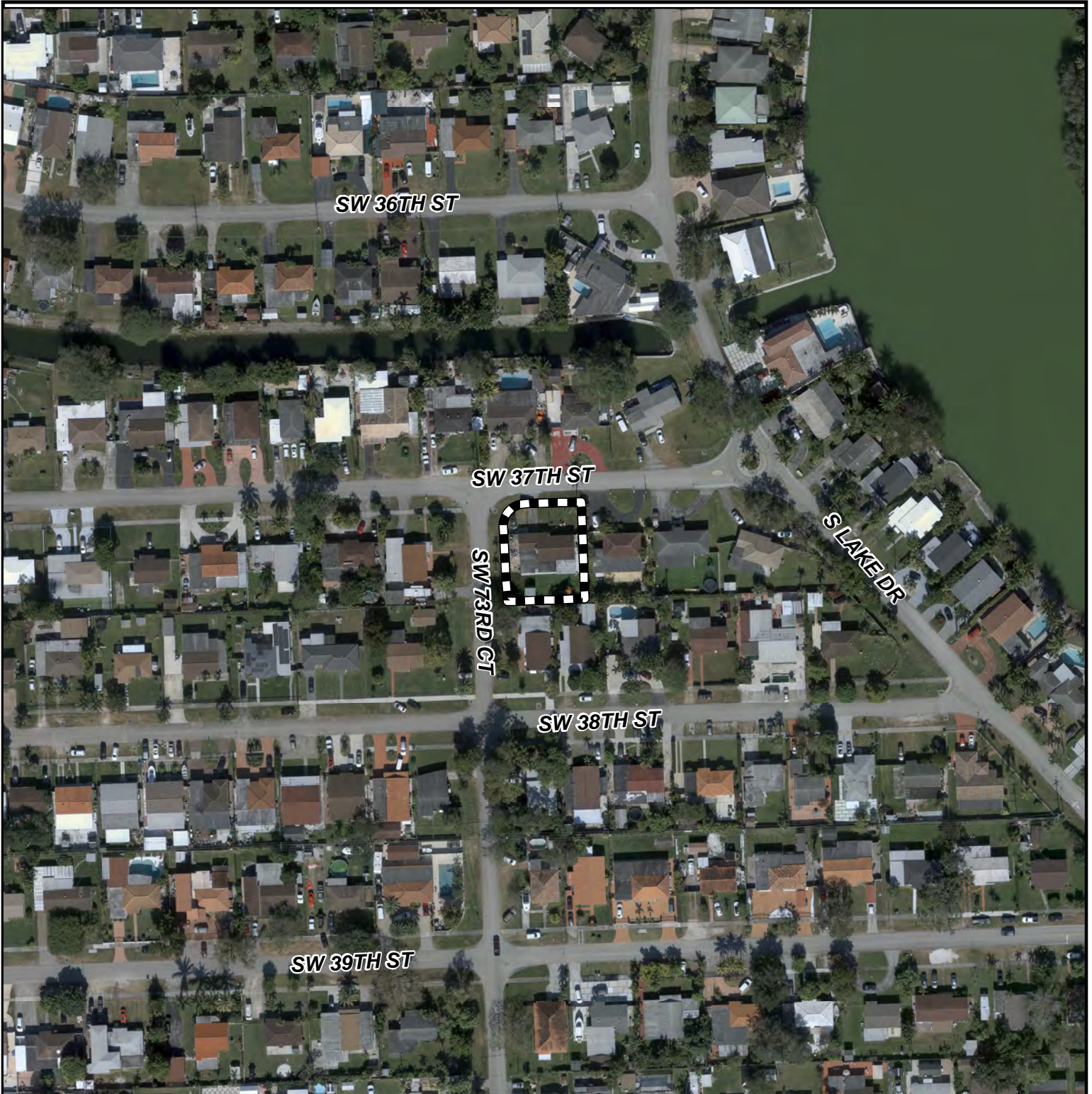
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, March 27, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000051

Legend
 Subject Property

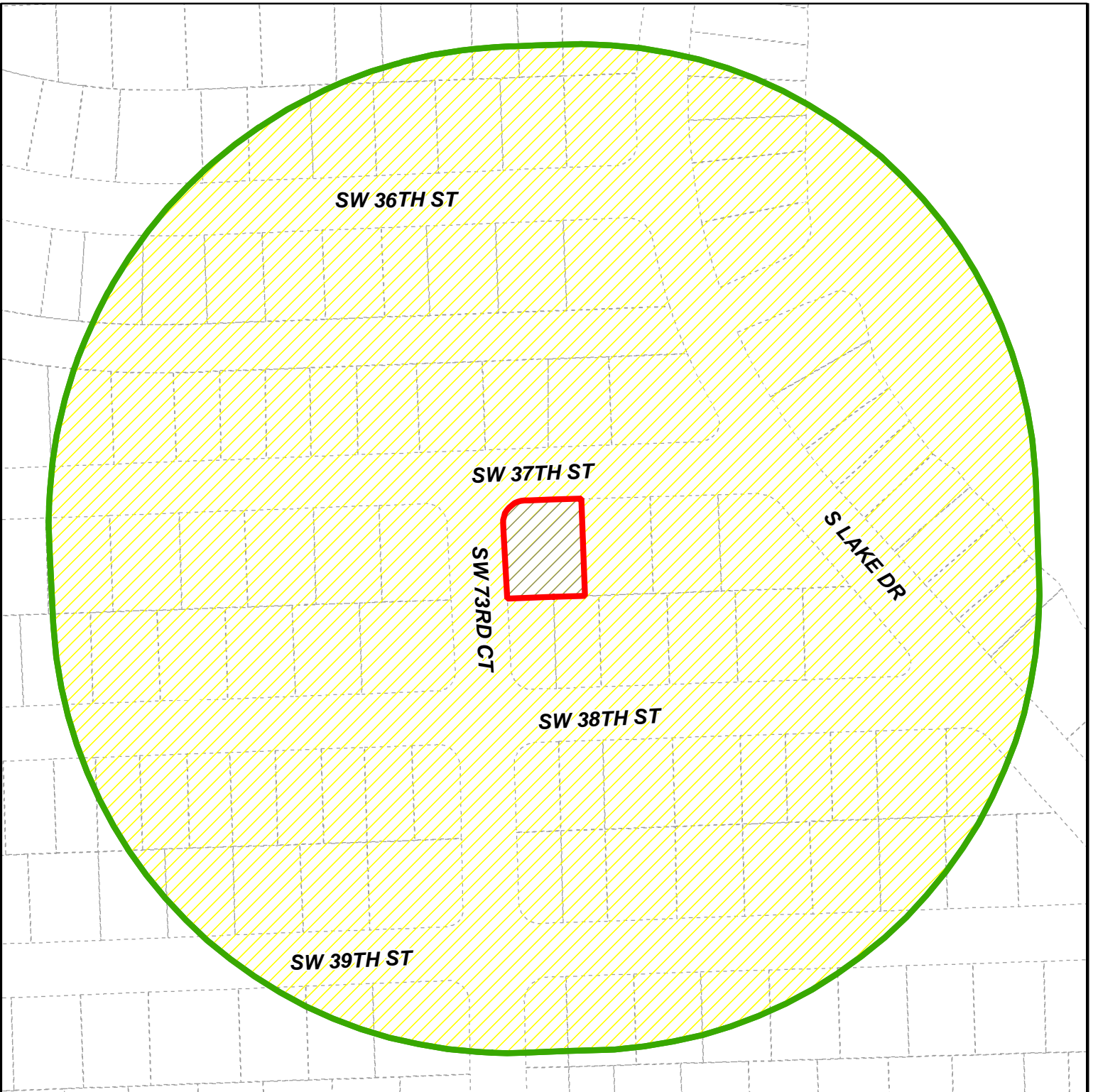


Section: 14 Township: 54 Range: 40
Applicant: Gregory M Contreras
Zoning Board: C10
Commission District: 6
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Monday, March 27, 2023

REVISION	DATE	BY



SW 36TH ST

SW 37TH ST

SW 73RD CT

SW 38TH ST

S LAKE DR




SW 39TH ST

MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 54 Range: 40
 Applicant: Gregory M Contreras
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000051
 RADIUS: 500

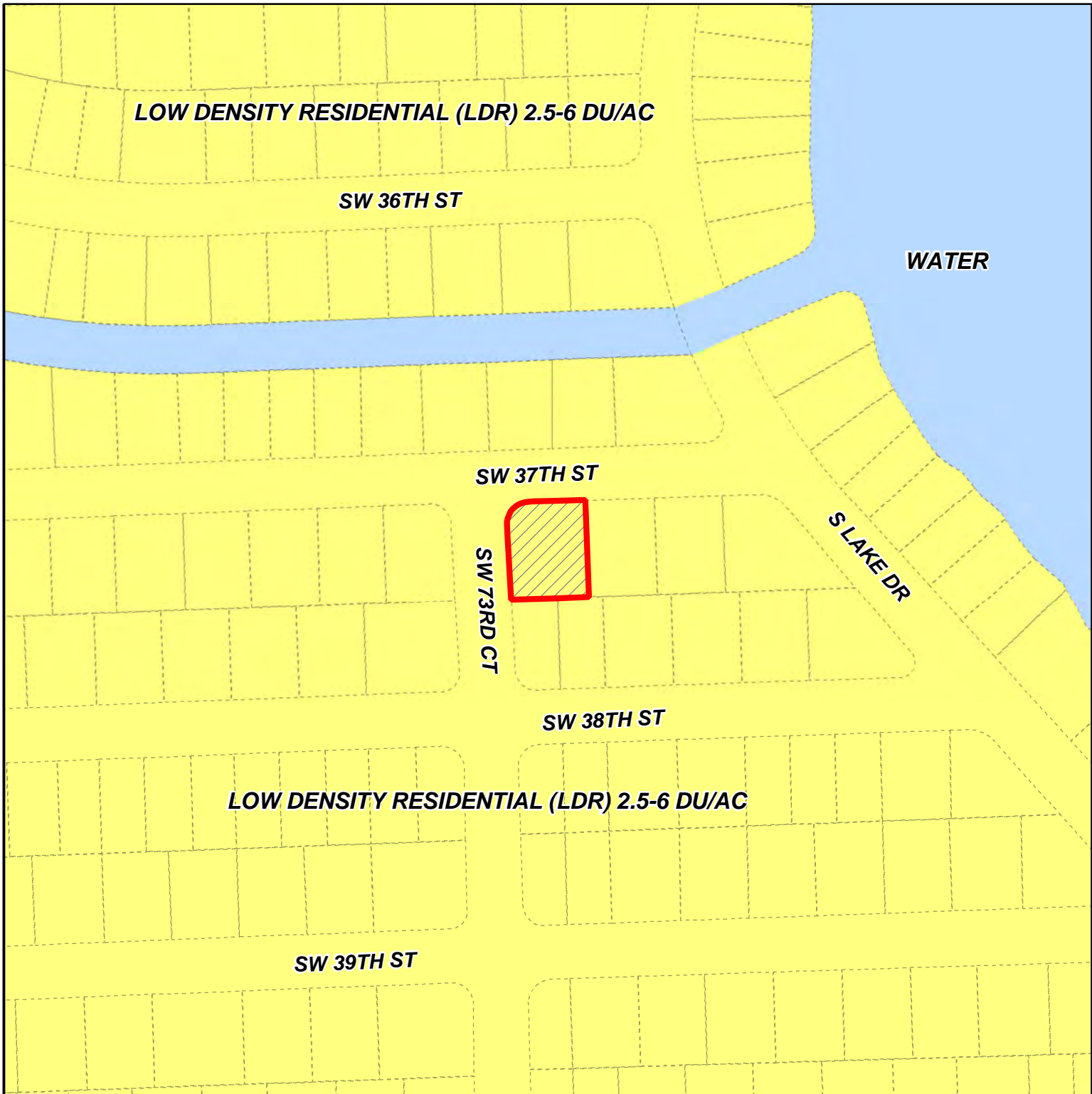
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, March 27, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000051

Section: 14 Township: 54 Range: 40
 Applicant: Gregory M Contreras
 Zoning Board: C10
 Commission District: 6
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



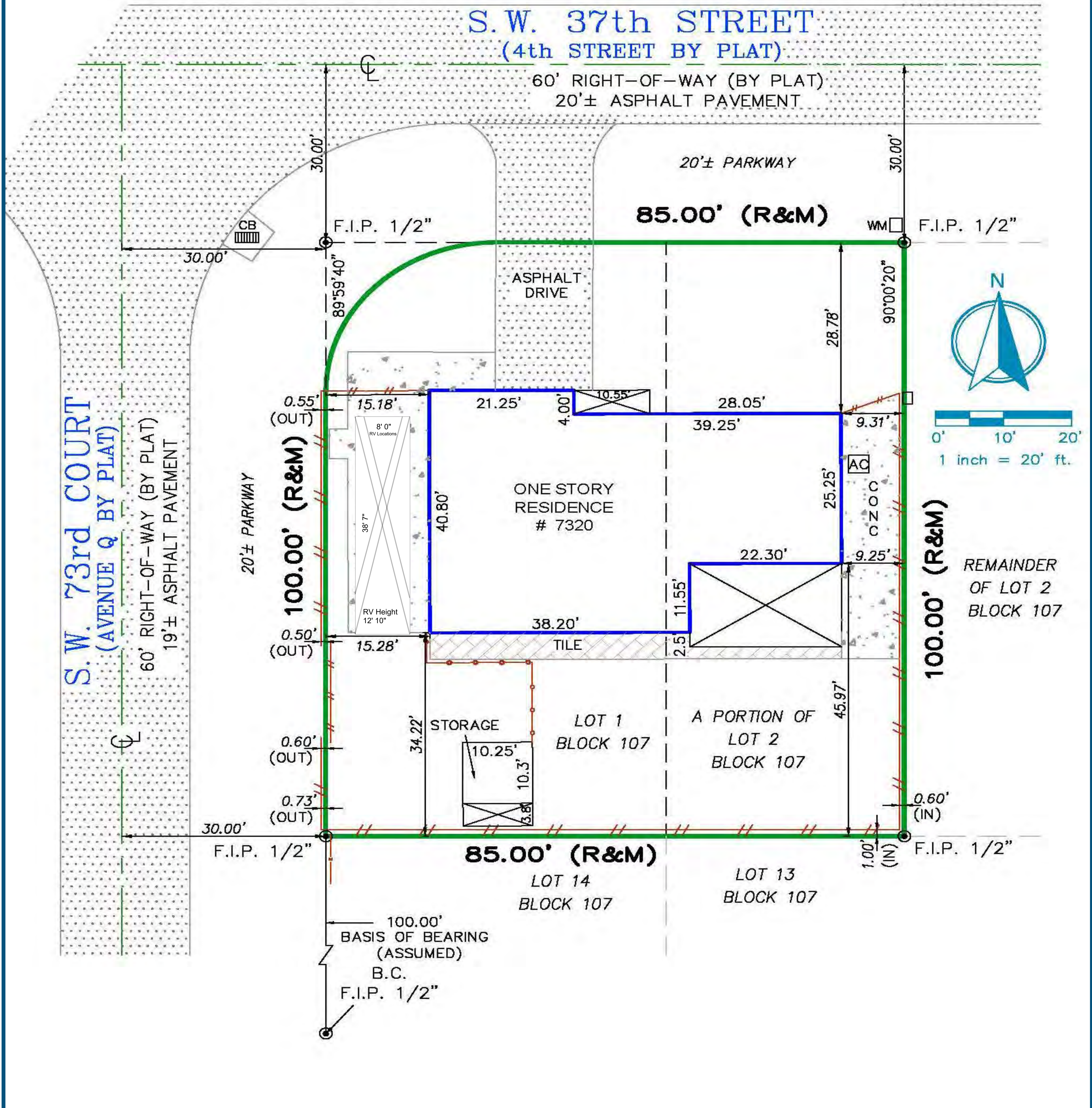
SKETCH CREATED ON: Monday, March 27, 2023

REVISION	DATE	BY

Ordered By:



RV site Plan



POINTS OF INTEREST:
 DRIVEWAY CROSSES LOT LINE.

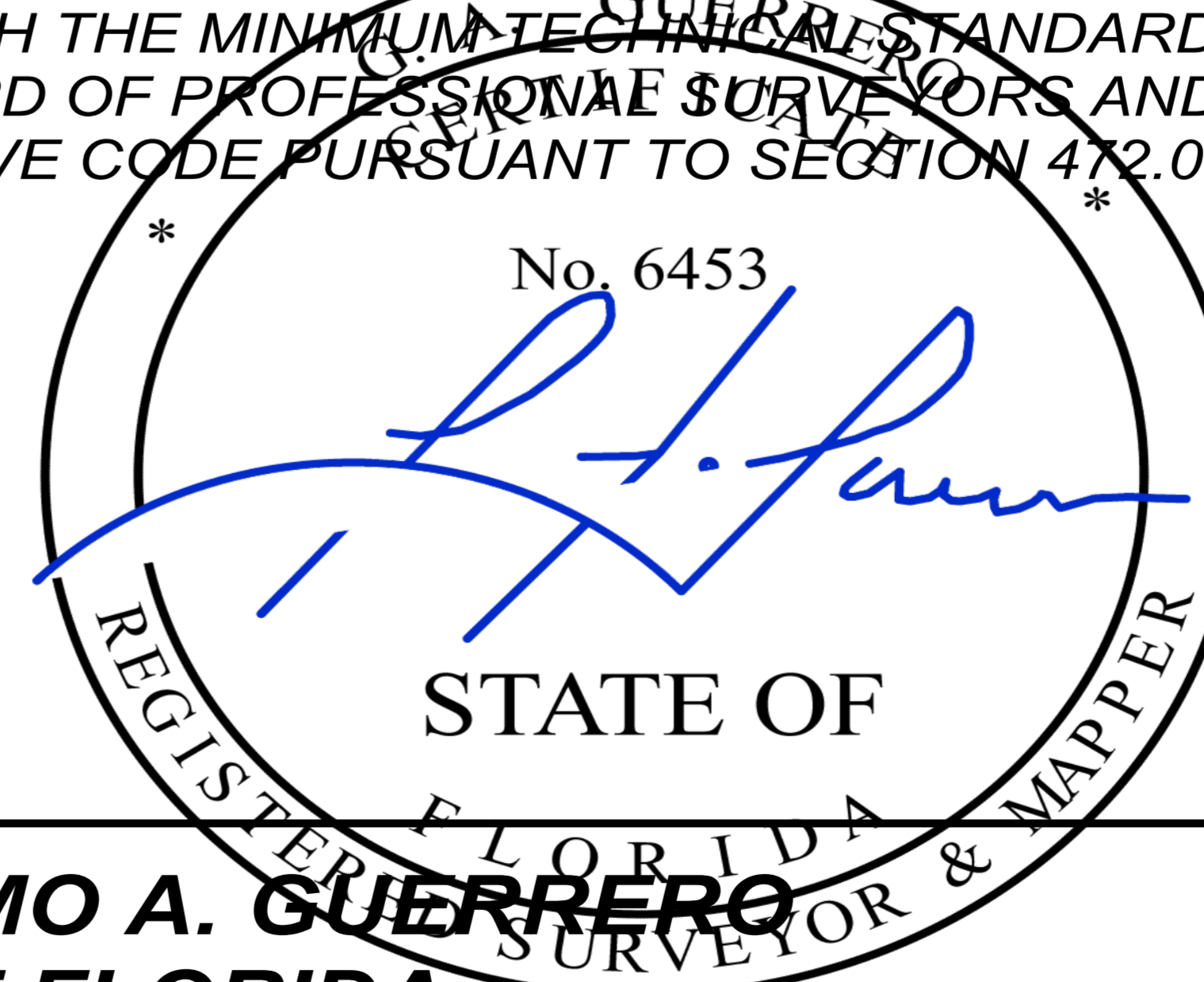
MAP OF BOUNDARY SURVEY

Property Address:
 7320 SW 37 ST
 MIAMI, FL 33155



15271 NW 60 AVE, Suite 206
 Miami Lakes, FL 33014
 www.OnlineLandSurveyors.Com

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



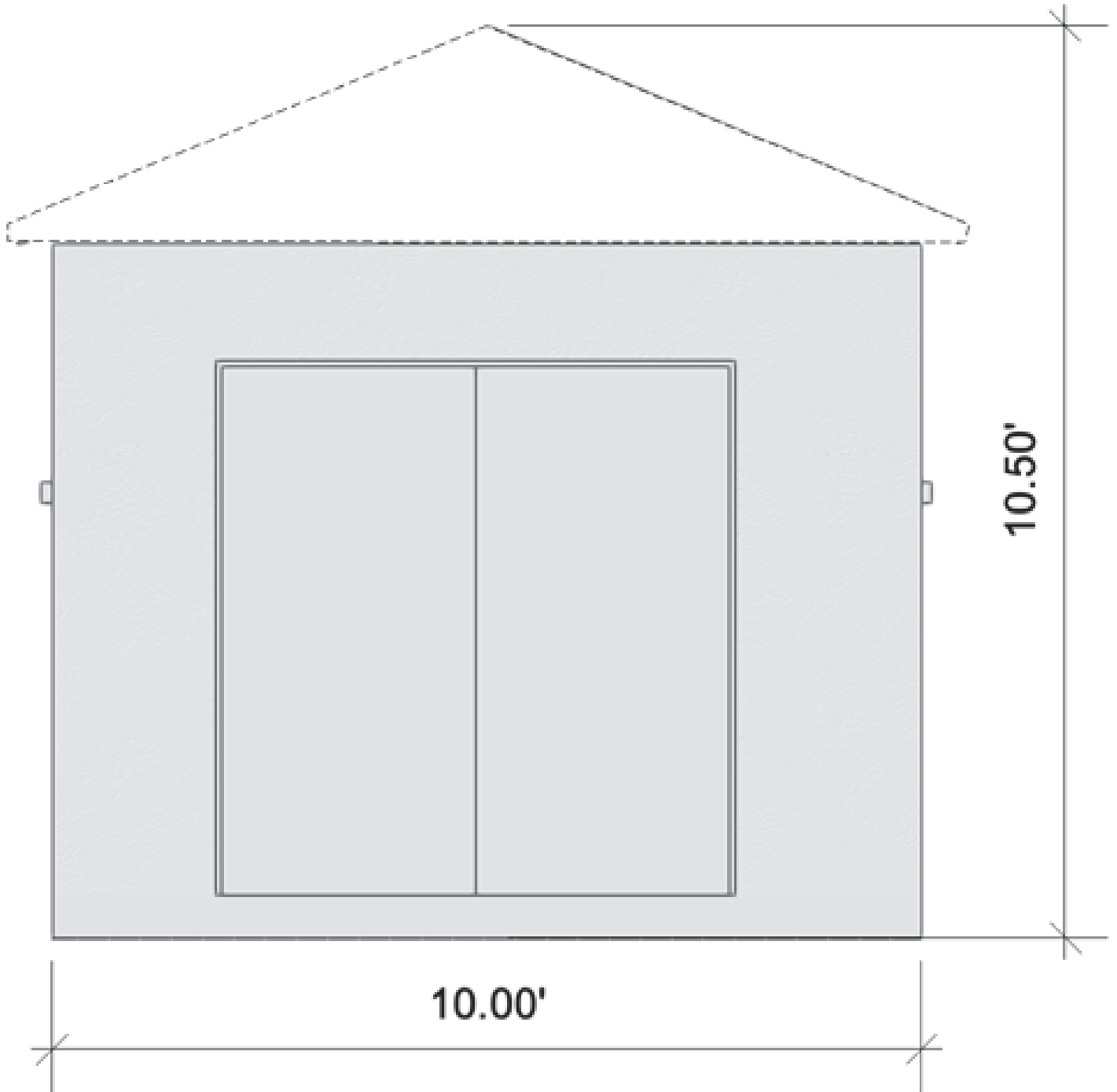
SIGNED _____ **FOR THE FIRM**
GUILLERMO A. GUERRERO
 STATE OF FLORIDA **P.S.M. No. 6453**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-051
DATE: MAY 1 2025
BY: CABR

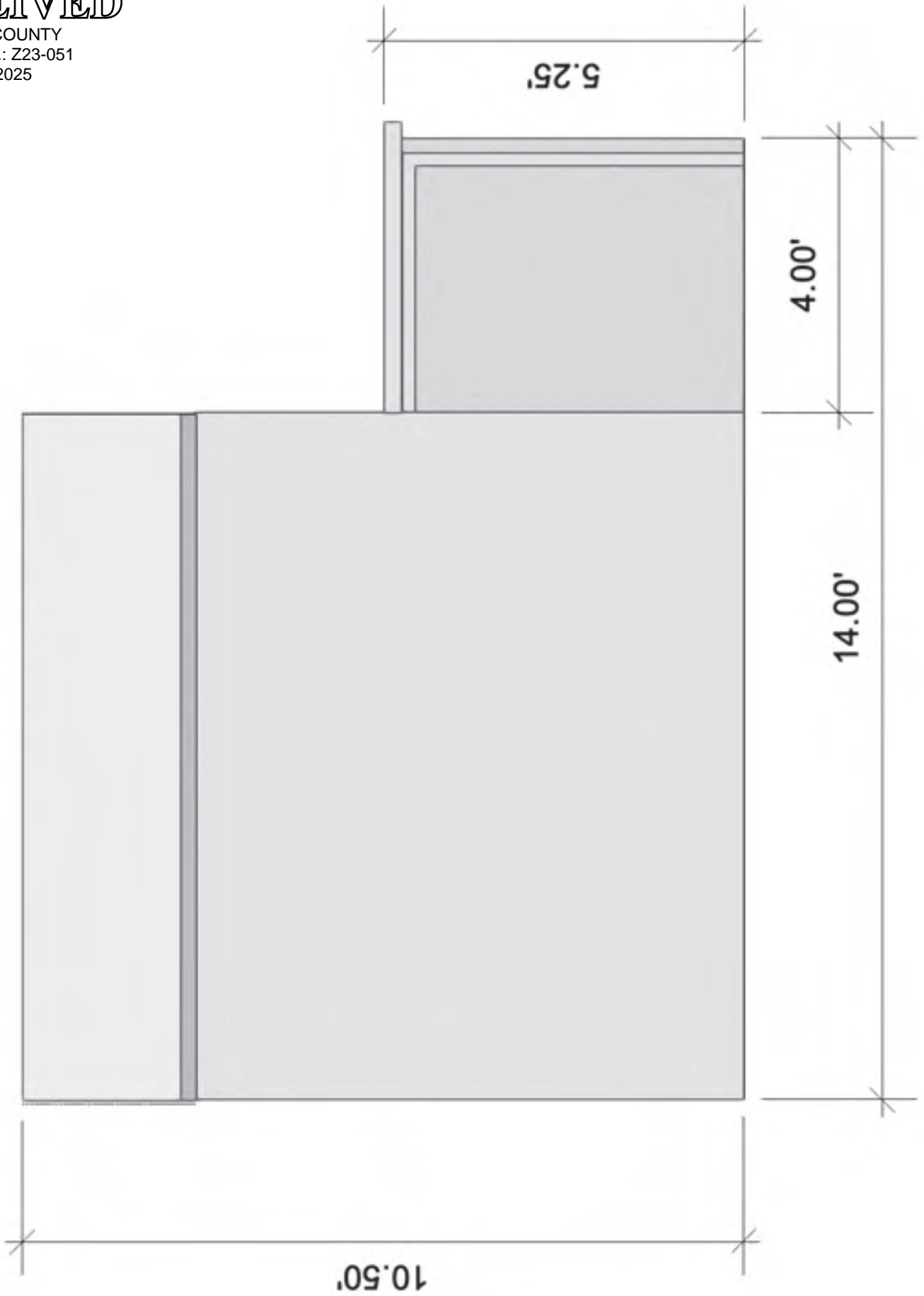
Front Elevation Shed



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z23-051
DATE: MAY 1 2025
BY: CABR

Shed Side Elevation





B

Big Country
BY SEARLAND

KWX 015



Big Country
BY HEARTLAND

KWH 015
FLORIDA
ORANGE PALM

STOP

73

















**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 10**

PH: Z24-126

September 8, 2025

Item No. 2

Recommendation Summary	
Commission District	11
Applicant	Zarela Vela
Summary of Requests	The applicant seeks to permit an existing covered terrace addition to a single-family residence to be located closer to the rear and interior property lines than required by code, and to permit the existing residence to be located closer to the interior sides property lines than required by code.
Location	14834 SW 24 Street, Miami-Dade County, Florida.
Property Size	0.13 Acres
Existing Zoning	RU-1M(b), Modified Single-Family Residential District, 6,000 sq. ft.
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE of the setback requirements to permit a covered terrace addition to the existing single-family residence to setback 4'-6" (15' for 50% of the lineal footage of the width of the house, 25' for balance required) from the rear (south) property line, and to setback a minimum of 0'-8" (6' required) from the interior side (west) property line.
- (2) NON-USE VARIANCE of the setback requirements to permit an existing single-family residence to setback 5.7' from the interior side (west) property line and setback 5.9' from the interior side (east) property line (6' required for both sides).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Construction Site Plan & Elevation", dated stamped received 07/14/2025, a boundary survey, all prepared by Rene Fernandez Jover dated 7/14/2025 consisting of 3 sheets and "Floor plan" as prepared by Jover Engineering LLC., dated stamped received 04/14/2025, consisting of 1 sheet, for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing two (2)-story, 1,840 sq. ft. single-family residence on a 0.13-acre interior lot that fronts SW 24 Street, with an existing attached covered roof terrace located towards the rear of the subject property. The covered roof terrace is setback 4'-6" from the rear (south) property line and setback 0'-8" from the interior side property line. The plans also indicate that the single-family residence is setback 5.7' from the interior side (west), and 5.9' from the interior side (east) property lines where a minimum of 6' setback is otherwise required by zoning regulations from both sides. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate existing landscaping in the form of trees and a 6' high metal fence located along the rear and both interior side property lines.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 6,000 sq. ft., RU-1M(b), Modified Single-Family Residential District, zoned interior lot, located at 14834 SW 24 Street. The surrounding area is characterized by existing single-family residences, also developed under the RU-1MB, Modified Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for an existing attached covered roof terrace, as well as for the principal residence, which encroach into the rear and interior side property lines. Staff opines that since the rear yard area is enclosed with a 6' high metal fence along the rear and interior property lines, together with the existing landscaping on the property, any visual impact that the existing covered roof terrace and the existing single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.13-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 the existing covered roof terrace addition and single-family residence 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 attached covered roof terrace to setback 4'-6" (15' for 50% of the lineal footage of the width of the house, 25' for balance required) from the rear (south)

property line, and to setback a minimum of 0'-8" (6' required) from the interior side (west) property line. (request #1), and to permit an existing single-family residence to setback 5.7' from the interior side (west) property line and to setback 5.9' from the interior side (east) property line (6' required for both sides) (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 existing attached covered roof terrace located towards the rear of the subject property. The attached covered roof terrace encroaches into the rear and interior side setback areas, whereas the single-family residence is located closer from both the east/west interior side property lines 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 notes from plans and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by existing landscaping and palm trees, as well as an existing 6' high metal fence along the rear and interior side 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, east and south of the subject property. Staff further opines that the existing encroachments of the attached covered roof terrace towards the rear and interior side property lines are internal to the site and any negative visual impacts generated from the encroachments by 4'-6" into the rear, and by 0'-8" into the interior side setback areas onto the properties located to the west and south of the subject site would be adequately mitigated by the aforementioned existing 6' high metal buffer wall as well as ample landscaping in the form of palm trees that exist along the perimeter of the property lines. Similarly, in regards to the requested variance to allow a reduced setback for the existing single-family residence (request #2), staff has no objections to the request and opines that although said encroachment as a stand-alone request could have been approved through the administrative variance process which allows a reduction for setbacks of up to 50% for what the code requires, the request is minimal and it is enclosed from view from the outside by the existing 6' high metal fence and would not have any significant visual impacts on the single-family residence to the east, west and south. Staff recommends as a condition for approval that the said fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6', in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area found several 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 2581 SW 148 Court was approved pursuant to Resolution #CZAB10-15-13 to permit a covered terrace addition to a single-family residence to setback 15' (15' for 50% of the lineal width of the house, and 25' required for the balance) from the rear (east) property line. Another property located at 2674 S.W. 152 Place was approved through Resolution #CZAB10-49-05 to permit a swimming pool to setback 3.75' (7.5' required) from the rear (west) property line, setback 5' (10' required) from the interior side (north) property line, and setback 73' (75 required) from the front (east) property line. Additionally, the property located at 15379 SW 22 Terrace was approved pursuant to Resolution #CZAB10-1-21 to permit an existing canvas awning to setback a minimum of 4.47' (10' required) from the side street (east) property line, and for an existing detached shed to setback 2' (10' required) from the side street (east) property line and 33.41' (55' required) from the front (south) property line. Furthermore, staff opines that the architectural style and scale of the attached covered roof terrace and the

single-family residence are designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Construction Site Plan & Elevation", dated stamped received 07/14/2025, a boundary survey, all prepared by Rene Fernandez Jover dated 7/14/2025 consisting of 3 sheets and "Floor plan" as prepared by Jover Engineering LLC., dated stamped received 04/14/2025, consisting of 1 sheet, for a total of 4 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which confirm to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the 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 metal fence along the rear and interior side property lines 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.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the memorandum.

Zarela Vela

Z24-126

Page | 5

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

Zarela Vela
PH: Z24-126

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 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>
<p>Sec. 33-49. Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes.</p>	<p><i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i></p>

	<i>District</i>	<i>Families</i>	<i>Min. Width</i>	<i>Min. Lot Area (Sq. Ft.)</i>	<i>Max. Lot Coverage (% of Lot Area)</i>	<i>Min. Bldg. Size (Cu. Ft.)</i>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.- 75'	7,500	40%	8,500
			Old sub.- 50'	5,000	35%	8,500
	RU-1M(a)	1	50'	5,000	45%	8,500
	RU-1M(b)	1	60'	6,000	45%	8,500
Sec. 33-36.1. - Administrative adjustment procedure.	Zoning Districts		AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2			
	Setback - Maximum reduction		50% (i.e., if minimum required setback is 10feet, then setback could not be reduced below 5 feet administratively)			
	Lot Coverage - maximum increase for aprincipal and/or accessory structure		15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5percent)			

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

LUIS VELA, JESUS VELA & JOSE
MONTALVAN, ZARELA VELA &

14834 SW 24 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000126

DATE

HEARING NUMBER

FOLIO No: 30-4909-001-0220

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 16, 2025

NEIGHBORHOOD REGULATIONS:

Case No. 202503001195 was opened on 04/15/2025 for “*Unauthorized Use-Residential/Business*”. This case is pending an initial inspection.

BUILDING SUPPORT REGULATIONS:

Case No. 20240228908B was opened on 03/22/2024. A Notice of Violation was issued on 03/22/2024 for “*Failure to obtain required building permit(s) prior to commencing work on: Attached structure on the SW side of the property.*” An extension was granted until 06/17/2025. **There are no outstanding fees.**

VIOLATOR:

LUIS VELA, JESUS VELA & JOSE MONTALVAN, ZARELA VELA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: January 29, 2025

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

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



Subject: Z2024000126-2nd Review
Zarela Vela
14834 SW 24th Street
Requesting to legalize the aluminum roofed terrace on a single-family residence.
(RU-1MB) (0.1377 acres)
09-54-39

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the structure 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 properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year storm event.

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

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 "14834 Alterations" prepared by Rene Fernandez Jover, P.E., and dated as received by Miami-Dade County on January 02, 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

DERN Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 24, 2025

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

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

Subject: Zoning Application Comments - Zarela Vela
Application No. Z2024000126 (Revision No. 1)

A handwritten signature in black ink, appearing to be "M. Valdes", written over the "From:" field of the memorandum.

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

Application Name: Zarela Vela

Location: The proposed project is located at 14834 SW 24th Street with Folio No. 30-4909-001-0220, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking non-use variance setbacks in order to legalize an attached open Aluminum terrace located at the rear and west of the existing single-family residence.

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

Please note that the subject property has a 10-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/Sewer: The subject site is located within the WASD's water and 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 Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: January 08, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z202400126

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 01/02/2025. 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 Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

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

Memorandum



Date: July 19, 2024

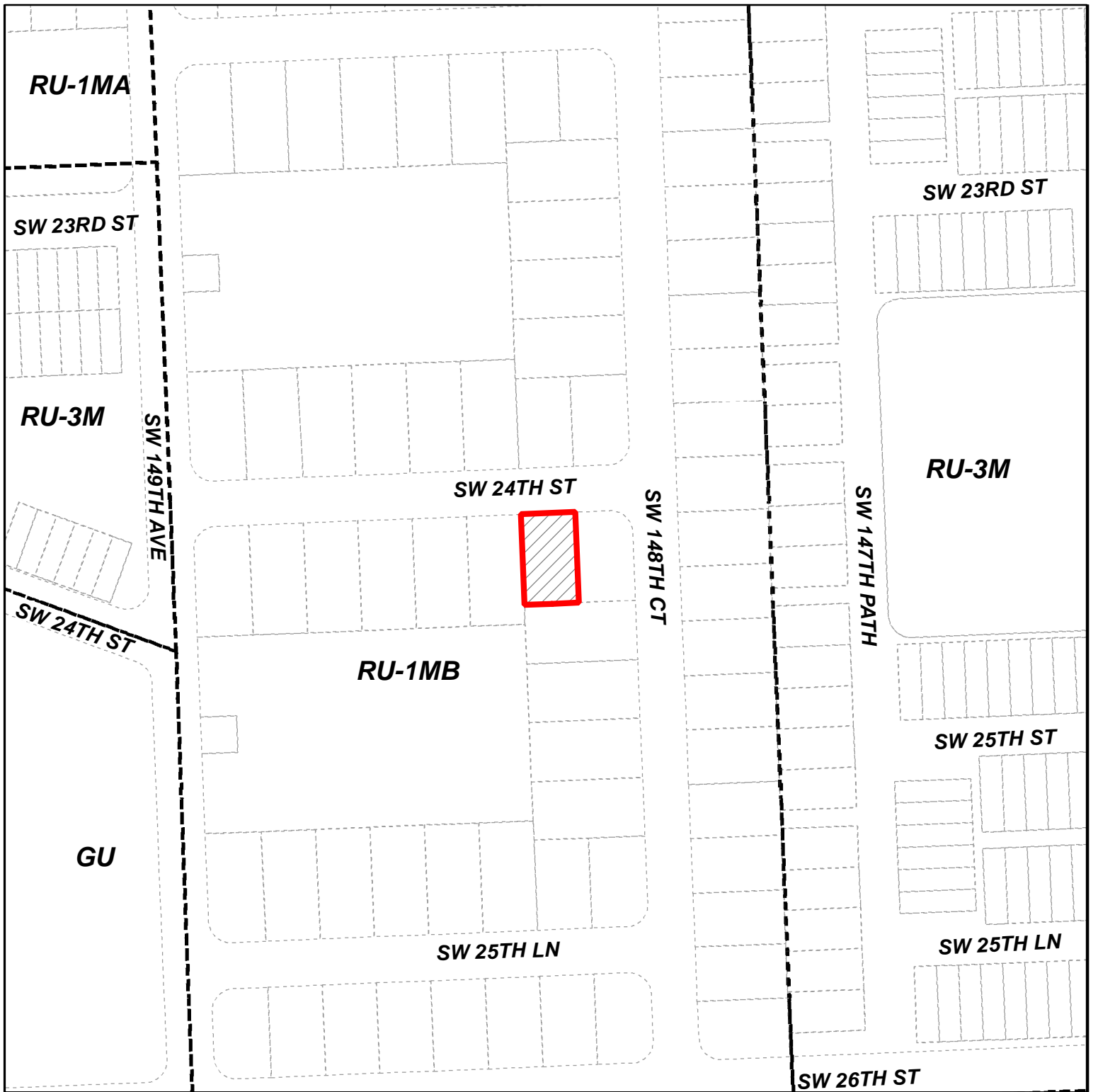
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000126 Zarela Vela

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

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



MIAMI-DADE COUNTY

HEARING MAP

Section: 09 Township: 54 Range: 39

Applicant: Zarela Vela & Luis Vela, Jesus Vela & Jose Montalvan

Zoning Board: C10

Commission District: 11

Drafter ID: EDUARDO CESPEDES



Scale: NTS

Process Number

Z2024000126



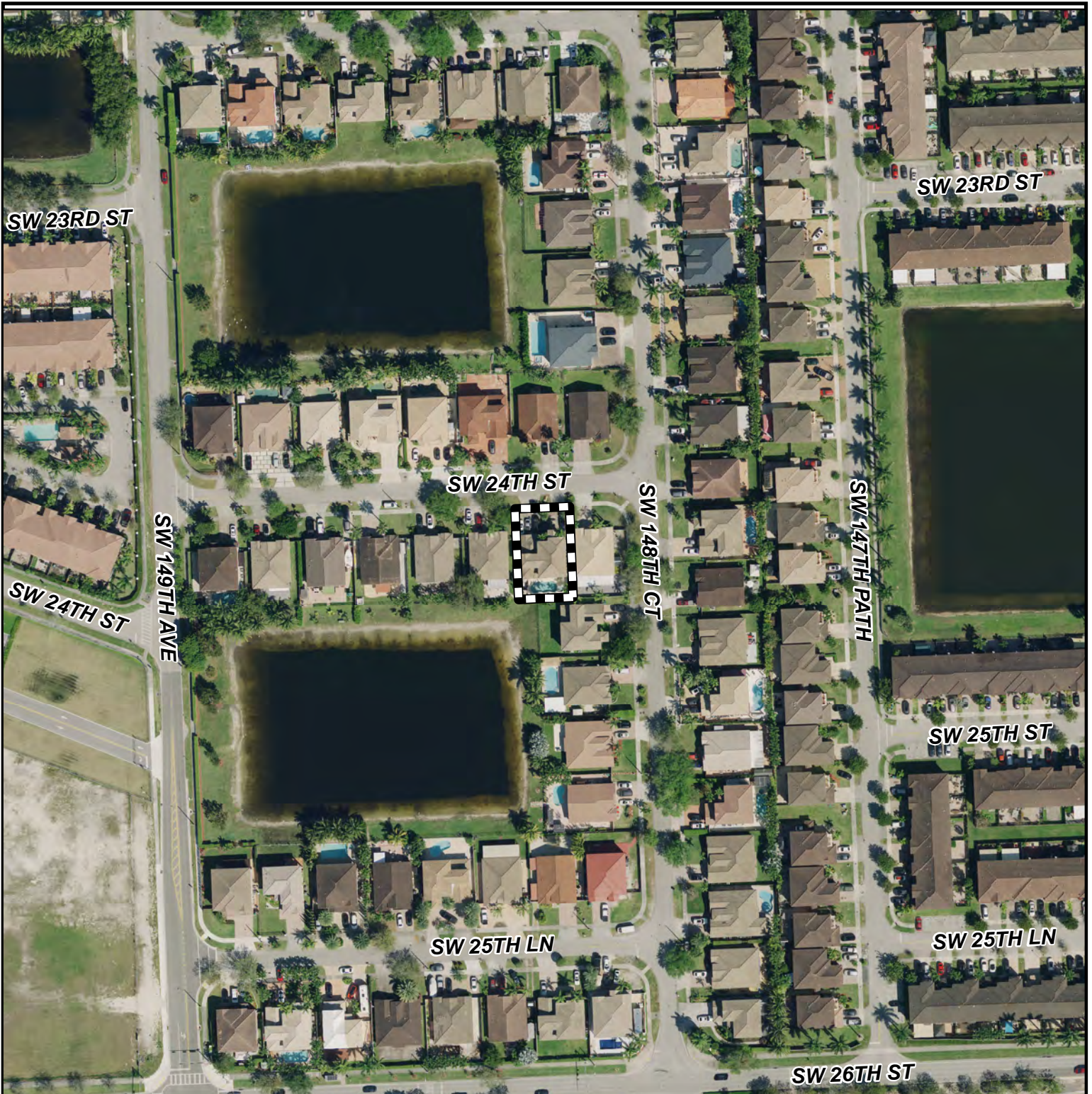
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, July 1, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000126

Legend
 Subject Property

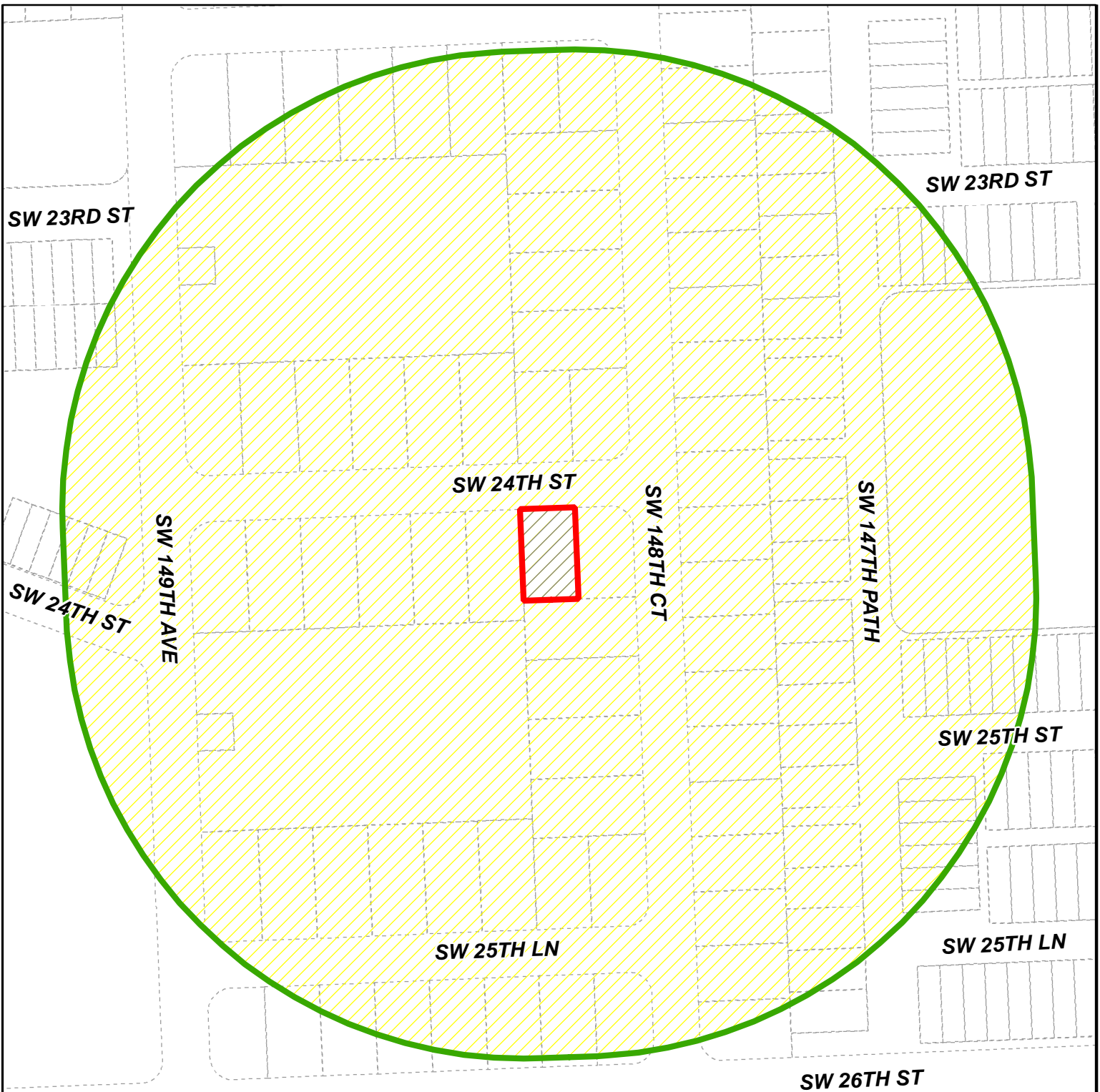


Section: 09 Township: 54 Range: 39
 Applicant: Zarela Vela & Luis Vela, Jesus Vela & Jose Montalvan
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, July 1, 2024

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2024000126
 RADIUS: 500

Section: 09 Township: 54 Range: 39
 Applicant: Zarela Vela & Luis Vela, Jesus Vela & Jose Montalvan
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

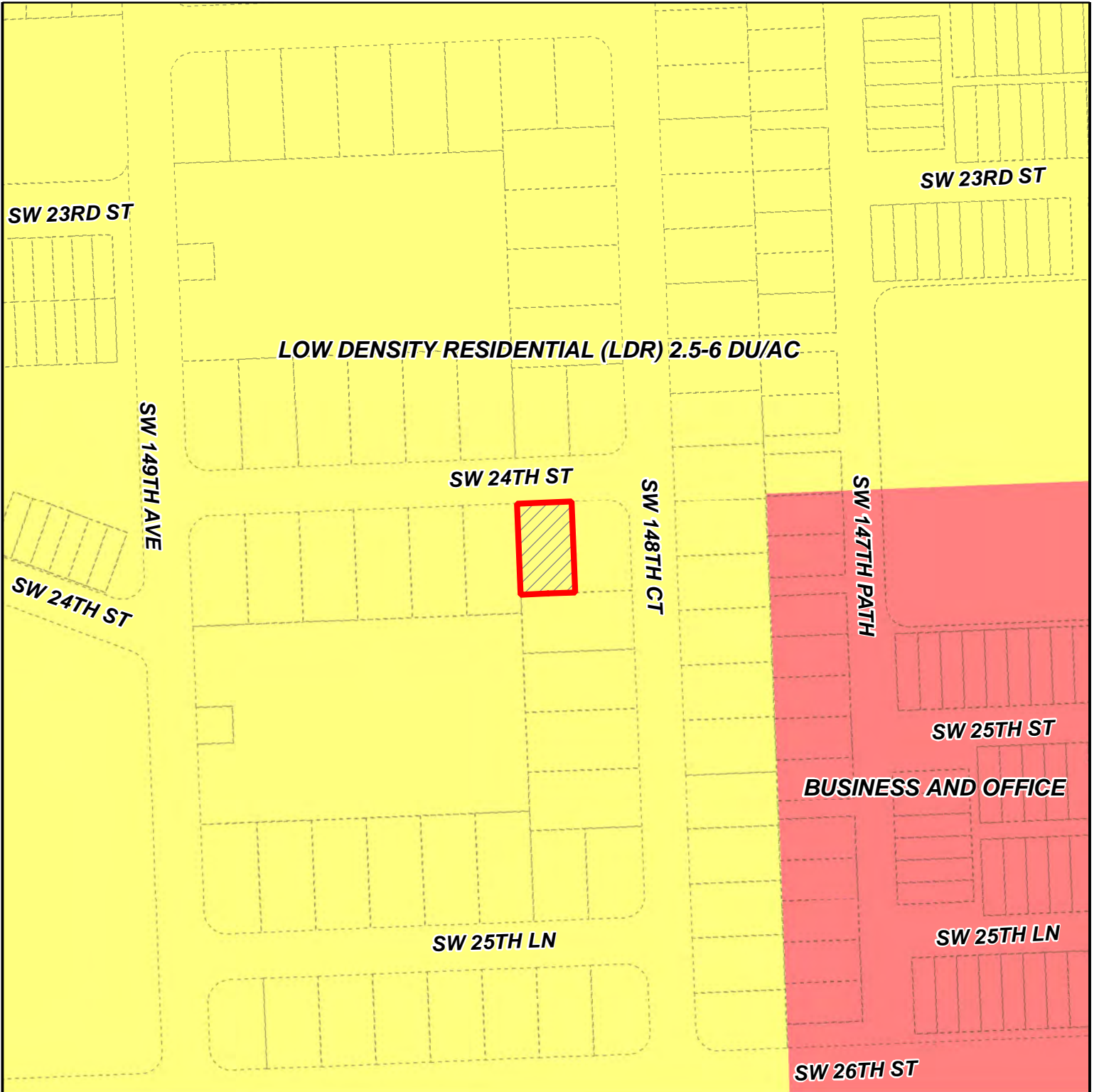
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, July 1, 2024

REVISION	DATE	BY




MIAMI-DADE COUNTY

CDMP MAP

Process Number
Z2024000126

Section: 09 Township: 54 Range: 39
 Applicant: Zarela Vela & Luis Vela, Jesus Vela & Jose Montalvan
 Zoning Board: C10
 Commission District: 11
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

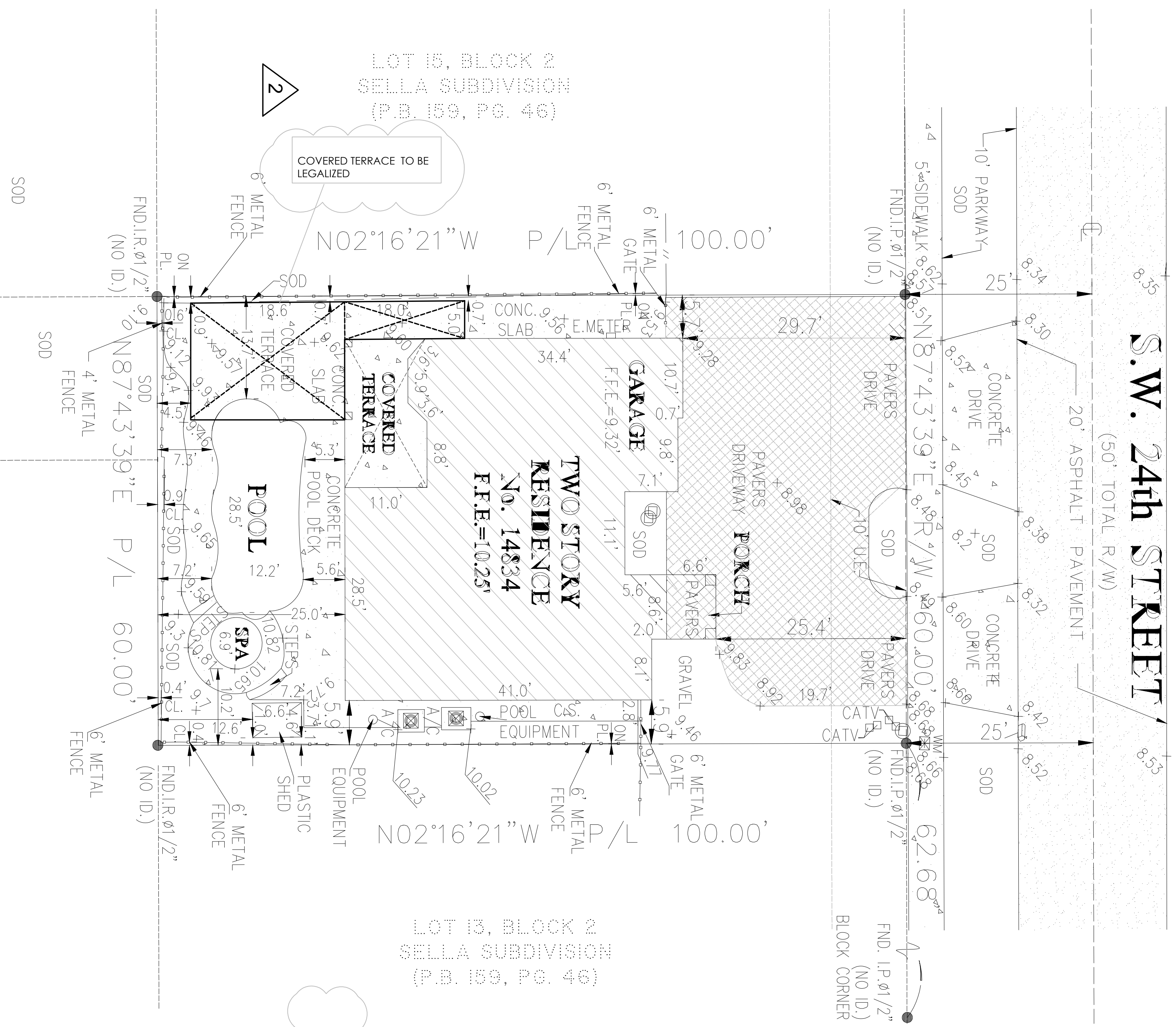
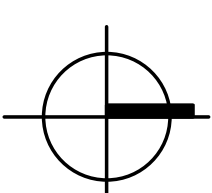
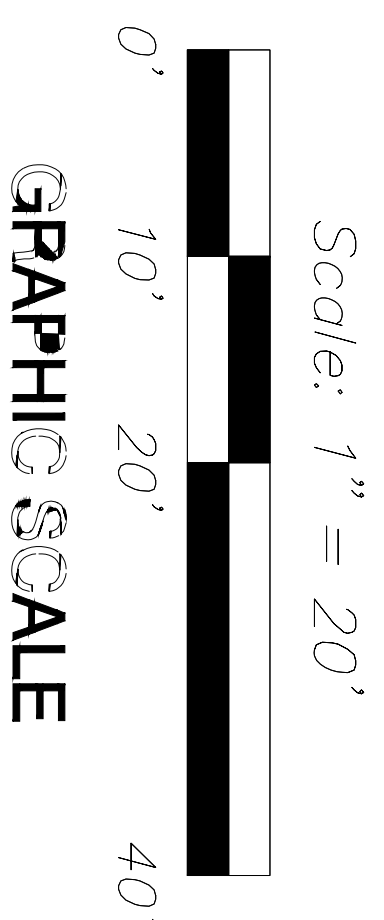
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, July 1, 2024

REVISION	DATE	BY



Note: Plastic Shed to be removed.

14834 alterations

14834 SW 24 ST MIAMI FL. 33185

OWNERS:

ZARELA VELA
LUIS VELA
JESUS VELA
JOSE MONTALVAN

Sheet Title:

SURVEY
AS BUILT

Issue Date: Project No.

REV 1 12/27/2024

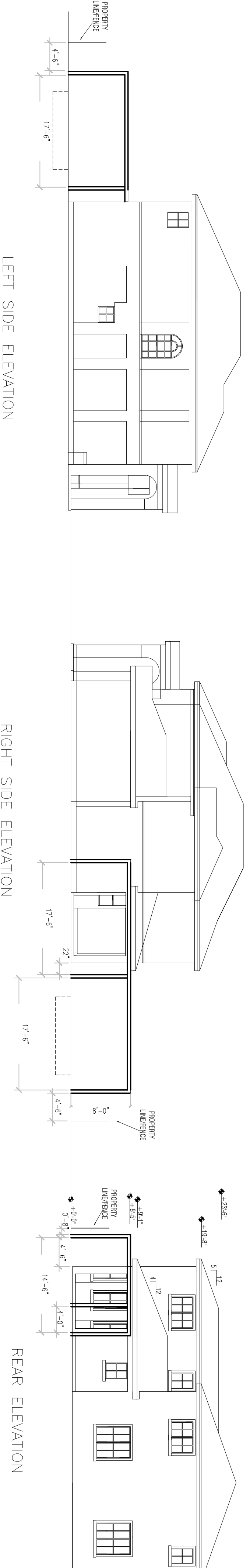
REV 2 07/11/2025

Drawing No.:

A-1

Professional of Record: RENE FERNANDEZ JOVER
PE LIC 92417

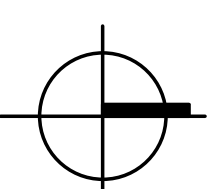
NOT VALID FOR CONSTRUCTION OR BIDDING WITHOUT SIGNATURE, SEAL, AND APPROVAL BY AUTHORITY HAVING JURISDICTION



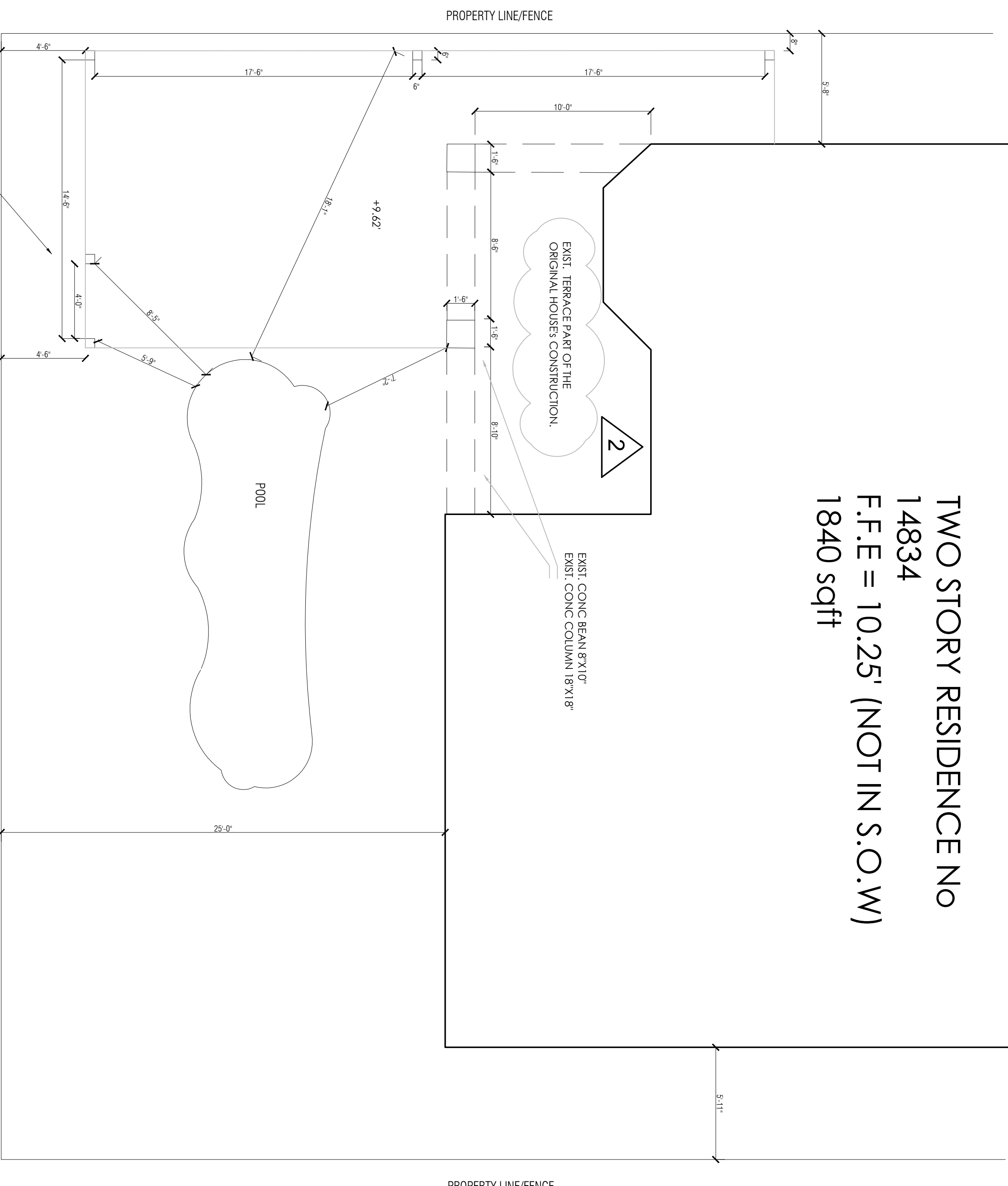
NOTE: FRONT ELEVATION
 NO IMPACTED.

**TWO STORY RESIDENCE NO
 14834
 F.F.E = 10.25' (NOT IN S.O.W)
 1840 sqft**

ZONING INFORMATION RU-1MB (ZONING CODE)		REQUIRED/ALLOWED	EXISTING
ZONING			
NET LOT AREA	6,000 SF.	6,000 SF.	6,000 SF.
LOT WIDTH	60 FEET MINIMUM	60 FEET	60 FEET
LOT COVERAGE	40.1% (2,406 S.F.); max	30.7% (1,828 S.F.) (max building footprint) (30.3% covered terrace)	
MAXIMUM HEIGHT	35' (2) STORES	23'-0" (2) STORY	
SETBACKS			
FRONT	15'-0" MIN	25'-4"	
SIDE	6'-0" MIN	5'-11" EAST 0'-8" WEST (PROPOSED TO BE ADJUSTED)	
SIDE STREET	N/A	N/A	
REAR	15'-0" MIN	4'-6" (PROPOSED TO BE ADJUSTED)	



CONST DETAIL
 1/4" = 1'

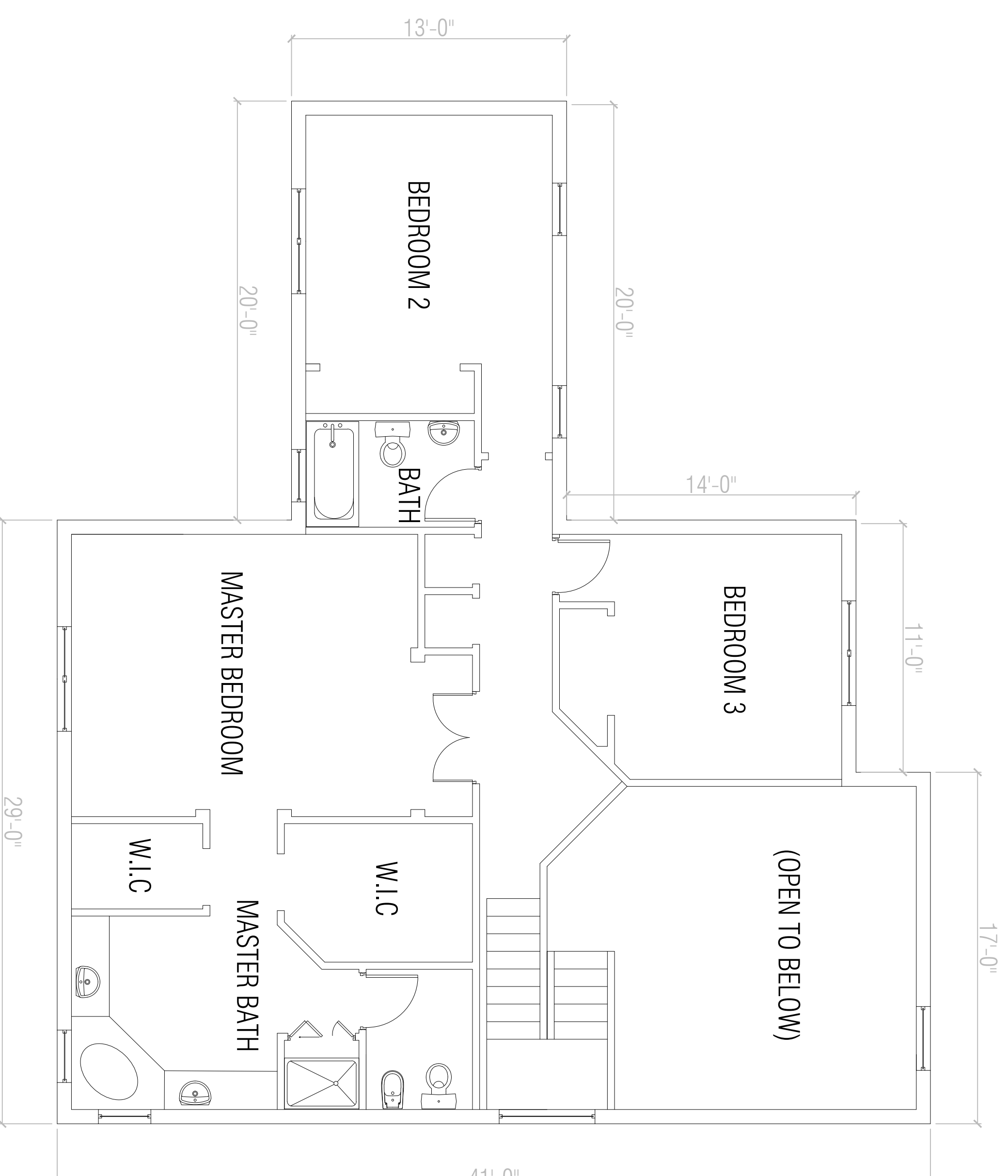
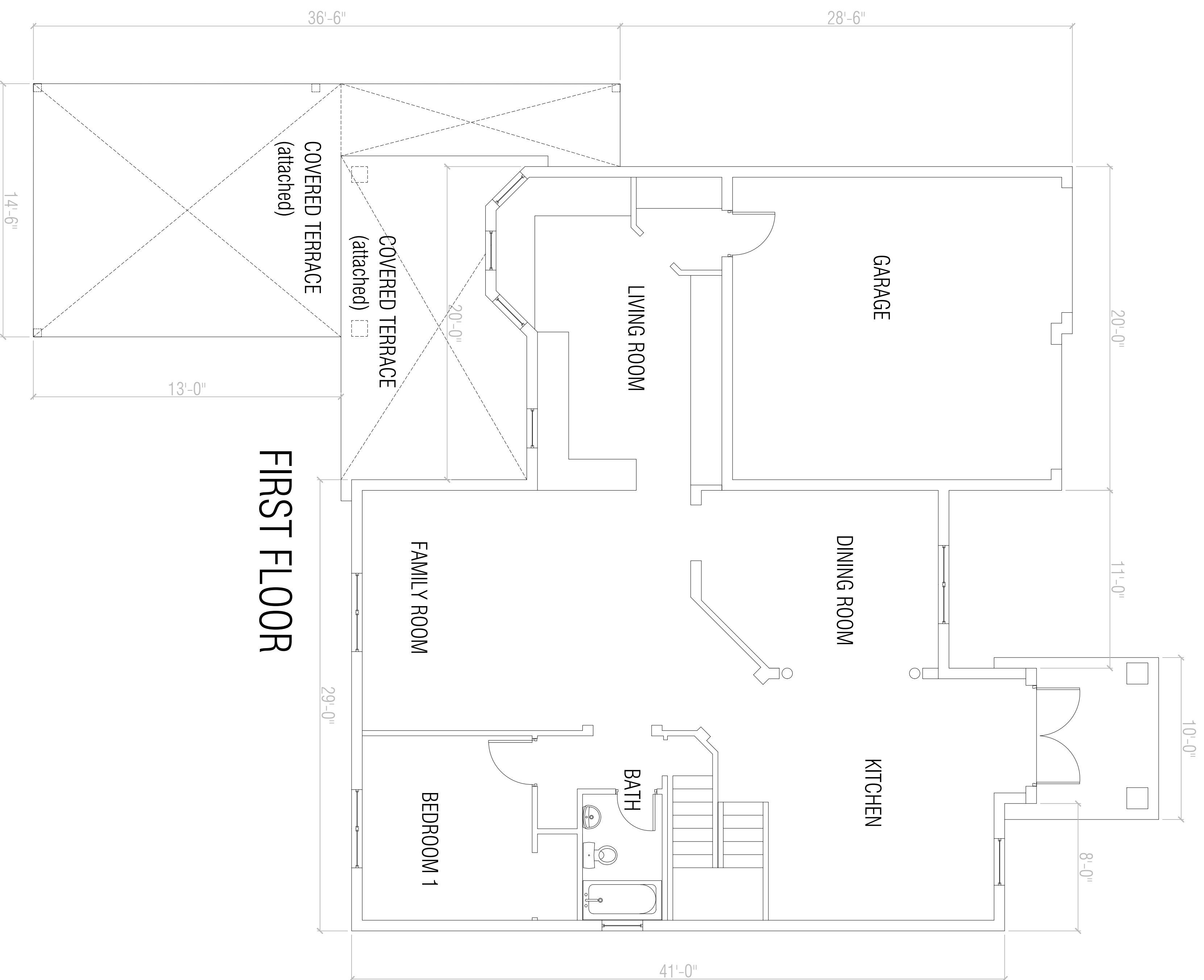


Drawing No.:
A-3

Professional of Record: **RENE FERNANDEZ JOVER**
 PE LIC 92417

Sheet Title:
**CONSTRUCTION
 SITE PLAN &
 ELEVATIONS.**

Issue Date: Project No.
REV 1 12/27/2024
REV 2 07/11/2025



2

14834 alterations

14834 SW 24 ST MIAMI FL. 33185

OWNERS:

ZARELA VELA
LUIS VELA
JESUS VELA
JOSE MONTALVAN

Sheet Title:
FLOOR PLAN

Issue Date: Project No.

REV 2_04/02/2025

Drawing No.:

A-3

Professional of Record: RENE FERNANDEZ JOVER
PE LIC 92417

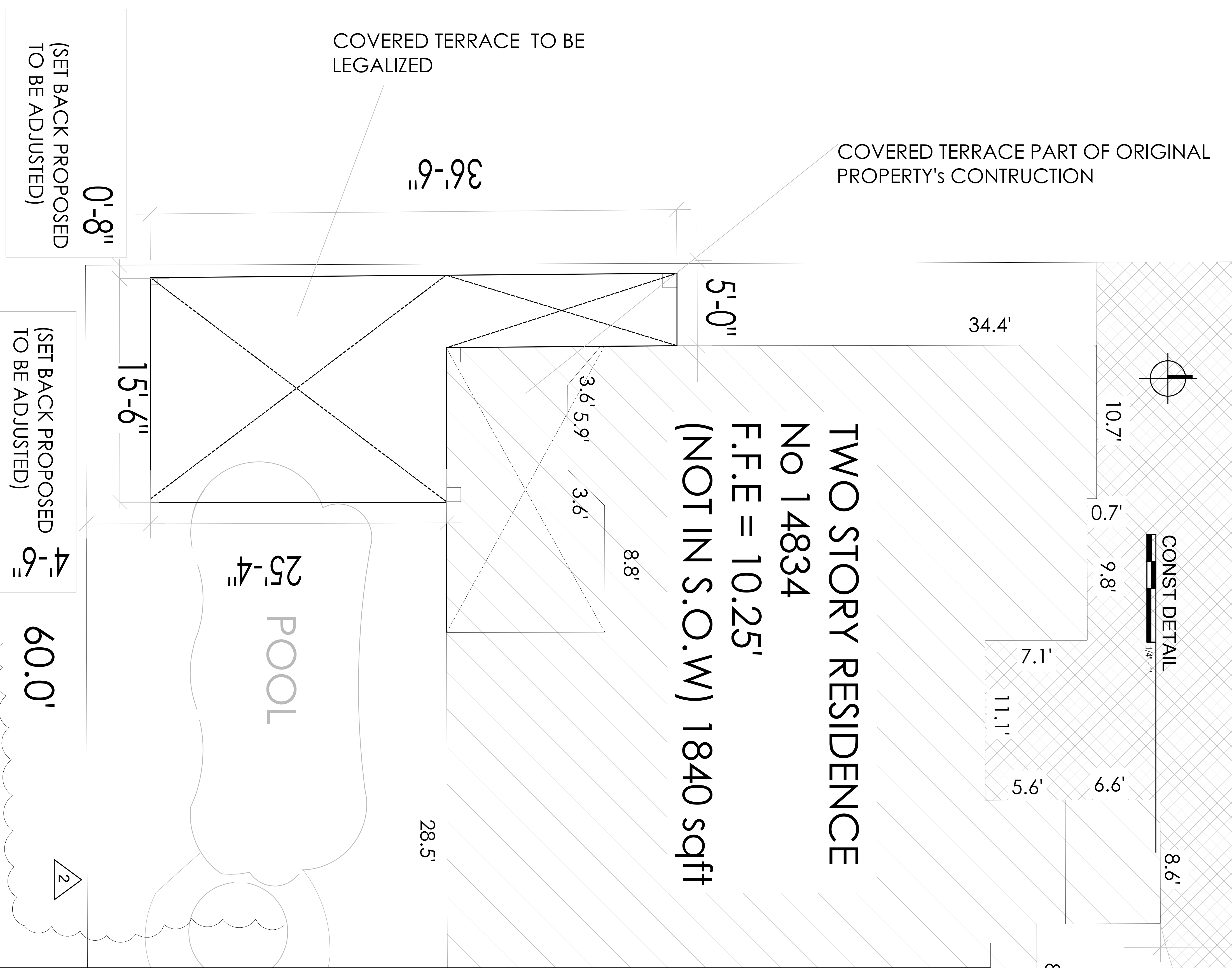
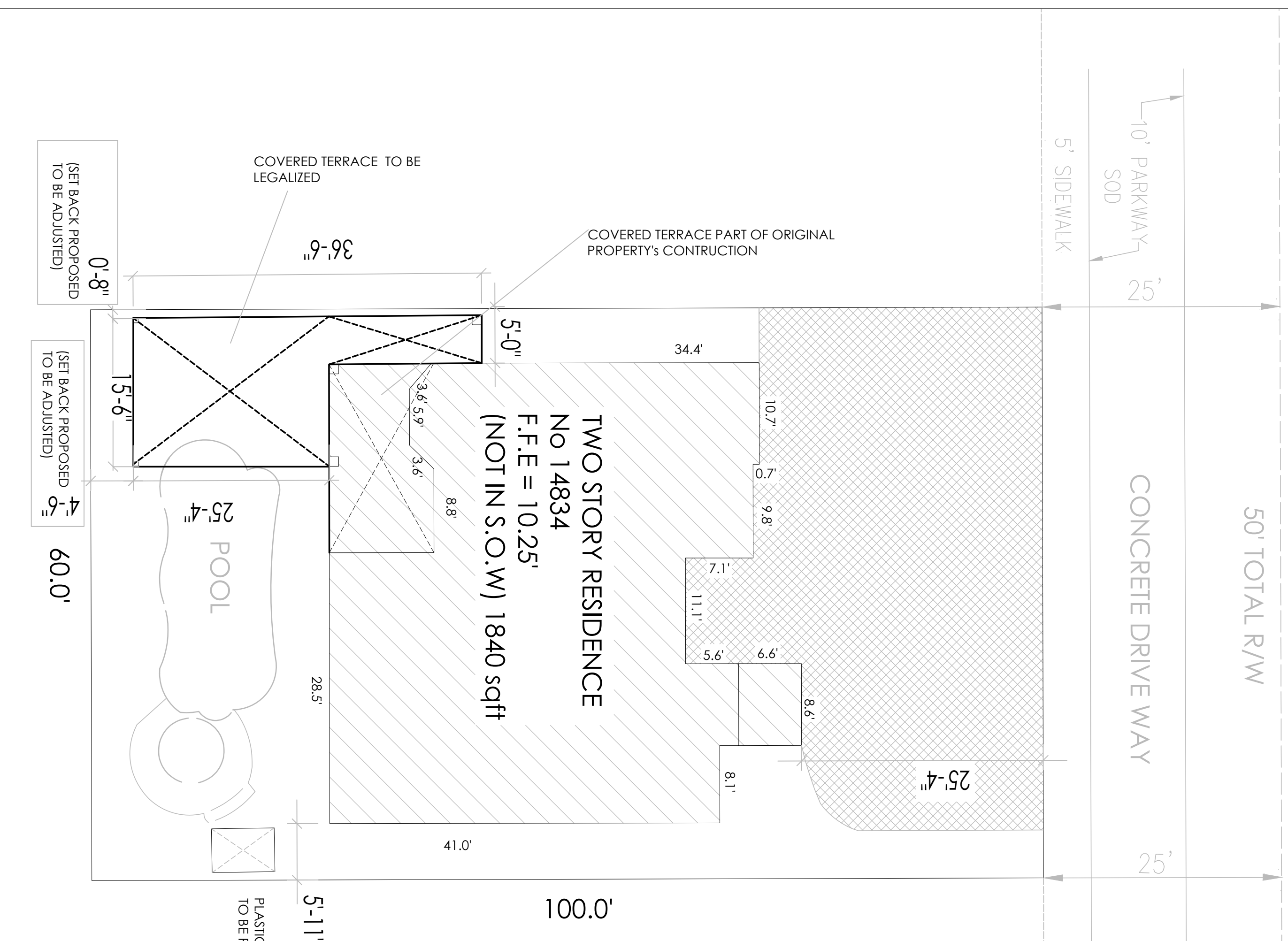
Jover Engineering LLC

9426 SW 5 LN
MIAMI FL 33174 786 443 5161
info@jovereng.com

NOT VALID FOR CONSTRUCTION OR BIDDING WITHOUT SIGNATURE, SEAL, AND APPROVAL BY AUTHORITY'S JURISDICTION

ZONING	REQUIRED/ALLOWED	EXISTING
NET LOT AREA	6,000 S.F.	6,000 S.F.
LOT WIDTH	60 FEET MINIMUM	60 FEET
LOT COVERAGE	40.1% (2,405 S.F.) max	30.7% (1,840 S.F.) Main Building 9.8% (590 S.F.) Covered Terrace
MAXIMUM HEIGHT	35' (2) STORIES	23'-0" (2) STORY
SETBACKS		
FRONT	15'-0" MIN	25'-4"
SIDE	6'-0" MIN	5'-1" EAST 0'-8" WEST (PROPOSED TO BE ADJUSTED)
SIDE STREET	N/A	N/A
REAR	15'-0" MIN	4'-5" (PROPOSED TO BE ADJUSTED)

C.L. SW 24 ST



14834 alterations
 14834 SW 24 ST MIAMI FL.
 33185

OWNERS:
 ZARELA VELA
 LUIS VELA
 JESUS VELA
 JOSE MONTALVAN

Sheet Title:
SITE PLAN

Issue Date: Project No.
 REV 1 12/27/2024
 REV 2 07/11/2025

Drawing No.:
A-2

Professional of Record: **RENE FERNANDEZ JOVER**
 PE LIC 92417

NOT VALID FOR CONSTRUCTION OR BIDDING WITHOUT SIGNATURE, SEAL, AND APPROVAL BY AUTHORITY HAVING JURISDICTION

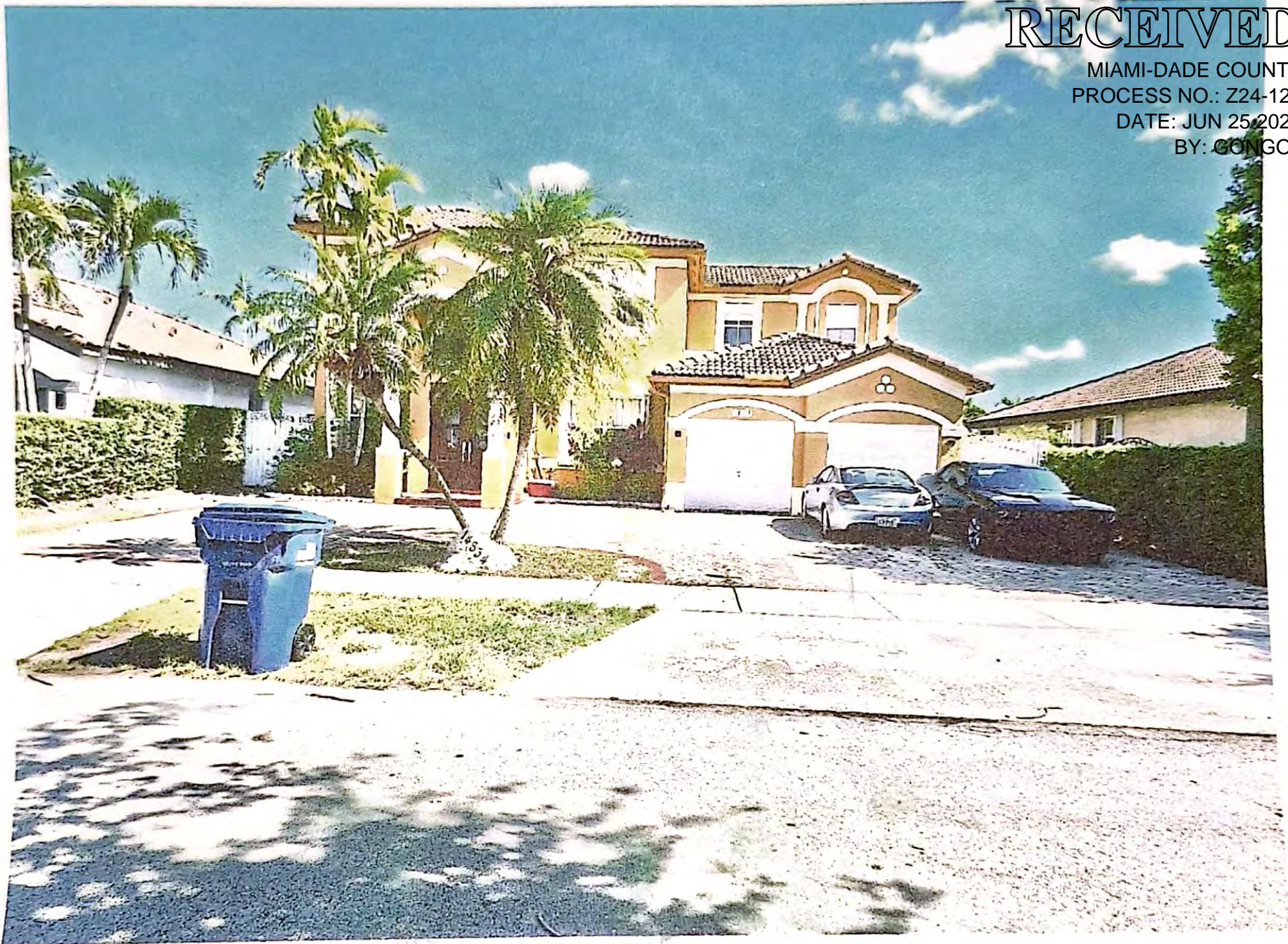
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-126

DATE: JUN 25 2024

BY: GONGOL



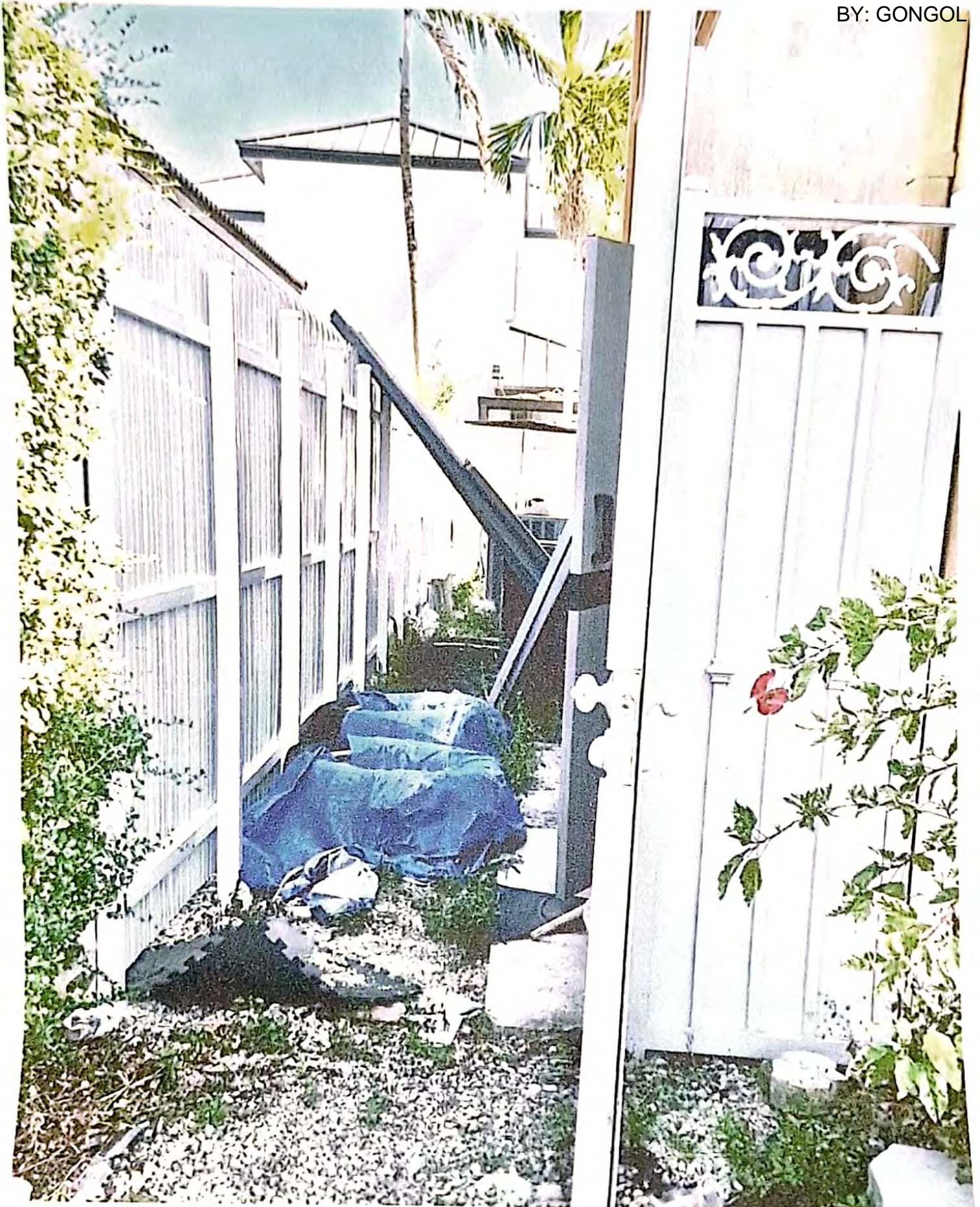
RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-126

DATE: JUN 25 2024

BY: GONGOL



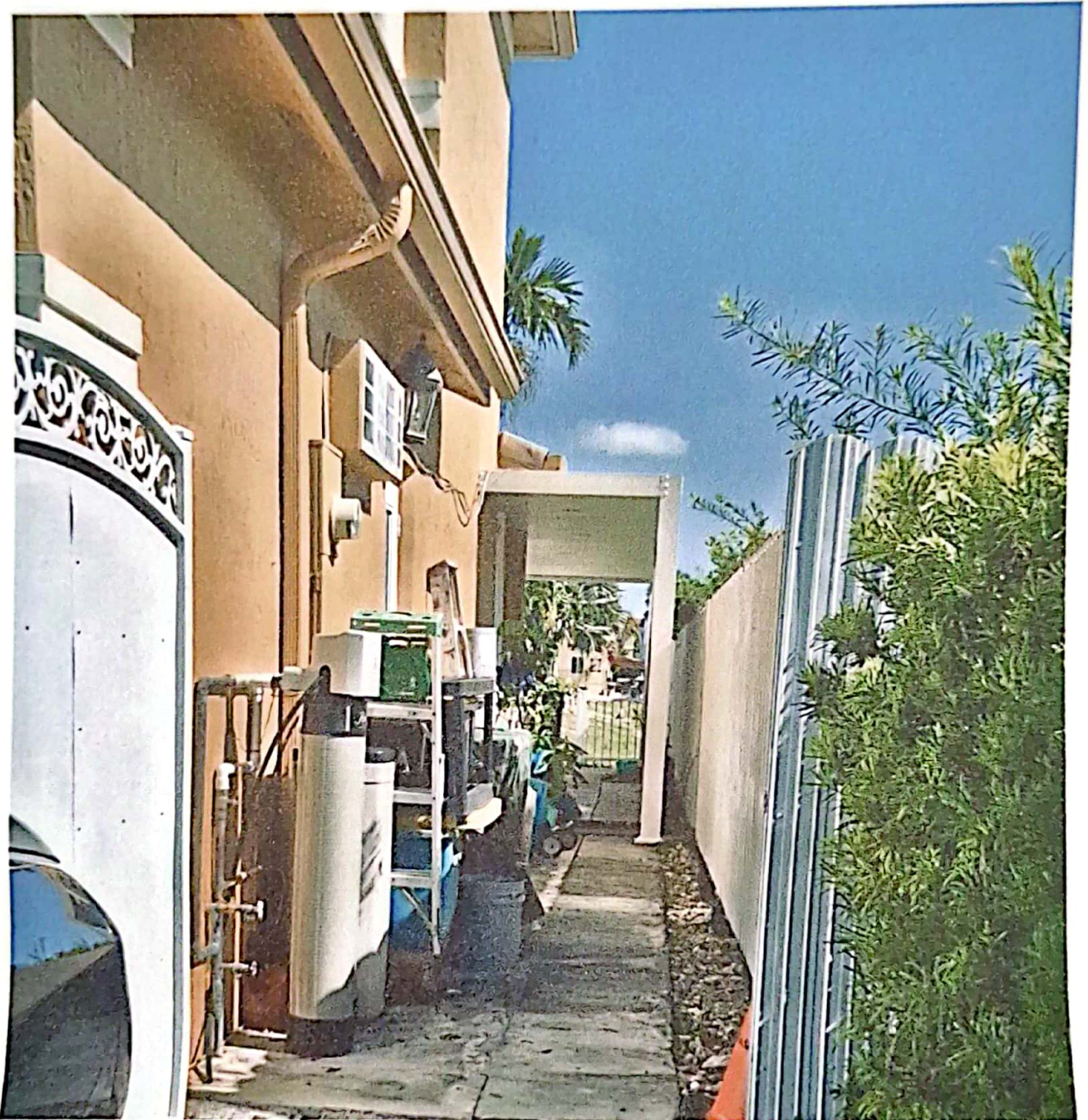
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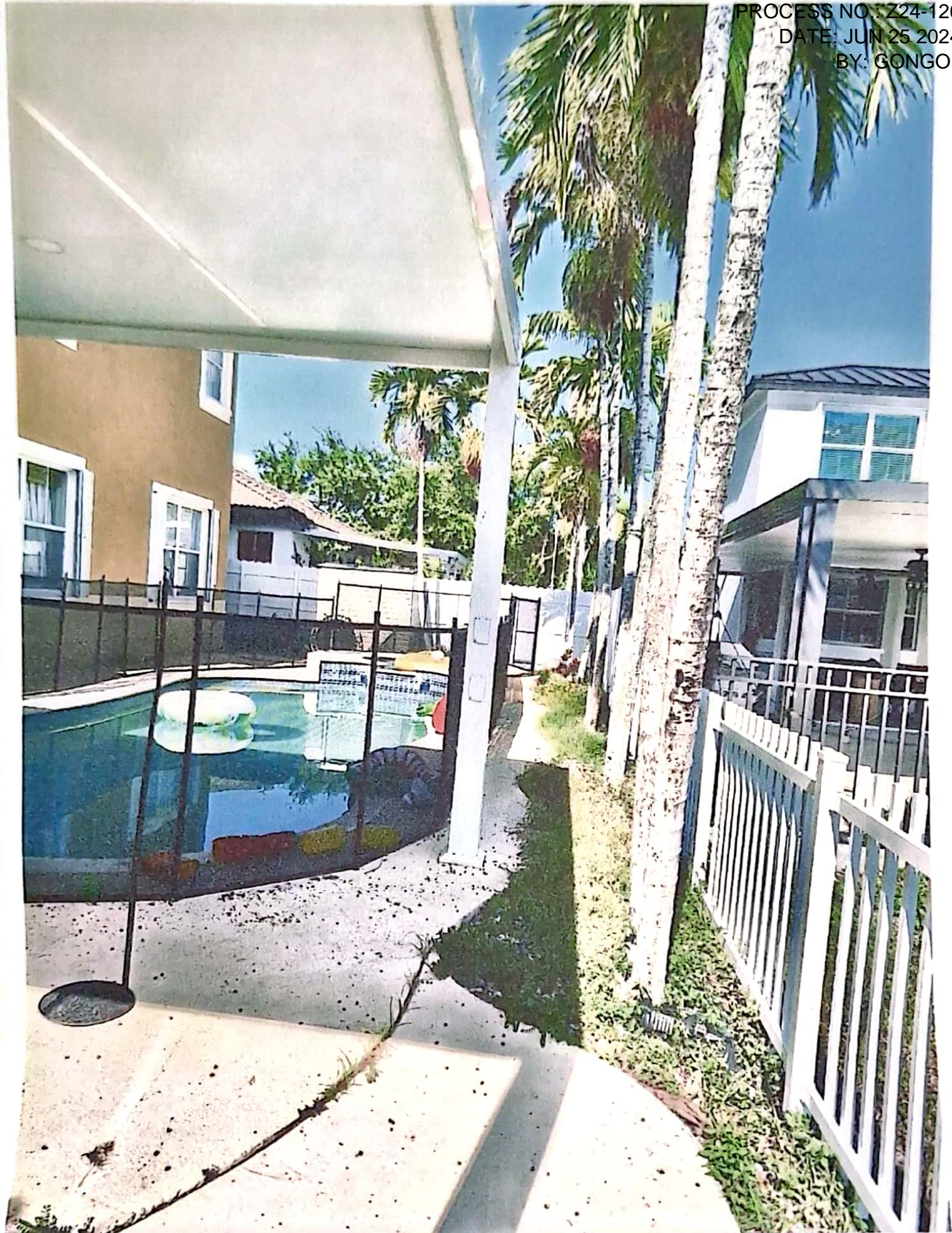
DATE: JUN 25 2024

BY: GONGOL



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-126
DATE: JUN 25 2024
BY: GONGOL



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