



FINAL AGENDA

Community Zoning Appeals Board 10
 Ruben Dario Middle School, 350 NW 97 Avenue, Miami, FL
 Tuesday, March 24, 2026 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|--------------------------|--------|----------|---|
| 1. | Z2024000116 | Lisset Carratala Alfonso | 24-116 | 54-40-18 | N |
| 2. | Z2025000045 | Taymi Romero | 25-45 | 54-40-19 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF MARCH 24, 2026

RUBEN DARIO MIDDLE SCHOOL
350 NW 97 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.

SWEARING IN OF WITNESSES

1. LISSET CARRATALA ALFONSO Z2024000116

Area 10/District 10

The application is to allow existing covered terrace addition to a single-family residence to be located closer to the rear and the interior side property lines than required by Code. Additionally, the application seeks to allow an existing detached storage shed on the property to be located closer to the front and the interior side property lines.

- 1) NON-USE VARIANCE to permit existing covered terrace addition to a single-family residence to setback a minimum of 14.7' (15' required for 50% of the lineal footage of the width of the house and 25' required for balance) from the rear (south) property line and to setback a minimum of 1.6' (7.5' required) from the interior side (east) property line.
- 2) NON-USE VARIANCE to permit an existing detached storage shed to setback 34.1' (75' required) from the front (north) property line, and to setback a minimum of 2.2' (7.5' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing" as prepared by Arshad Vigar, dated stamped received 10/24/2025, and consisting of a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 10840 SW 26 Street, Miami-Dade County, Florida.
SIZE OF PROPERTY: 0.17 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. TAYMI ROMERO Z2025000045

Area 10/District 10

The application is to permit an existing addition to a single family-residence to be located closer to the rear and interior side property lines than allowed by code.

NON-USE VARIANCE to permit an existing single -family residence with terrace, storage and bath additions to setback 4'-8" (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (east) property line and to setback a minimum of 7'-2" (7'-6" required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing to Legalize bath, storage and terrace additions", as prepared

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

PH: Z24-116

March 24, 2026

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Lisset Carratala Alfonso
Summary of Requests	The applicant seeks to permit an existing covered terrace addition to a single-family residence to setback less than required from the rear and the interior side property lines. Additionally, the applicant seeks to permit an existing detached storage shed structure setback less than required from the front and interior side property lines.
Location	10840 SW 26 Street, Miami-Dade County, Florida
Property Size	0.17 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 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	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit existing covered terrace addition to a single-family residence to setback a minimum of 14.7' (15' required for 50% of the lineal footage of the width of the house and 25' required for balance) from the rear (south) property line and to setback a minimum of 1.6' (7.5' required) from the interior side (east) property line.
- (2) NON-USE VARIANCE to permit an existing detached storage shed to setback 34.1' (75' required) from the front (north) property line, and to setback a minimum of 2.2' (7.5' required) from the interior side (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Public Hearing" as prepared by Arshad Viqar, dated stamped received 10/24/2025, and consisting of a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,568 sq. ft. single-family residence with an existing covered terrace addition located on an interior lot. The subject site includes a detached storage shed located towards the rear and interior side of the 0.17-acre subject site. The applicant seeks to allow reduced setbacks for the single-family residence as well as the detached storage shed structure. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' metal fence located along the rear and interior side (west)

property lines and a 4' chain-link fence along the interior side (east) property line of the subject property.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 7,650 sq. ft., RU-1, Single-Family Residential District, zoned interior lot and located at 10840 SW 26 Street. The surrounding area is characterized by existing single-family residences, also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant the continued maintenance of the existing covered terrace addition and existing detached storage shed located on the property. Staff opines that, since the rear yard area is enclosed by an existing six (6)-foot-high metal fence along the rear and interior side (west) property lines, any visual impacts that the single-family residence may have on the surrounding properties would be minimal. However, the existing four (4)-foot-high chain-link fence along the interior side (east) property line does not provide a significant visual buffer. Therefore, staff will include a condition requiring the installation of shrubs and/or an opaque fence along the interior side (east) property line to ensure an adequate privacy buffer between the subject property and the adjacent residences. In addition, as indicated by the Platting and Traffic Review Section of the Department of Regulation and Economic Resources (RER), the subject application does not generate any additional vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.17-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and*

townhouses. Staff opines that the approval of the requests sought in the application legalizing the existing covered terrace addition and existing detached storage shed located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the request to permit the existing covered terrace addition to a single-family residence to setback a minimum of 14.7' (15' required for 50% of the lineal footage of the width of the house and 25' required for balance) from the rear (south) property line and to setback a minimum of 1.6' (7.5' required) from the interior side (east) property line (request #1) and the existing detached storage shed to setback 34.1' (75' required) from the front (north) property line, and to setback a minimum of 2.2' (7.5' required) from the interior side (west) property line (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with an existing covered terrace addition and existing detached storage shed on an interior lot located towards the rear and interior side of the subject property. The applicant seeks approval for the existing covered terrace addition which is located closer to the rear and interior side property line, and the existing detached storage shed is closer to the front and rear property lines than is permitted under the zoning standards. Staff supports the request 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 applicant as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' metal fence located along the rear and interior side (west) property lines and a 4' chain-link fence along the interior side (east) 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 south, east and west of the subject property. Staff further opines that the existing encroachments are internal to the site, and any potential visual impacts resulting from the reduced setbacks on the properties to the south and east would be mitigated by the existing six (6)-foot-high metal fence located along the rear and interior side (west) property lines. While the existing four (4)-foot-high chain-link fence along the interior side (east) property line separates the site from the adjacent properties, it does not provide an adequate buffer. Therefore, staff will include a condition requiring the applicant to plant shrubs and/or install an opaque fence along the interior side (east) property line to ensure a privacy buffer between the adjacent homes.

Staff's review of the surrounding area identified similar approvals. The adjacent property to the east, located at 10830 SW 26 Street, was approved under Administrative Process No. V2014000074 for a metal covered terrace addition with a rear (south) setback of 13'-6" (25' required), and for the conversion of an existing carport into a laundry/storage room with an interior side (east) setback of 5'-9" (7'-6" required). Additionally, the property located at 2810 SW 108

Avenue was approved pursuant to Resolution No. CZAB10-4-12 to permit a single-family residence with a rear setback of 5.50' and an interior side setback of 7', along with other Non-Use Variances.

Staff also notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates no objections and would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the existing covered terrace addition and 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, "Public Hearing" as prepared by Arshad Viqar, dated stamped received 10/24/2025, and consisting of a total of 4 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing spa located along the rear (south) property line and encroaching into the existing six-foot (6') easement, the existing metal shed located along the west property line, and the existing Jacuzzi located along the east property line shall be removed, as indicated on the approved plans, prior to the issuance of a building permit.
6. That 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' along the interior side (east) property line.
7. That the existing 6' metal fence located along the rear and interior side (west) property lines and a 4' chain-link fence along the interior side (east) property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Lisset Carratala Alfonso
PH: Z24-116

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

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>					
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)

ZONING RECOMMENDATION ADDENDUM

Lisset Carratala Alfonso

PH: Z24-116

	RU-1	1	New sub.- 75'	7,500	40%	8,500
Sec. 33-50. - Table of setback lines in residential and estate districts.	<i>District/ Families</i>	<i>Front (Ft.)</i>	<i>Rear (Ft.)</i>	<i>Interior Side (Ft.)</i>	<i>Side Street (Ft.)</i>	
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.— 7½'	15	

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

YORDAN DEL RISCO DE LA FE, LISSET 10840 SW 26 ST
CARRATALA ALFONSO MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000116

DATE

HEARING NUMBER

FOLIO No: 30-4018-019-0020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 5, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

YORDAN DE RISCO DE LA FE, LISSET CARRATALA ALFONSO

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: November 17, 2025

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

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

Subject: Z2024000116-3rd Review
Lisset Carratala Alfonso
10840 SW 26 Street
Non-Use variance for setback requirements for the legalization of
existing structures on a single-family residence.
(RU-1) (0.18 acres)
18-54-40

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

Potable Water Supply and Wastewater Disposal

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

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Public Hearing" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County

on October 24, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources


Memorandum



Date: November 10, 2025

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

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

Subject: Zoning Application Comments - Lisset Carratala Alfonso and Yordan Del Risco De La Fe - Application No. Z2024000116 (Revision No. 2)

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

Application Name: Lisset Carratala Alfonso and Yordan Del Risco De La Fe

Location: The proposed project is located on approximately 0.18 acres at 10840 SW 26th Street, with Folio No. 30-4018-019-0020, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance regarding setbacks for the subject property.

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

Please note that there is a 6 feet Utility Easement within and along the eastern and southern boundary of the subject property and a 2 feet Easement within and along the northern boundary of the subject property. The existing Covered Terrace and the existing Carport located within the eastern boundary of the property are encroaching on the 6 feet Utility Easement. In addition, the existing Playground located within the southern boundary of the property is encroaching on the 6 feet Utility Easement, as per site plan and survey submitted. Please note that the existing Spa located within the southern boundary of the property that is encroaching on the 6 feet Utility Easement will be removed, as per site plan submitted. At the present time, WASD does not have water/sewer facilities in said utility easements. Water and sewer infrastructure is located within the public Right-of-Way along SW 26th Street. ***Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).***

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


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavalda@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: December 1, 2025

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

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

Subject: Z2024000116
Name: Lisset Carratala Alfonso
Location: 10840 SW 26 Street
Section 18 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 2, Block 1, Plat Book 103, Page 26.

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: November 12, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000116

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to EnerGov on 10/24/2025. Single family home.

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

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

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

Memorandum



Date: July 18, 2024

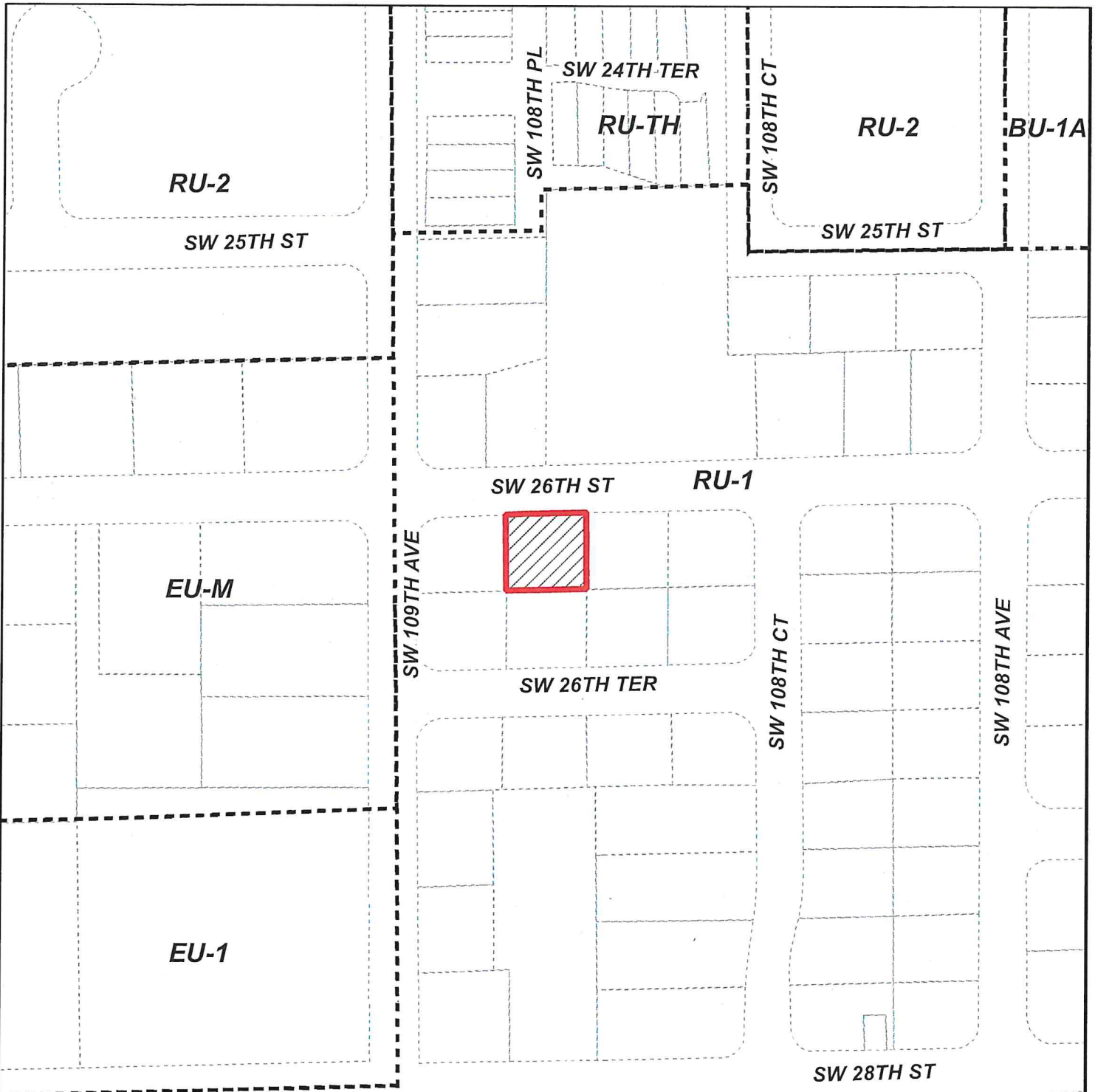
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Application Z2024-000116 Lisset Carratala Alfonso

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

Process Number
Z2024000116

Section: 18 Township: 54 Range: 40
 Applicant: Lisset Carratala Alfonso & Yordan Del Risco De La Fe
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

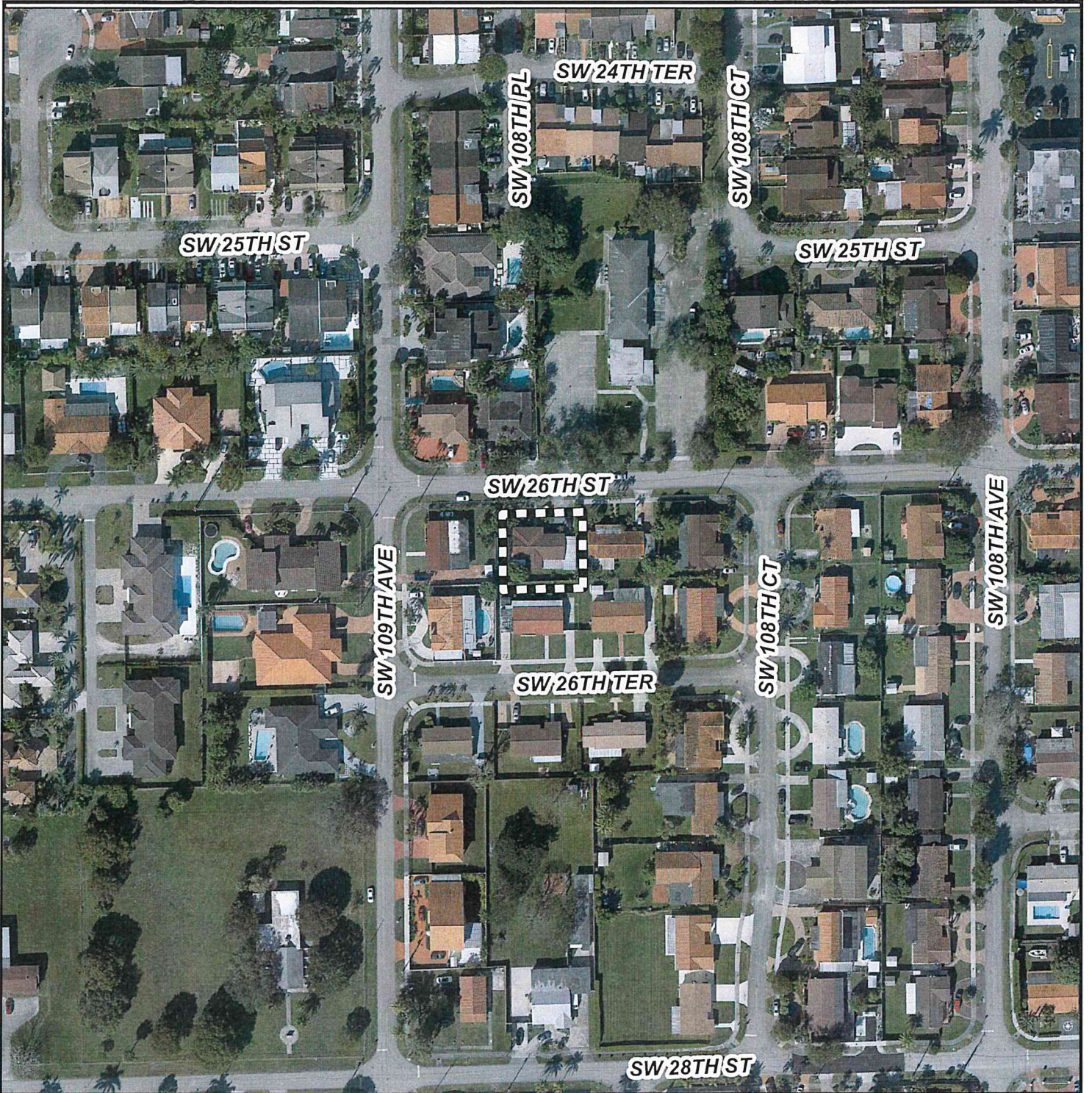
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000116

Legend
 Subject Property

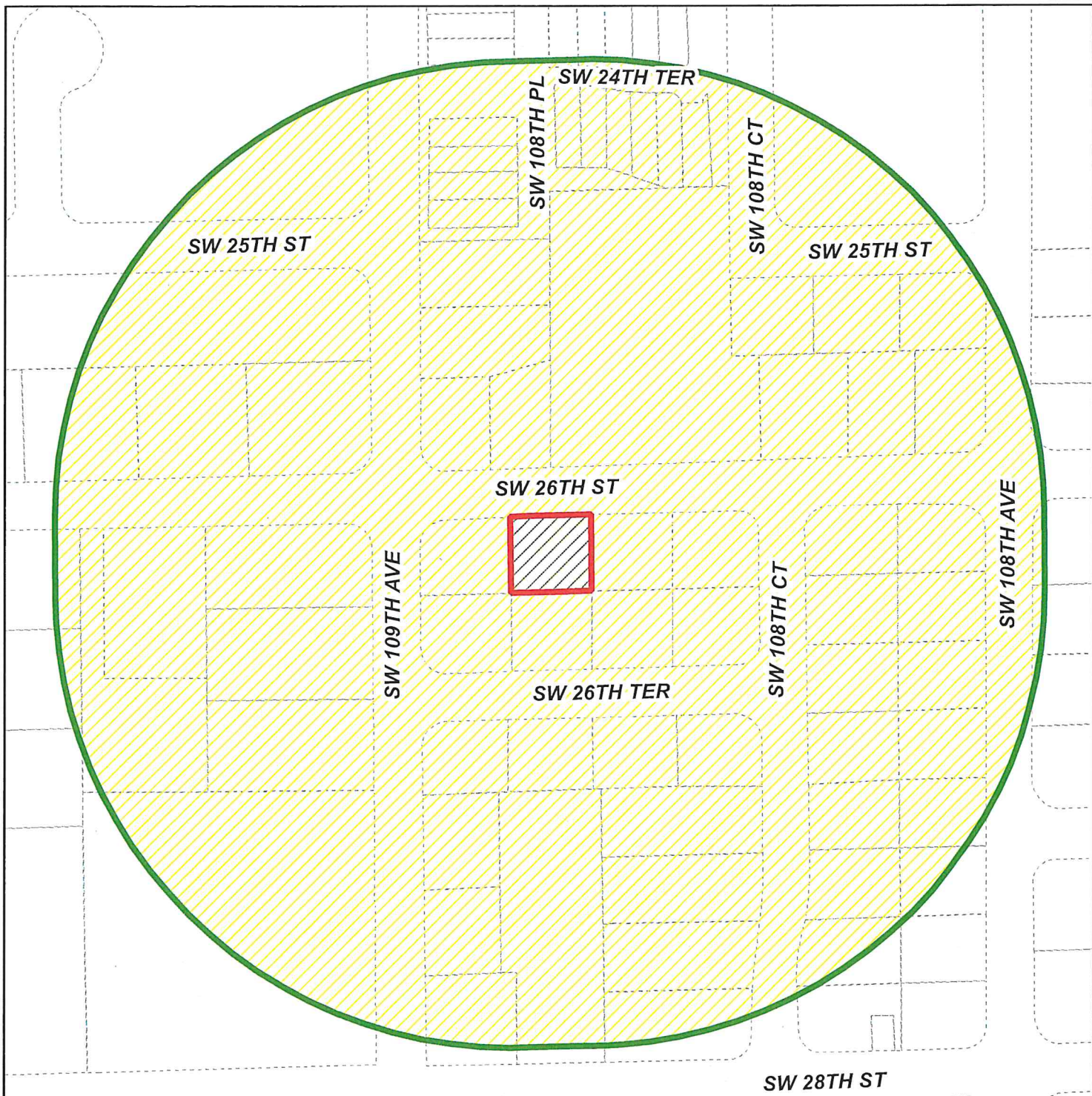


Section: 18 Township: 54 Range: 40
 Applicant: Lisset Carratala Alfonso & Yordan Del Risco De La Fe
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2024000116
RADIUS: 500

Section: 18 Township: 54 Range: 40
Applicant: Lisset Carratala Alfonso & Yordan Del Risco De La Fe
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS

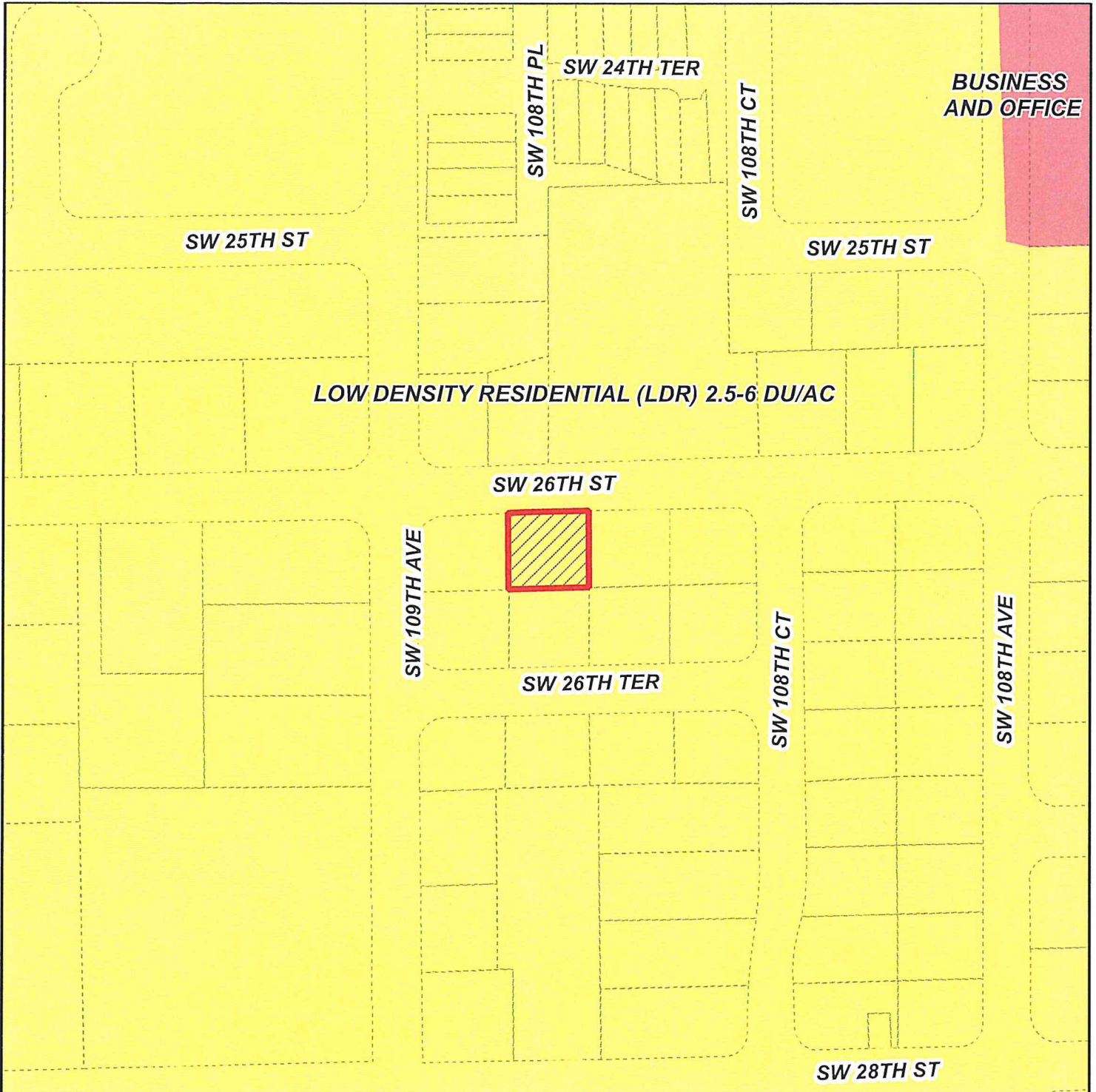
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000116

Section: 18 Township: 54 Range: 40
 Applicant: Lisset Carratala Alfonso & Yordan Del Risco De La Fe
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

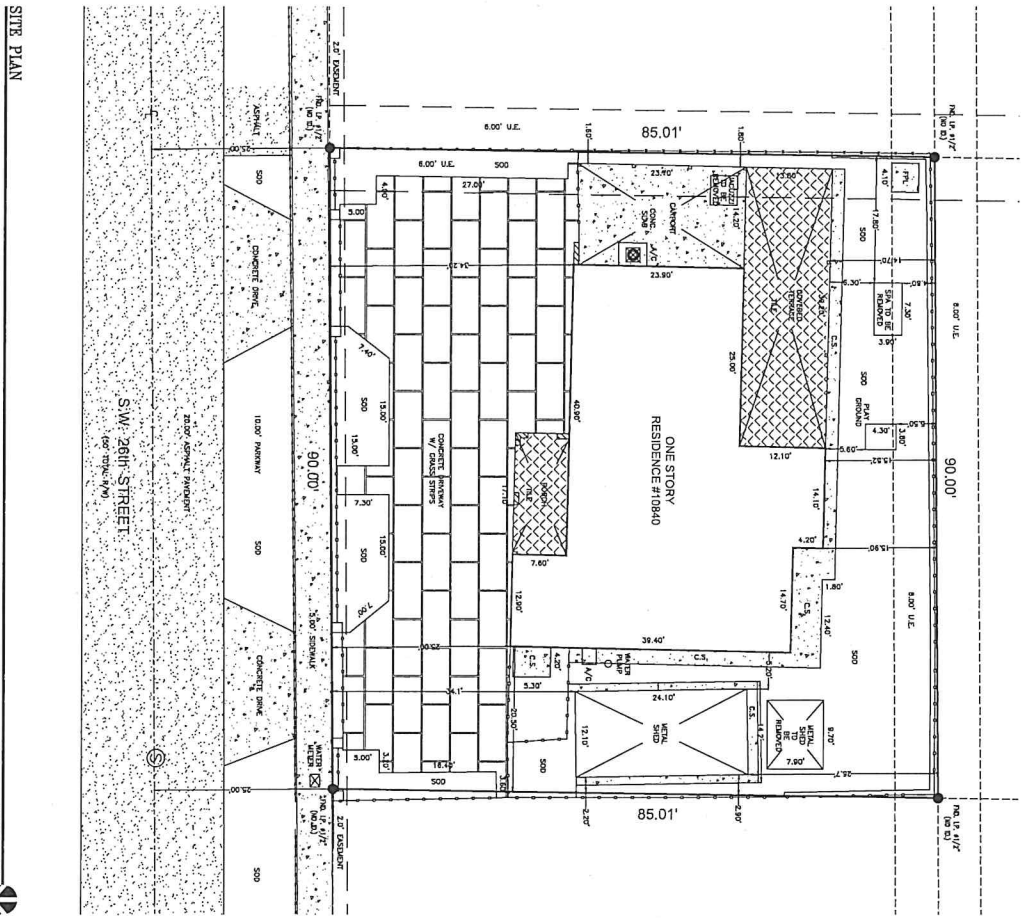
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, June 17, 2024

REVISION	DATE	BY



SITE PLAN

ZONING - BULK - SINGLE-FAMILY		MULTI-FAMILY RESIDENCES	
NET LAND AREA = 2,658.90 SQ.FT.	FRONT 20.00'	FRONT 20.00'	20.00'
LOT COVERAGE = 2,835.00 SQ.FT.	SIDE 15.00'	SIDE 15.00'	15.00'
MAX LOT COVERAGE = 34,465.00	REAR 15.00'	REAR 15.00'	15.00'
LANDSCAPE AREA = 3,300.00 SQ.FT.	REAR 15.00'	REAR 15.00'	15.00'
REAR YARD AREA = 1,384.89 SQ.FT.	REAR 15.00'	REAR 15.00'	15.00'

POOL SETBACKS:

FRONT	75.00'	34.11'
SIDE	7.50'	7.50'
REAR	7.50'	7.50'

NOTICE:

IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, APPLICANT MAY BE REQUIRED TO OBTAIN A PERMIT FROM THE PUBLIC RECORDS SECTION 223.29 (10), FLORIDA STATUTES, EFFECTIVE 7/19/87.

LEGAL DESCRIPTION	
ADDRESS: 10840 SW 26 ST MIAMI, FL 33156	
LOT: 2	BLOCK: 1
AS SHOWN IN PLAT BOOK 02 OF 1947 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	

SHEET NO.
SP-1

SEAL
Arshad Vigar
Digitally signed by Arshad Vigar
Date: 2025.10.22 08:28:31 -04'00'

REVISIONS	DESCRIPTION	DATE
03-28-24		

Project No.
Date
Address

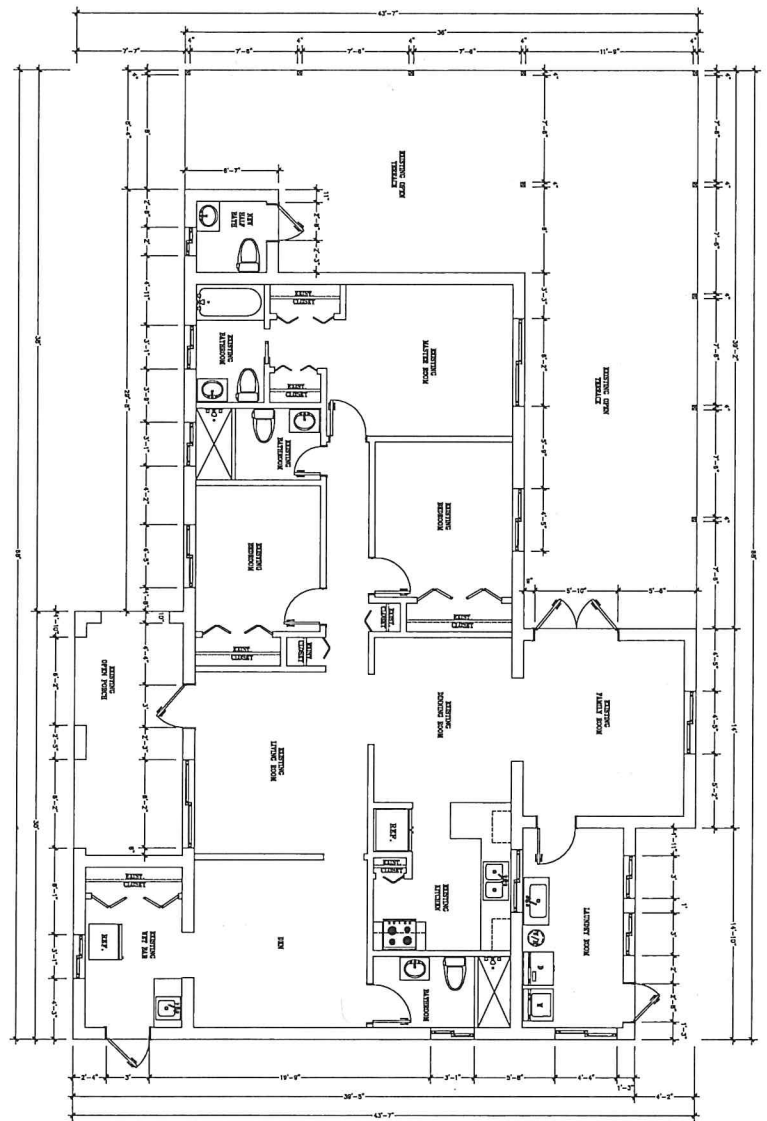
PUBLIC HEARING

LISSET CARRATALA

10840 SW 26 ST MIAMI, FL 33165

MIAMI PERMITS.COM
Plans-Permits & Inspections Processing
E-file System

11865 SW 26 ST Suite J-7 Miami, FL 33175
Arshad Vigar Cert. Auth. #27947 PE #38863
PH: 305.228.8900



WALL LEGEND	
	8" CONCRETE WALL
	4" PARTITION WALL

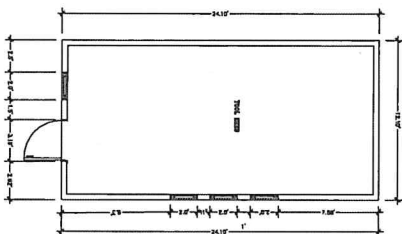
FLOOR PLAN

SCALE: 1/8" = 1'-0"

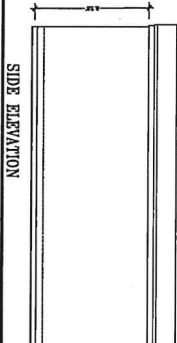
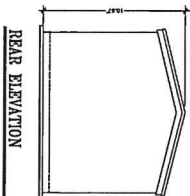
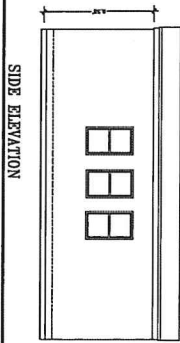
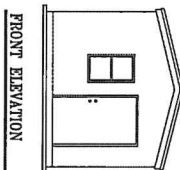
Project Title	PUBLIC HEARING
Owner	LISSET CARRATALA
Address	10840 SW 26 ST MIAMI, FL 33165
REVISIONS	
DESCRIPTION	
Date	05-29-24

MIAMI PERMITS.COM
 Plans-Permits & Inspections Processing
E-file System
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Arshad Vigar Cert. Auth. #27947 PE #38863
 PH: 305-228-8900

Arshad Vigar
 SEAL
 Digitally signed
 by Arshad Vigar
 Date: 2025.10.22
 08:29:59 -04'00'



TOOL SHED FLOOR PLAN
SCALE: 1/8" = 1'-0"



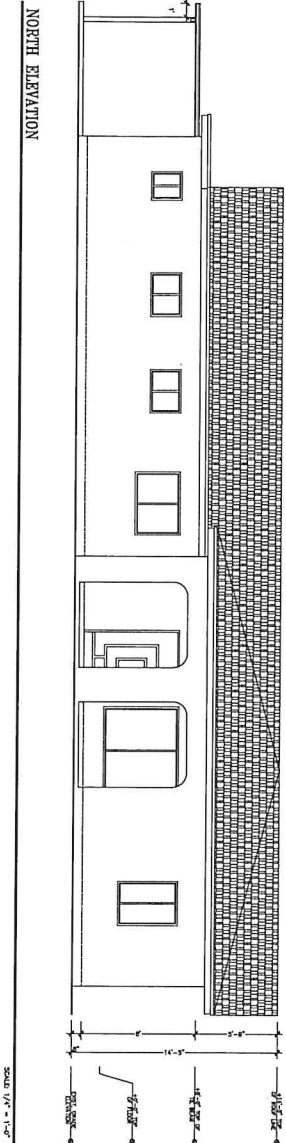
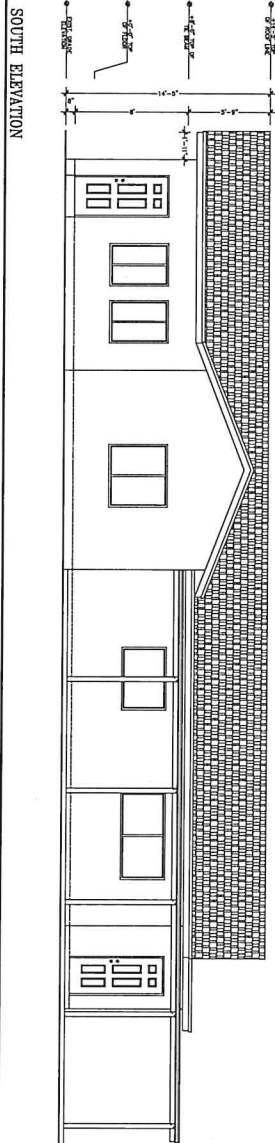
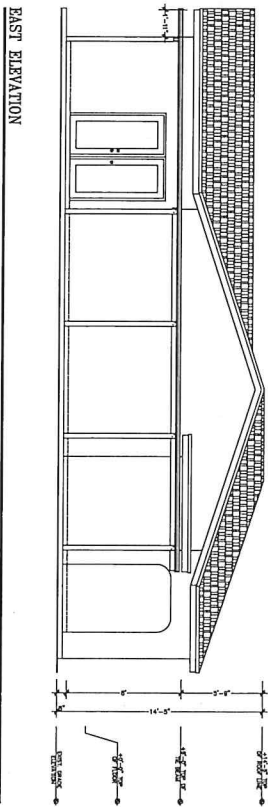
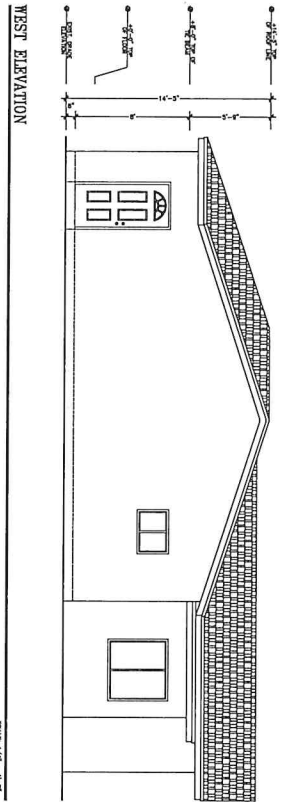
MIAMI PERMITS.COM
Plans-Permits & Inspections Processing
E-file System
11865 SW 26 ST Suite J-7 Miami, FL 33175
Arshad Vigar Cert. Auth. #27947 FE #38863
PH: 305 228 8900

PUBLIC HEARING
LISSET CARRATALA
10840 SW 26 ST MIAMI, FL 33165

REVISIONS	DATE	DESCRIPTION

SEAL
Arshad Vigar
Digitally signed
by Arshad Vigar
Date: 2025.10.22
08:29:29 -04'00'

SHEET NO. **A-3**



Project Title	PUBLIC HEARING
Owner	LISSET CARRATALA
Address	10840 SW 26 ST MIAMI, FL 33165
REVISIONS	
DESCRIPTION	
Date	05-29-24

MIAMI PERMITS.COM
 Plans-Permits & Inspections Processing
E-file System
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Arhad Viqar Cert. Auth. #27947 PE #38863
 PH: 305-228-8900

SEAL



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MARLBOROUGH COUNTY
DATE JUN 10 2024
BY GONGOL



RECEIVED
MANASSAS COUNTY
PROCESS NO. Z24-116
DATE JUN 10 2024
BY GANDOL



RECEIVED
MANASSAS COUNTY
PROCESS NO. Z24-116
DATE: JUN 10 2024
BY: GONCAL



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MIAMI-DADE COUNTY
PROCESS NO. Z24-116
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BY GONDOL



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BY GONGJOL



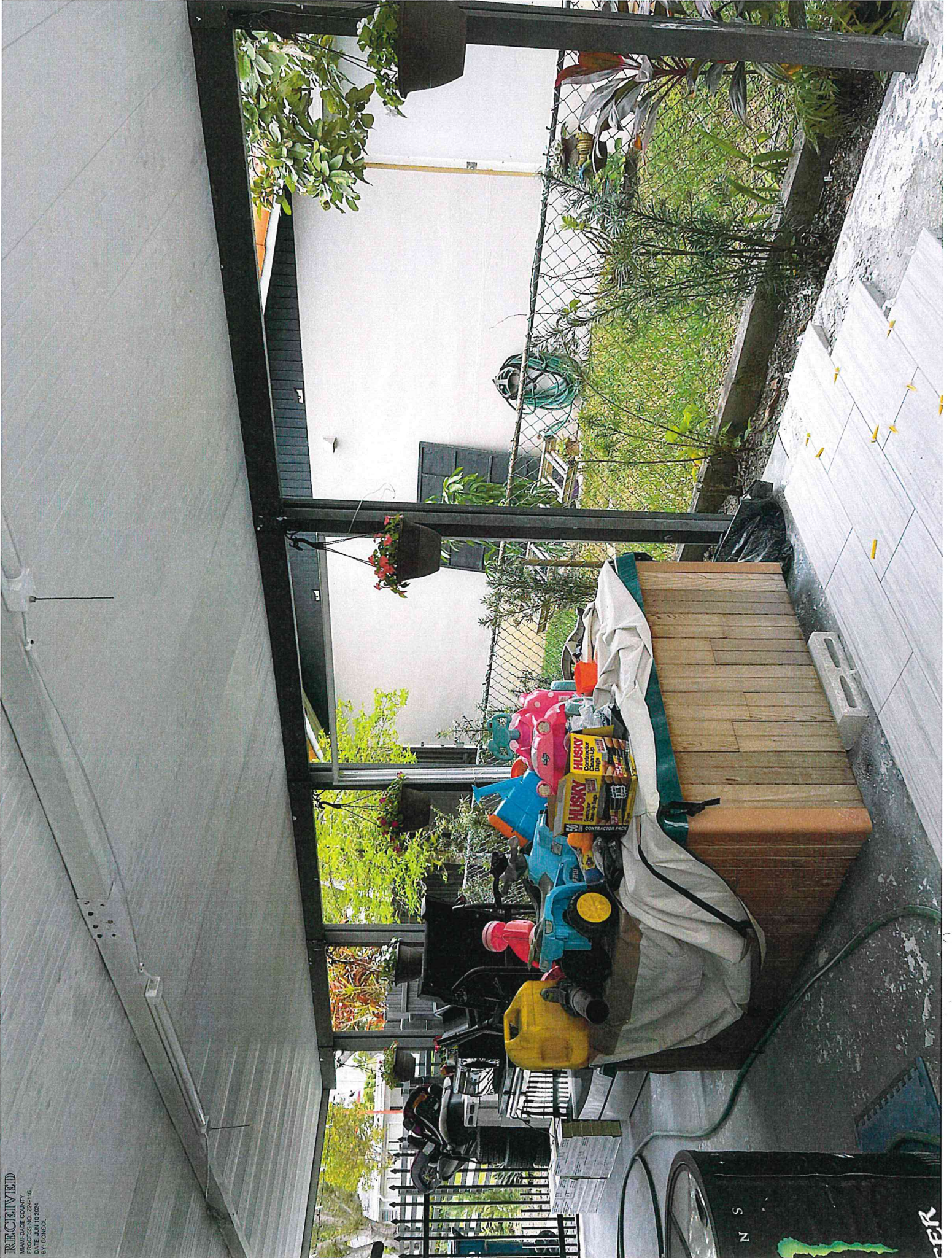
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DATE JUN 10 2024
BY: CEN/PC



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DATE RECEIVED 05/20/2024
BY: GONZALEZ



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. Z24-116
DATE RECEIVED 05/20/24
BY: GONGZU



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PROCESS NO. 224-116
DATE JUN 10 2024
BY 606024



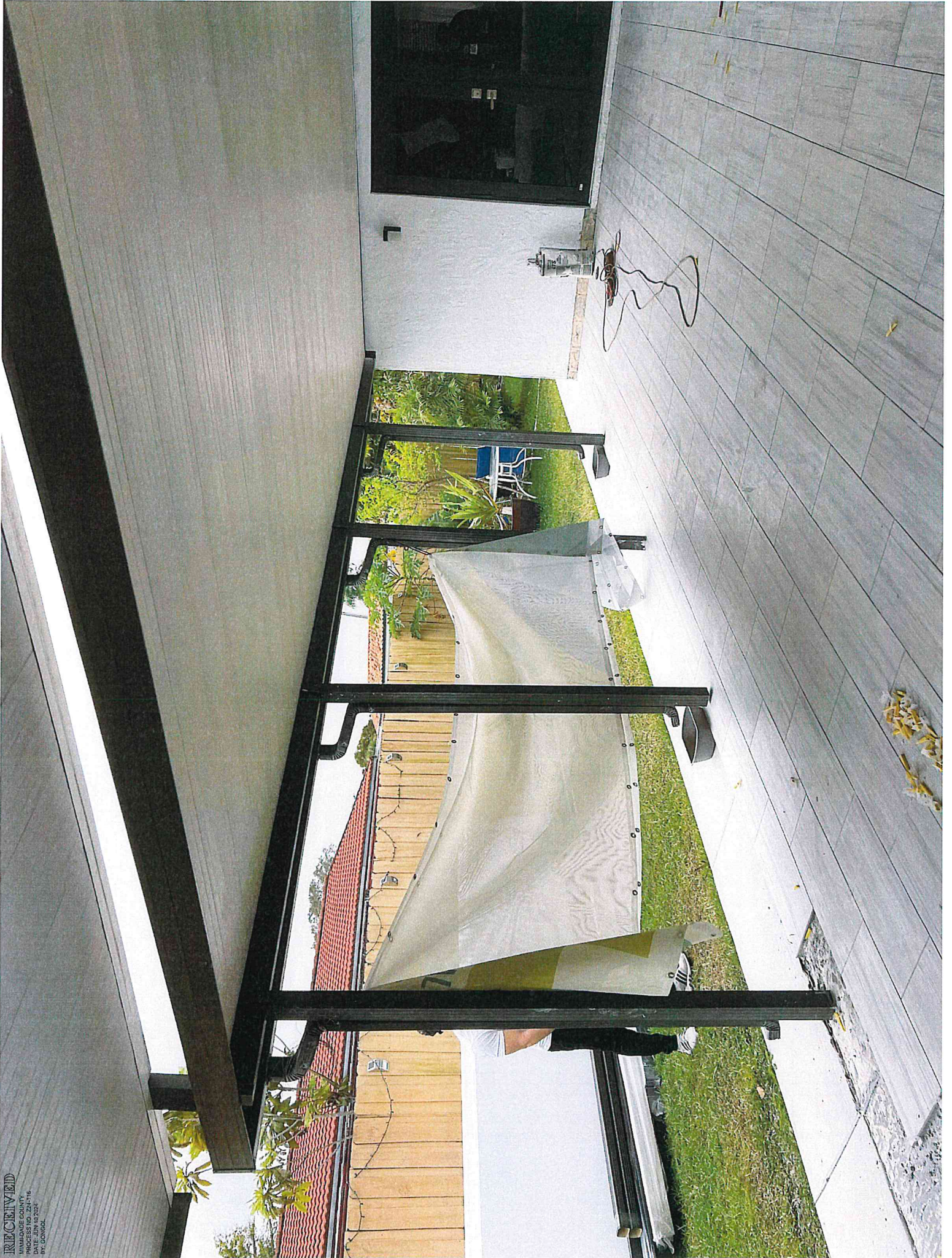
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BY: GONZALEZ



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DATE RECEIVED 05/20/2024
BY: GONCAL



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. Z14-16
DATE RECEIVED 01/20/24
BY: EGN/02



RECEIVED
WALDOGE COUNTY
PROCESS NO. Z-14-16
DATE RECEIVED: 10/20/24
BY: LG/NGC





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MIAMI-DADE COUNTY
PROCESS NO. 234-116
DATE RECEIVED 10/20/2024
BY TECHNOLOG



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MIAMI-DADE COUNTY
COMMUNITY DEVELOPMENT
311-116



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MIAMI-DADE COUNTY
PROCESS NO. Z34-116
DATE ISSUED: 04/10/2024
BY: ECONDAC

RECEIVED
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PROCESS NO. Z24-116
DATE JUN 10 2024
BY: GONGOL







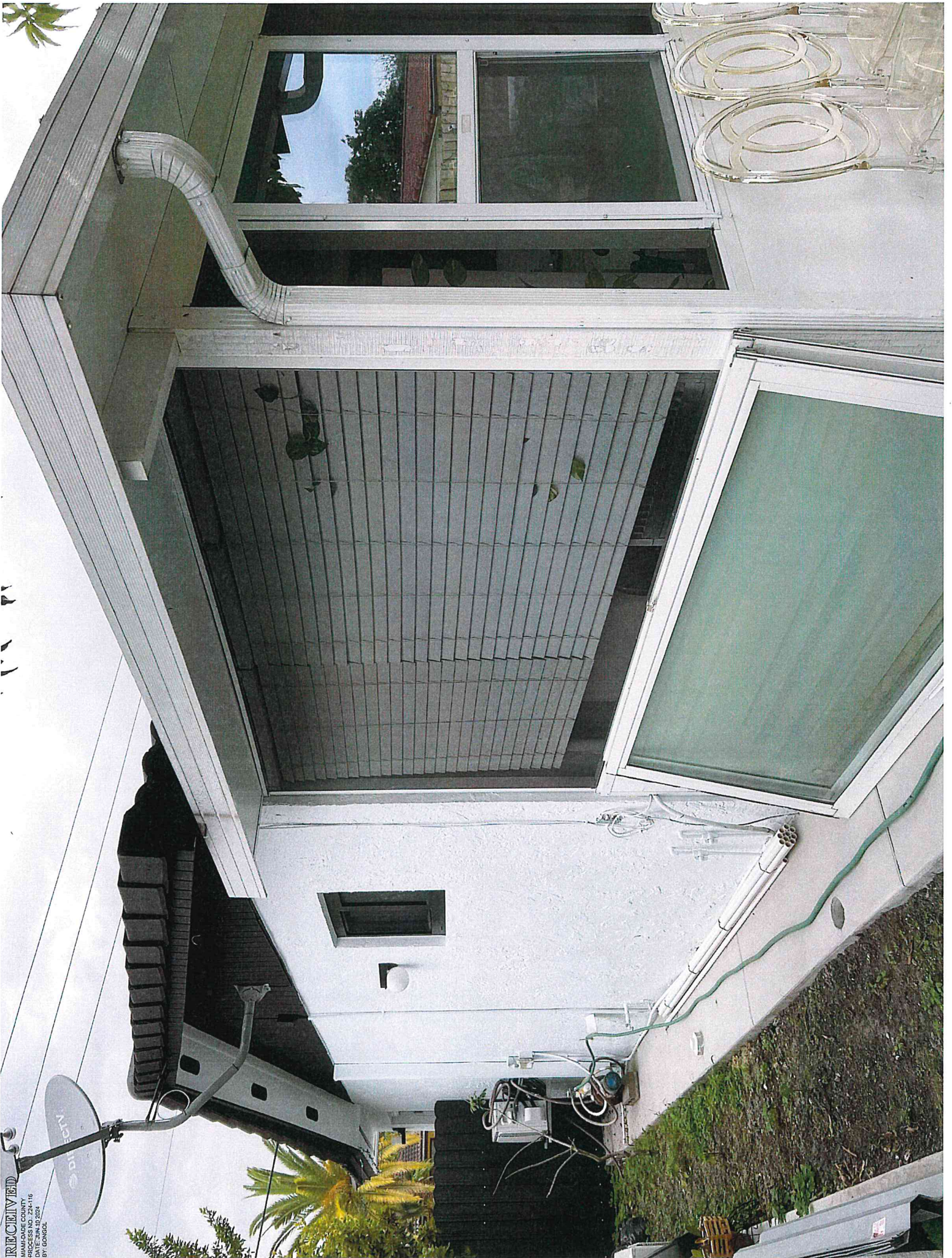
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DATE 07/20/2024
BY: [signature]



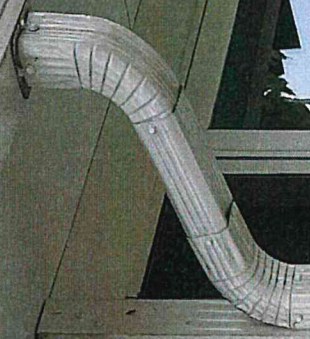
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DATE JUN 10 2024
BY LUCASCE

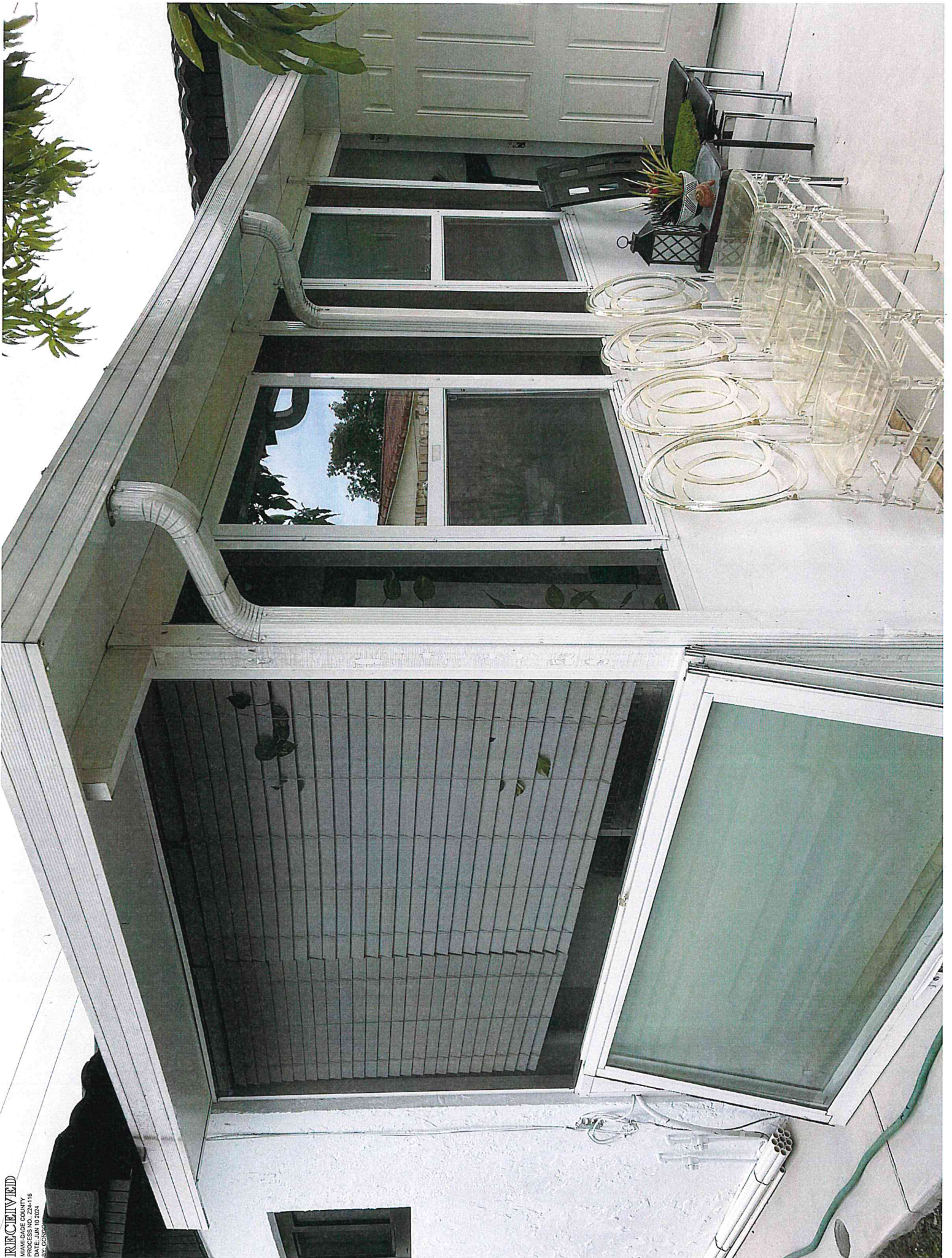


RECEIVED
KAWAII REAL ESTATE COMPANY
1555 KALANANĪ'ŪI DRIVE, SUITE 200
HONOLULU, HI 96815
TEL: 808-943-2222



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MIAMI-DADE COUNTY
PROCESS NO. Z24-116
DATE: JUN 10 2024
BY: GONGEL



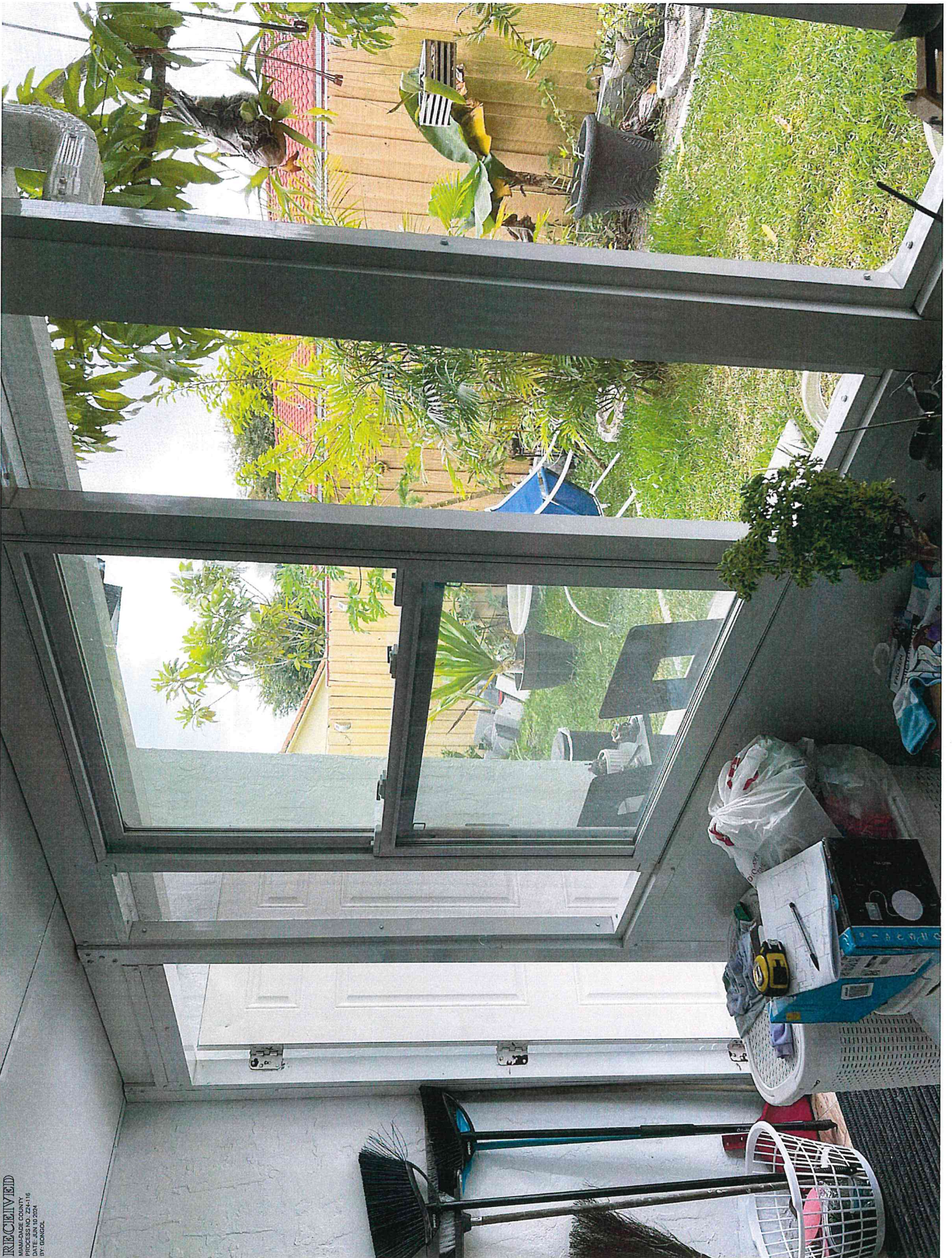


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DATE JUN 10 2024
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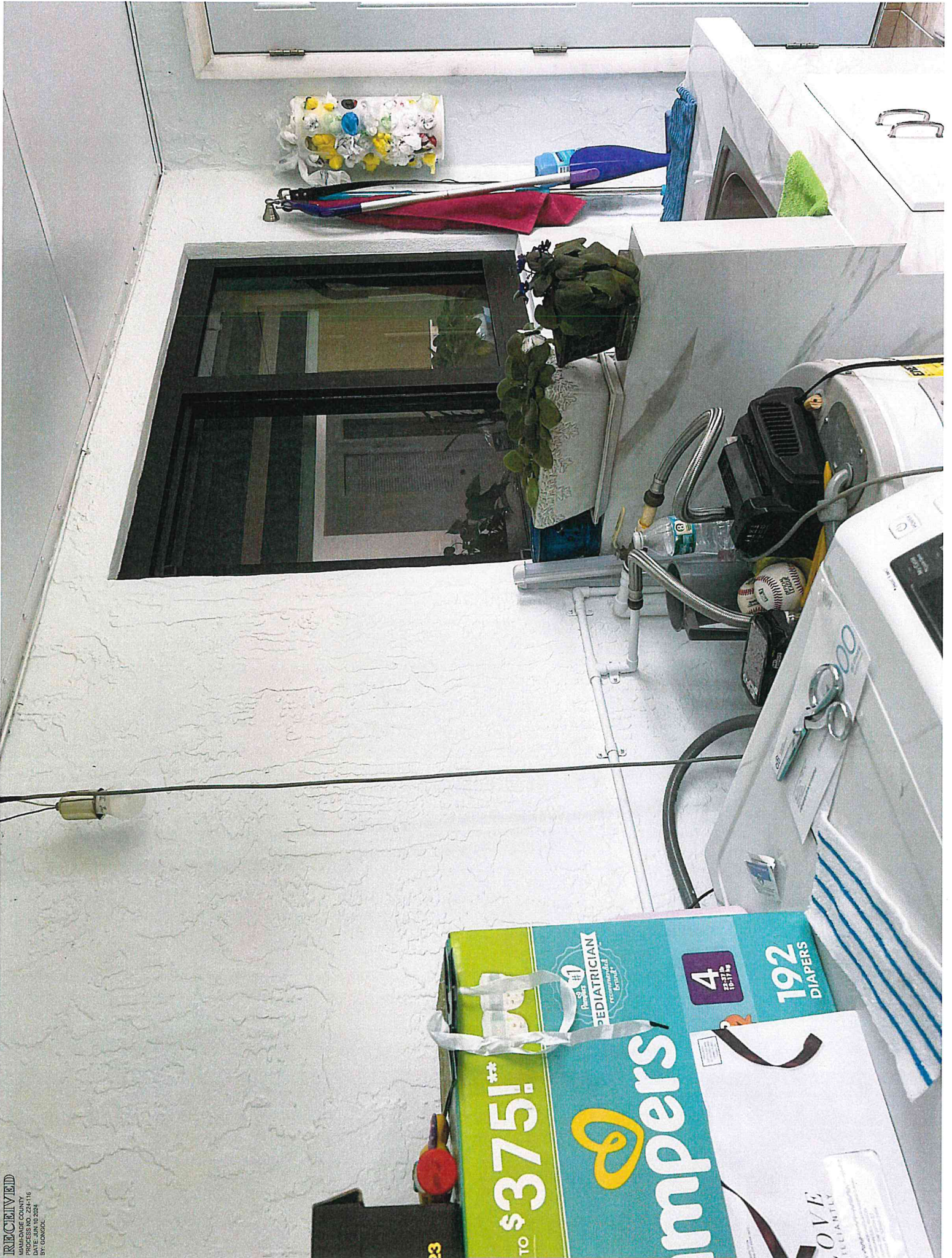


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MIAMI-DADE COUNTY
PROCESS NO. Z34-116
APPROVED FOR SALE
BY: TONGDOL

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PROCESS NO. 224-116
BY: [unclear] 10/2024
BY: [unclear]



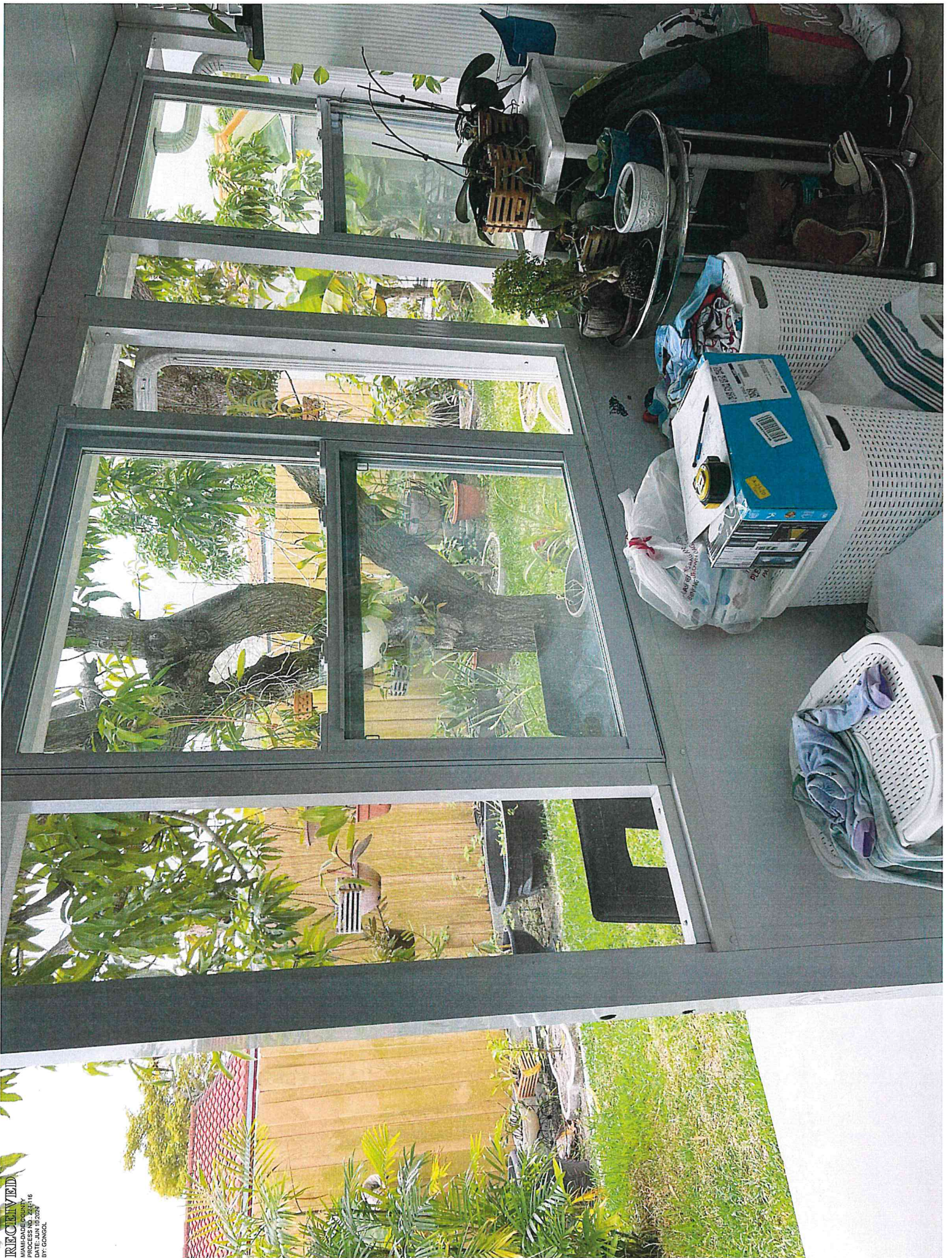
Huggies
One and Only One
192 DIAPERS
4 (28-37 lbs)
#1 PEDIATRICIAN
RECOMMENDED BRAND

TO \$375! **

4 (28-37 lbs)

192 DIAPERS

#1 PEDIATRICIAN
RECOMMENDED BRAND



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PROCESS NO. 226116
DATE JUN 05 2024
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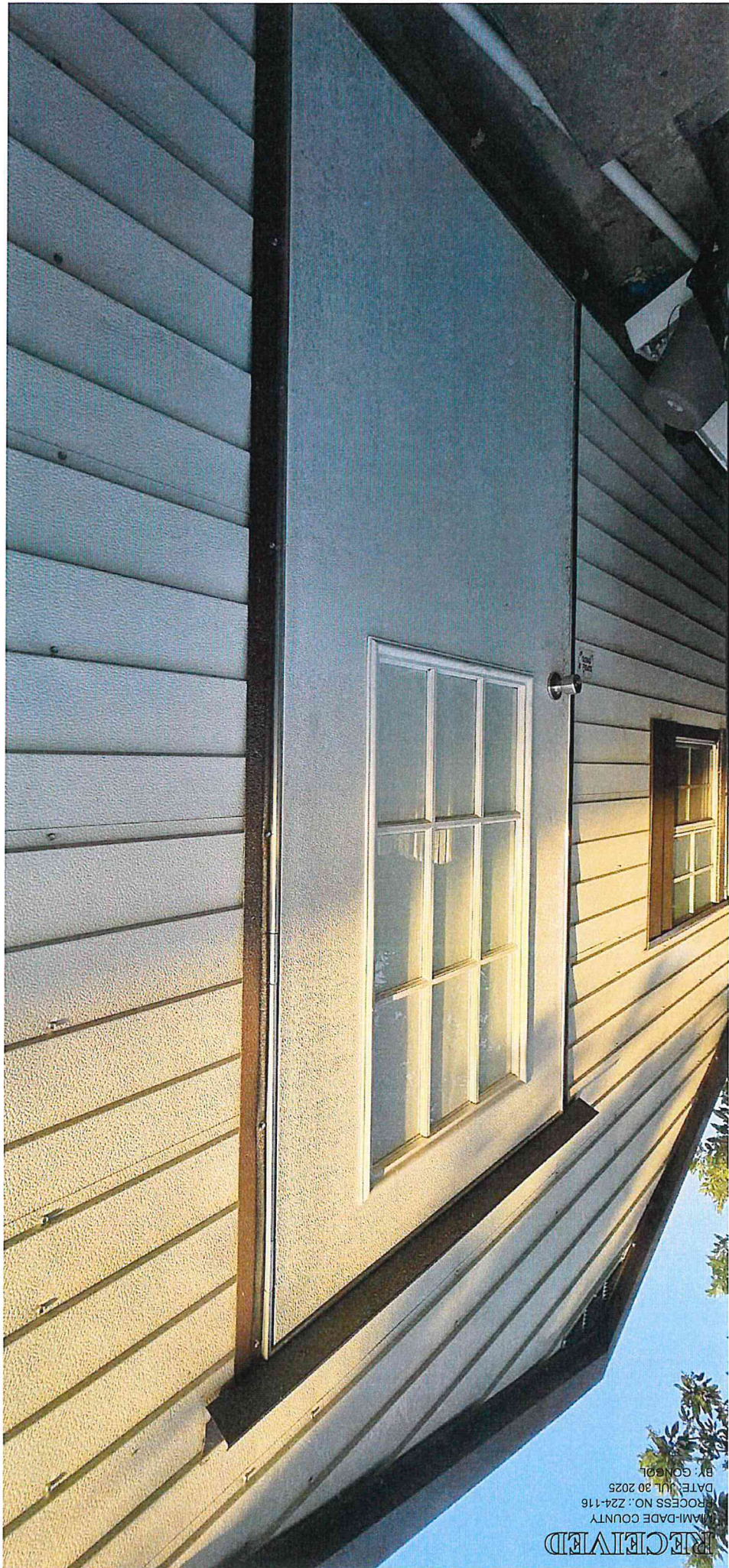
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DATE: JUL 30 2025
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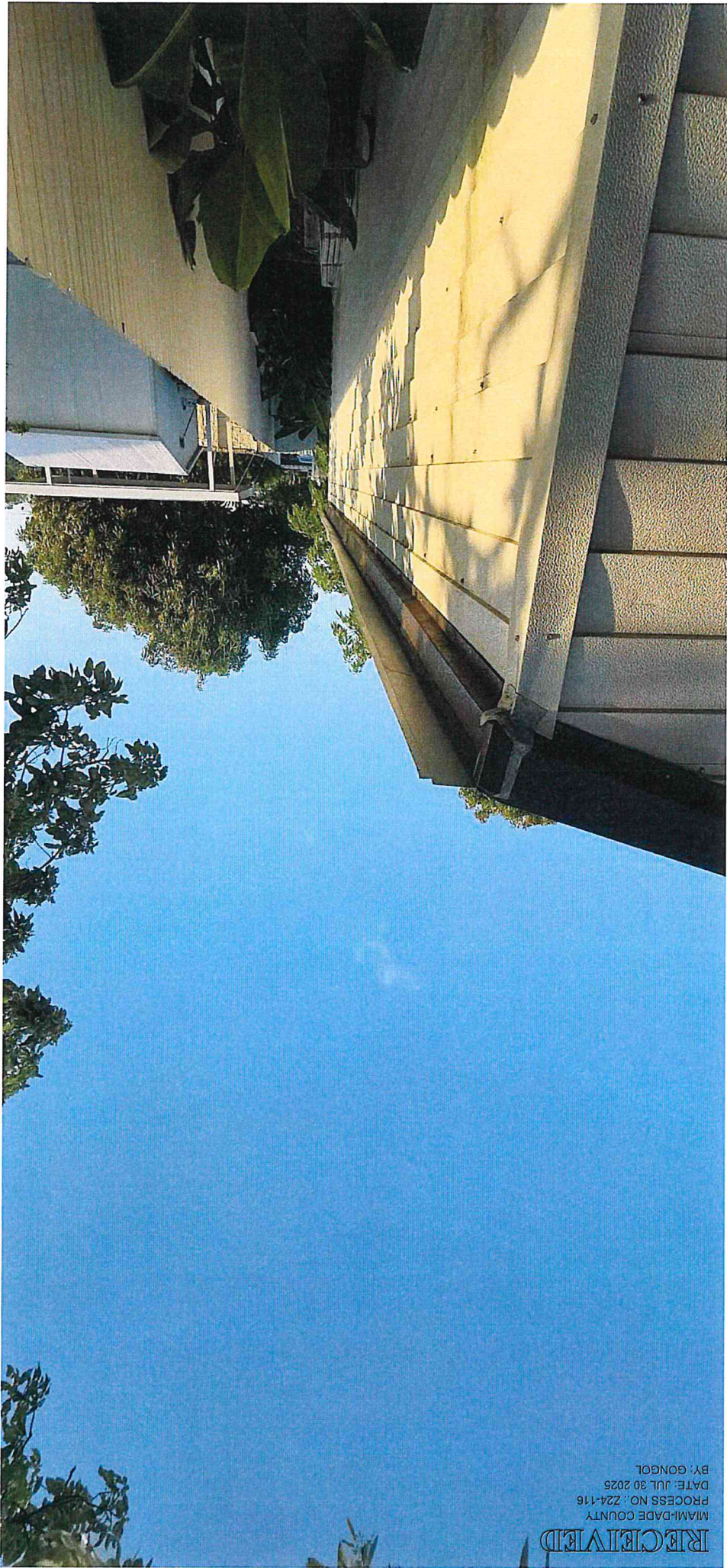




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DATE: JUL 30 2023
BY: GONGOL



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HAM-DADE COUNTY
PROCESS NO.: Z24-116
DATE: JUL 30 2025
BY: GONZAL



RECEIVED
MIAMI-DADE COUNTY
PROCESS NO. : Z24-116
DATE: JUL 30 2025
BY: GONGOL

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

PH: Z25-045

March 24, 2026

Item No. 2

Recommendation Summary	
Commission District	10
Applicant	Taymi Romero
Summary of Request	The applicant seeks to permit an existing single-family residence with additions to setback less than required from the rear and interior side property lines.
Location	5245 SW 112 Avenue, Miami-Dade County, Florida
Property Size	0.18 Acre
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUEST:

NON-USE VARIANCE to permit an existing single-family residence with terrace, storage and bath additions to setback 4'-8" (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (east) property line and to setback a minimum of 7'-2" (7'-6" required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing to Legalize bath, storage and terrace additions", as prepared by Masood Hajali, P.E., consisting of 2 sheets dated stamped received 10/29/2025, and sheets A.3 dated stamped received 11/26/2025, for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 2,252 sq. ft. single-family residence located on a interior lot. The applicant seeks to allow the principal residence with its existing covered terrace, storage, and bath additions to setback less than required from the rear (east) and interior side (north) property lines. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high metal fence located all along the rear and interior side property lines of the subject property.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 8,250 sq. ft., RU-1, Single-Family Residential District, zoned interior lot and located at 5245 SW 112 Avenue. 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 the continued maintenance of the existing single -family residence with terrace, storage and bath additions on the property. Staff opines that since the rear yard area is enclosed with a 6’ high metal fence along the rear and both the interior side property lines, any visual impact that the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.18-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the request sought in the application legalizing the existing single -family residence with terrace, storage and bath additions 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 on the CDMP LUP map.

ZONING ANALYSIS:

When the request to permit the existing single -family residence with terrace, storage and bath additions to setback 4'-8" (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (east) property line and to setback a minimum of 7'-2" (7'-6" required) from the interior side (north) property line, are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single -family residence with terrace, storage and bath additions on an interior lot located towards the rear of the subject property. The applicant seeks approval for the existing single -family residence with terrace, storage and bath additions located closer to rear and the interior side property line than is permitted under the zoning standards. Staff supports the request 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 applicant as well as the County's Geographic Information System (GIS) that any impact of the request is adequately mitigated by the existing 6' metal fence located along the rear and both the 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 north, south and east of the subject property. Staff further opines that the existing encroachment is internal to the site and any significant visual impacts generated from the reduced setbacks on the properties to the north would be further mitigated by the 6' high metal fence that separates the site from the adjacent properties. Staff recommends as a condition for approval that the said metal fence along the rear and both the interior side property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area found similar approval within the neighborhood. For example, the property located at 11015 Westwood Lake Drive, pursuant to Resolution #CZAB10-10-25 received approval to permit n existing single-family residence to setback a minimum of 7.1' (7.5' required) from the interior side (west) property line and the property located at 10855 Westwood Lake Drive, pursuant to Resolution 5-ZAB-209-95 received approval for the principal residence is setback 3 to 5.85 feet (7.5 feet required) from one interior side property line and 2.73 feet (7.5 feet required) from the other. The woodshed is located 0 feet (10 feet required) from the residence, 2.73 feet (7.5 feet required) from the side property line, and 40.11 feet (75 feet required) from the front property line.

Staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a

reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates no objections and would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the existing single -family residence with terrace, storage and bath additions 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, "Zoning Hearing to Legalize bath, storage and terrace additions", as prepared by Masood Hajali, P.E., consisting of 2 sheets dated stamped received 10/29/2025, and sheets A.3 dated stamped received 11/26/2025, for a total of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the 6' metal fence along the rear and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a 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.

Taymi Romero

Z25-045

Page | 5

ES:JB:SS:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Taymi Romero
Z25-045

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

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>					
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)

ZONING RECOMMENDATION ADDENDUM

Taymi Romero
Z25-045

	RU-1	1	New sub.- 75'	7,500	40%	8,500
Sec. 33-50. - Table of setback lines in residential and estate districts.	<i>District/ Families</i>	<i>Front (Ft.)</i>	<i>Rear (Ft.)</i>	<i>Interior Side (Ft.)</i>	<i>Side Street (Ft.)</i>	
	RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.— 7½'	15	

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TAYMI ROMERO TRS

5245 SW 112 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000045

DATE

HEARING NUMBER

FOLIO: 30-4019-007-0080

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 7, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20240232542B was opened on 08/20/2024. A Notice of Violation was issued on 08/20/2024 for "Failure to obtain required building permit(s) prior to commencing work on: Plumbing at front, windows and door replaced to include structural alteration of front door. Attached/Detached structure, A,B & C at rear. Enclosed carport to include electrical & mechanical. Exterior door at enclosure." Since compliance was not met, the following citations were issued on 02/26/2025: **P063453** "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on Plumbing at front, windows and door replaced to include structural alteration of front door, Enclosed carport to include electrical & mechanical, Exterior door at enclosure." And **P063454** "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on Detached structure in rear to include enclosure." Citation P063454 was voided and P063453 paid on 03/31/2025. There is a Consent Agreement on file valid through 01/21/2026.

VIOLATOR:

TAYMI ROMERO TRS

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: March 5, 2026

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

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

Subject: Z2025000045-2nd Review
Taymi Romero
5245 SW 112th Avenue
Non-Use Variance for setback requirements for the legalization of
an aluminum roof and storage within a single-family residence.
(RU-1) (0.18 acres)
19-54-40

RER and the Department of Environmental Resources Management (DERM) have 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, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection respectively.

Wellfield Protection

The subject property is located within the Average 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 Supply and Wastewater Disposal

According to RER records, the property is currently connected to public water and sewer. Pursuant to the Code, all structures being legalized are required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Legalization for the TR Family Trust" prepared by Calc Engineering and dated as received by Miami-Dade County on July 31, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed.

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

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: March 6, 2026

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

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

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

Subject: **REVISED** - Zoning Application Comments - Taymi Romero
Application No. Z2025000045

Maria Valdes

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

Application Name: Taymi Romero

Location: The proposed project is located at 5245 SW 112th Avenue, with Folio No. 30-4019-007-0080, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a NON-USE VARIANCE to permit an existing single-family residence with terrace, storage and bath additions to setback 4'-8" (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (east) property line and to setback a minimum of 7'-2" (7'-6" required) from the interior side (north) property line.

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

Please note that there is a 12-foot Utility Easement centered (6 Feet within the property line) along the eastern and southern boundary of the property line. A portion of the detached storage, the aluminum roof, a portion of the concrete floor, and the fence that are within the eastern utility easement are encroaching on said easement. In addition, a concrete slab and the fence that are within the southern utility easement are encroaching on said easement. WASD does not have water/sewer facilities in said Utility Easements. Water and sewer infrastructure is located within the public Right-of-Way along SW 112th Avenue, abutting the site.

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


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

Memorandum



Date: September 19, 2025

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

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

Subject: Z2025000045
Name: Taymi Romero
Location: 5245 SW 112 Avenue
Section 19 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 8, Block 78, Plat Book 65, Page 73.

This application does not generate any vehicle trips.

Standard Conditions:

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

Memorandum



Date: November 12, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000045

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 11/03/2025. Single family home.

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

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

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

Memorandum



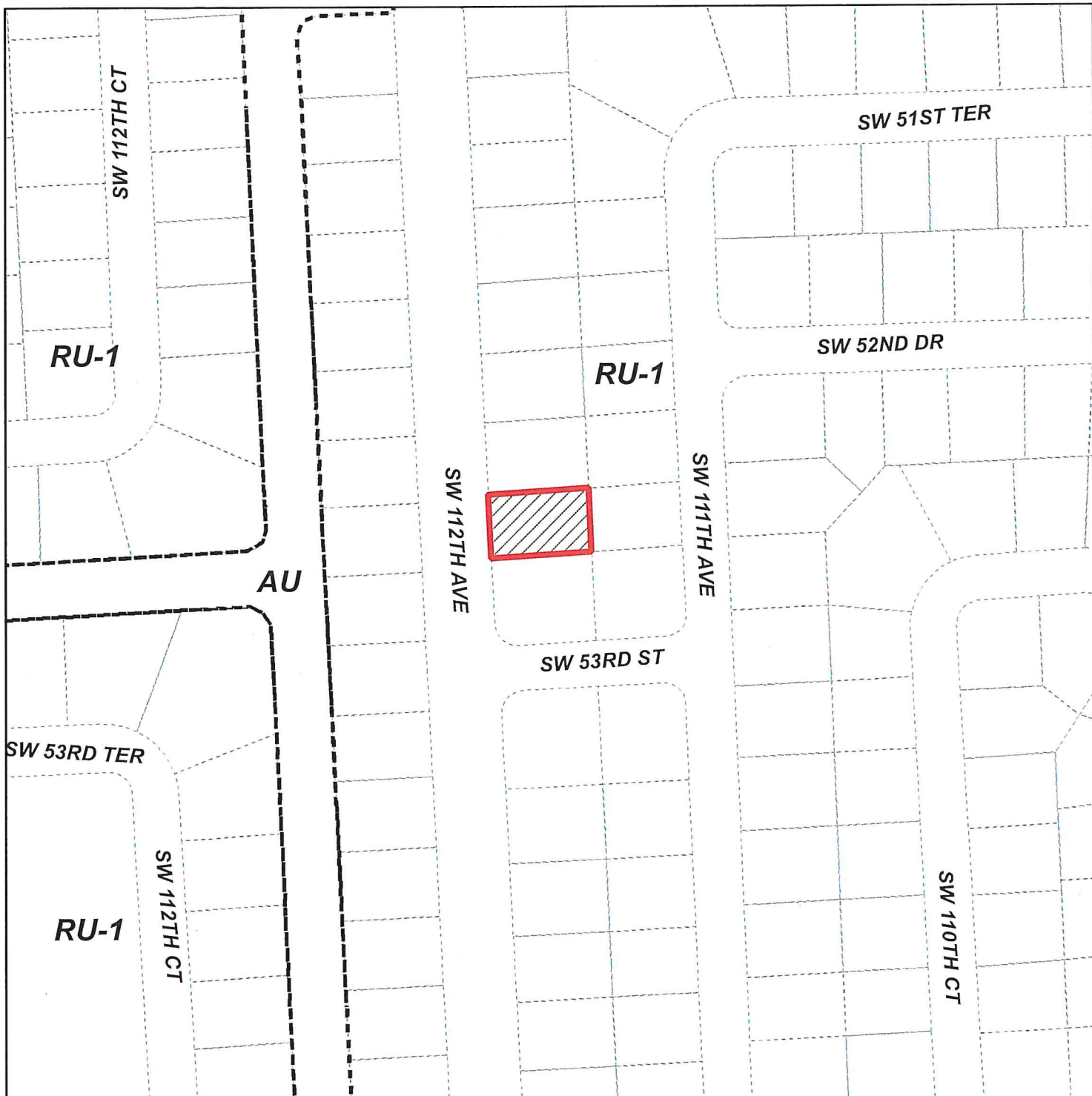
Date: August 8, 2025
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources
From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources
Subject: Zoning Application Z2025-000045 Taymi Romero TRS

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

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

The OHP has no objections to the subject application. However, the subject property is located within the historic West Lake/Sixth Addition Subdivision, platted in 1957, with historic period resources dating to the 1940s and 1960s. Additionally, the original building dates to 1957 and is eligible as a historic structure resource. The mentioned subdivision is recorded in the FMSF as DA20594 Postwar Miami Bungalow/Latin Heritage Resource Group. Given this, the OHP recommends that future interventions on the subject property take into consideration the character of the surrounding neighborhood to ensure new development is architecturally compatible.

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000045



Section: 19 Township: 54 Range: 40
 Applicant: Taymi Romero
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

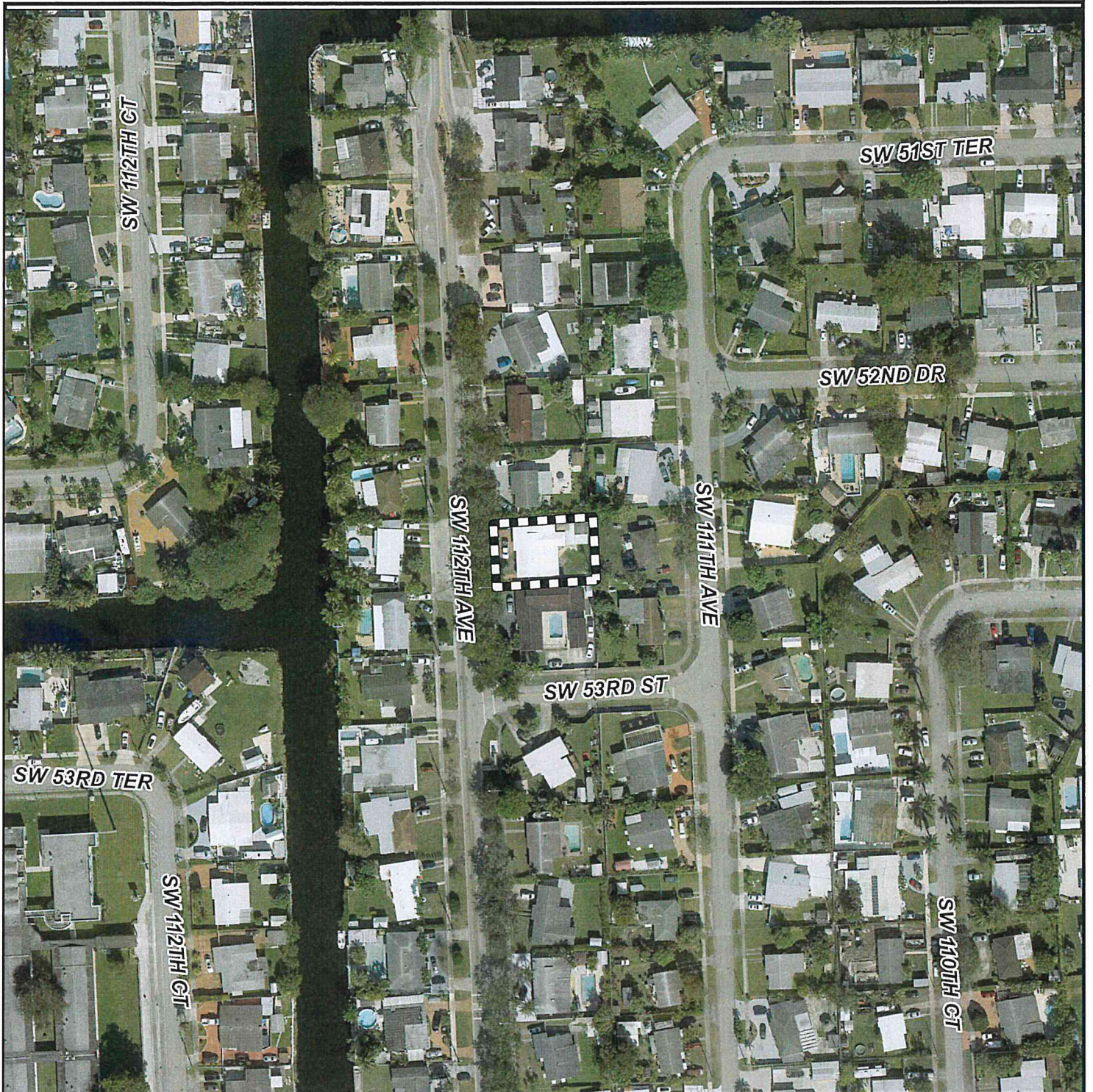
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, August 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000045

Legend
 Subject Property



Section: 19 Township: 54 Range: 40
 Applicant: Taymi Romero
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, August 1, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 19 Township: 54 Range: 40
 Applicant: Taymi Romero
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000045
 RADIUS: 500

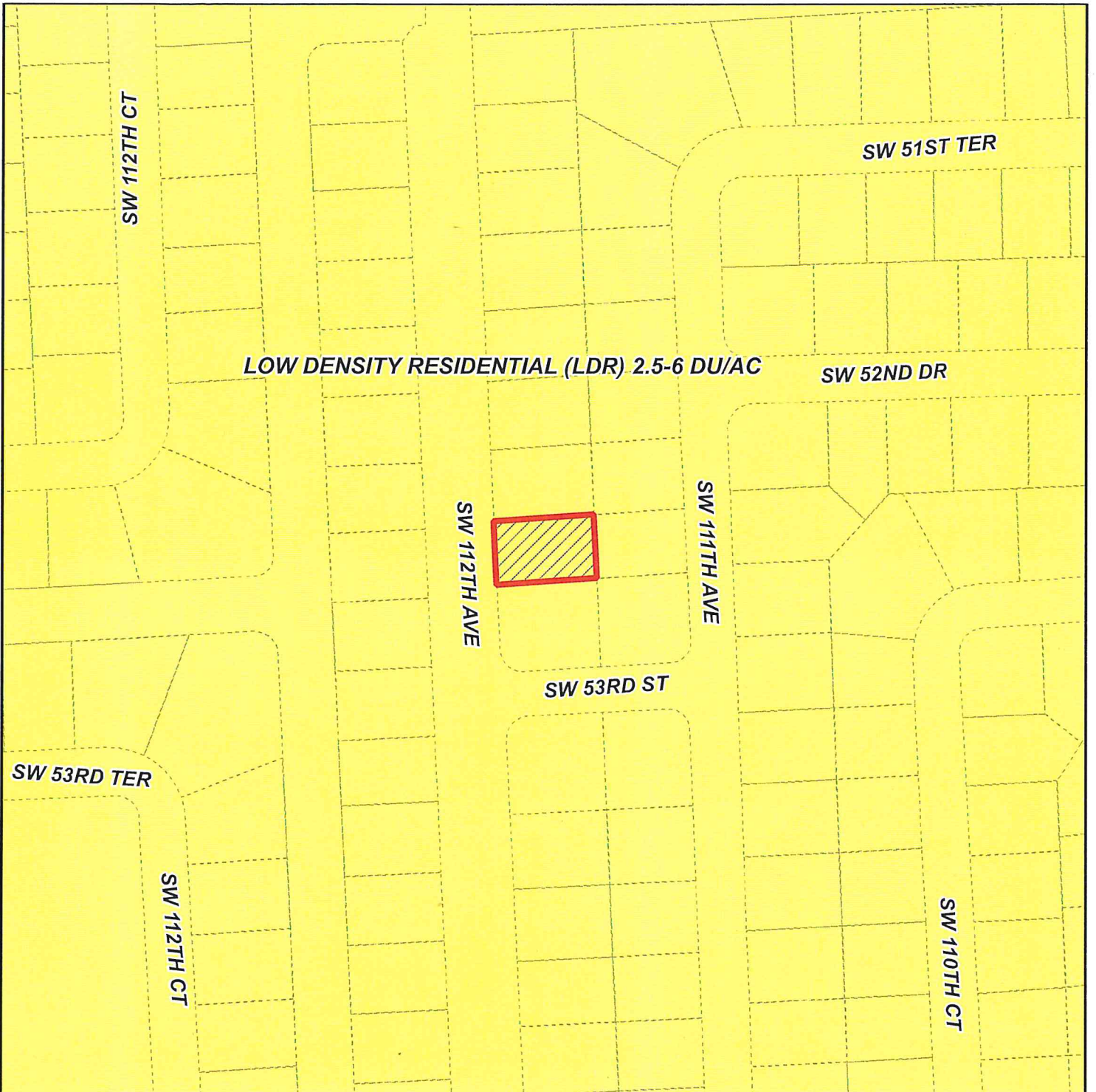
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, August 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000045

Section: 19 Township: 54 Range: 40
 Applicant: Taymi Romero
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case

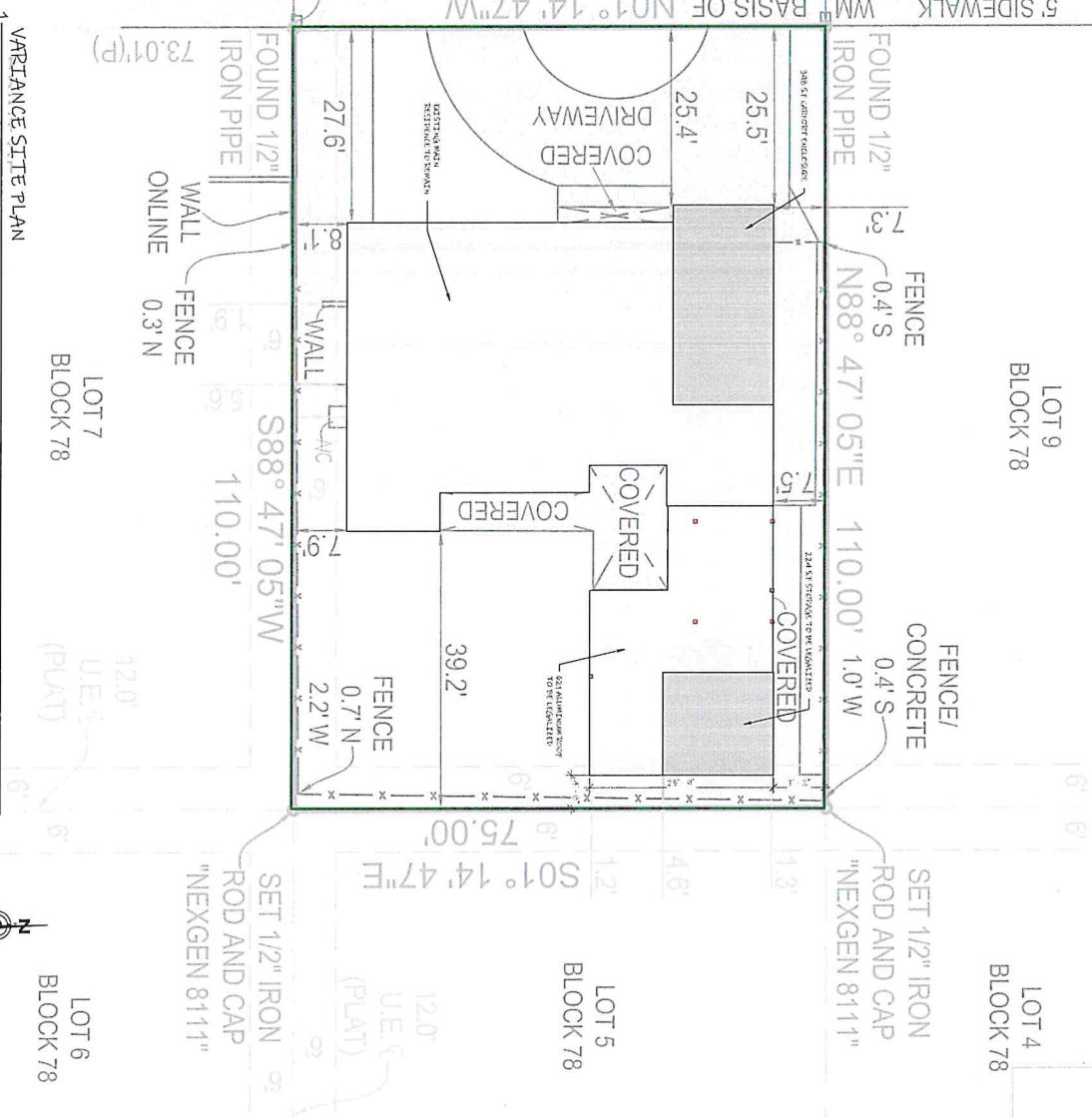


SKETCH CREATED ON: Friday, August 1, 2025

REVISION	DATE	BY

LOT INFORMATION	
Lot Area	7499 sq-ft
Lot Coverage Area	4079 (3,300 sq-ft)
Setbacks	Front 25 FT, Side 75 FT, Rear 25 FT
Front Setback	25 FT
Side Setback	75 FT
Rear Setback	25 FT

ADDRESS	APR 1952	APR 1953	APR 1954	APR 1955	APR 1956	APR 1957	APR 1958	APR 1959	APR 1960	APR 1961	APR 1962	APR 1963	APR 1964	APR 1965	APR 1966	APR 1967	APR 1968	APR 1969	APR 1970
5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE	5245 SW 112 AVE



VARIANCE SITE PLAN
1/8" = 1'-0"



Zoning Hearing to legalize bath, storage and terrace additions
THE TR FAMILY TRUST at
5245 SW 112 AVE
MIAMI, FL 33165

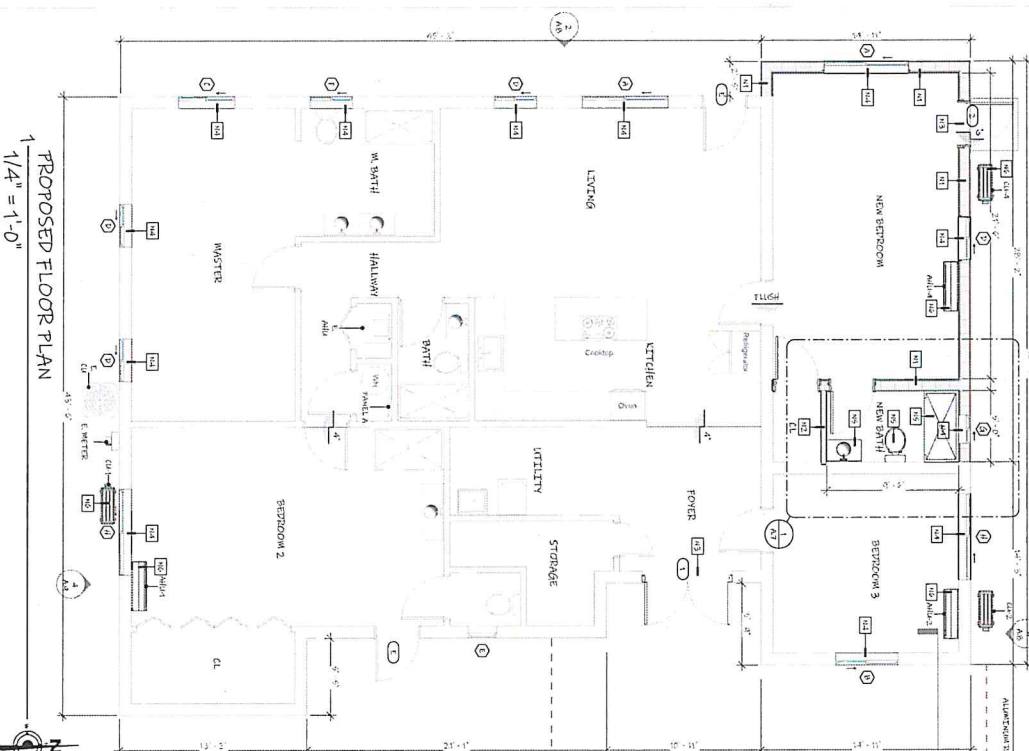
Calde
Engineering

2000 NW 84th St, #102
Miami, FL 33122
Phone: (305) 300-0405
CA CERTIFICATION: 32566
MISCOP: HMM11E
LIC: RB2930

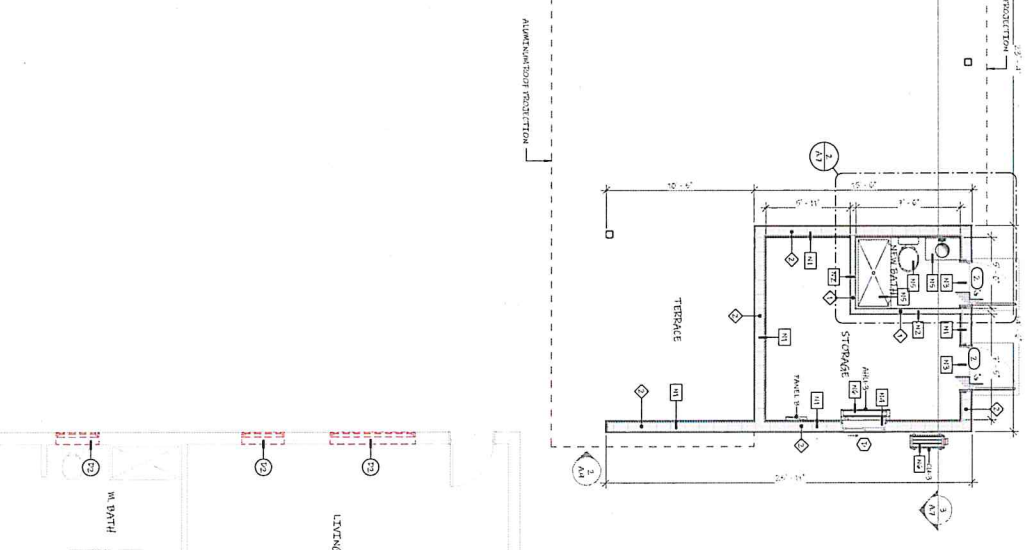
No.	Description	Date
1	REVISIONS	04.23.2025
2	REVISIONS	08.12.2025

VARIANCE SITE PLAN

DATE: 07/15/2024
PROJECT NUMBER: 24440
SHEET: A/6
SCALE: AS SHOWN
DRAWN BY: [Name]
APPROVED BY: [Signature]



Typ	Material	Width	Height	Zone 1	Zone 4	Zone 5	NOI #	Comments
1	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
2	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
3	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
4	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
5	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
6	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
7	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
8	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
9	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
10	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
11	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
12	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
13	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
14	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
15	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
16	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
17	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
18	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
19	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
20	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		



Rev	Description	Date
1	BUILDING COMMENTS	11.26.2024
2	BUILDING COMMENTS	04.23.2025
3	BUILDING COMMENTS	10.10.2025
4	BUILDING COMMENTS	11.21.2025

Typ	Material	Width	Height	Zone 1	Zone 4	Zone 5	NOI #	Comments
1	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
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5	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
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12	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
13	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
14	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
15	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
16	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
17	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
18	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
19	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		
20	Window-Storm Window	48"	48"	135.03 / 330.00 pcf	134.61 / 44.17 pcf	14.0000-14		

EXISTING LIVING AREA	2352.0 SF
REMOVE EXIST. TERRACE	286.5 SF
REMOVE EXIST. STORAGE	227.0 SF
REMOVE EXIST. FOYER	63.0 SF
REMOVE EXIST. TERRACE	34.1 SF

REVISION LEGEND
1X REMOVE EXIST. ROOMS
2X REMOVE EXIST. WINDOW
3X REMOVE EXIST. FLOOR

Zoning Hearing to legalize bath, storage and terrace additions
 THE TR FAMILY TRUST AT

5245 SW 112 AVE
 MIAMI, FL 33165

Calc Engineering
 Calc Engineering
 www.calceng.com
 2000 NW 69th Ave, # 102
 Miami, FL 33142
 Phone: (305) 608-9915
 Fax: (305) 608-9915
 CA CERTIFICATION: 32564
 PE CERTIFICATION: 11002920

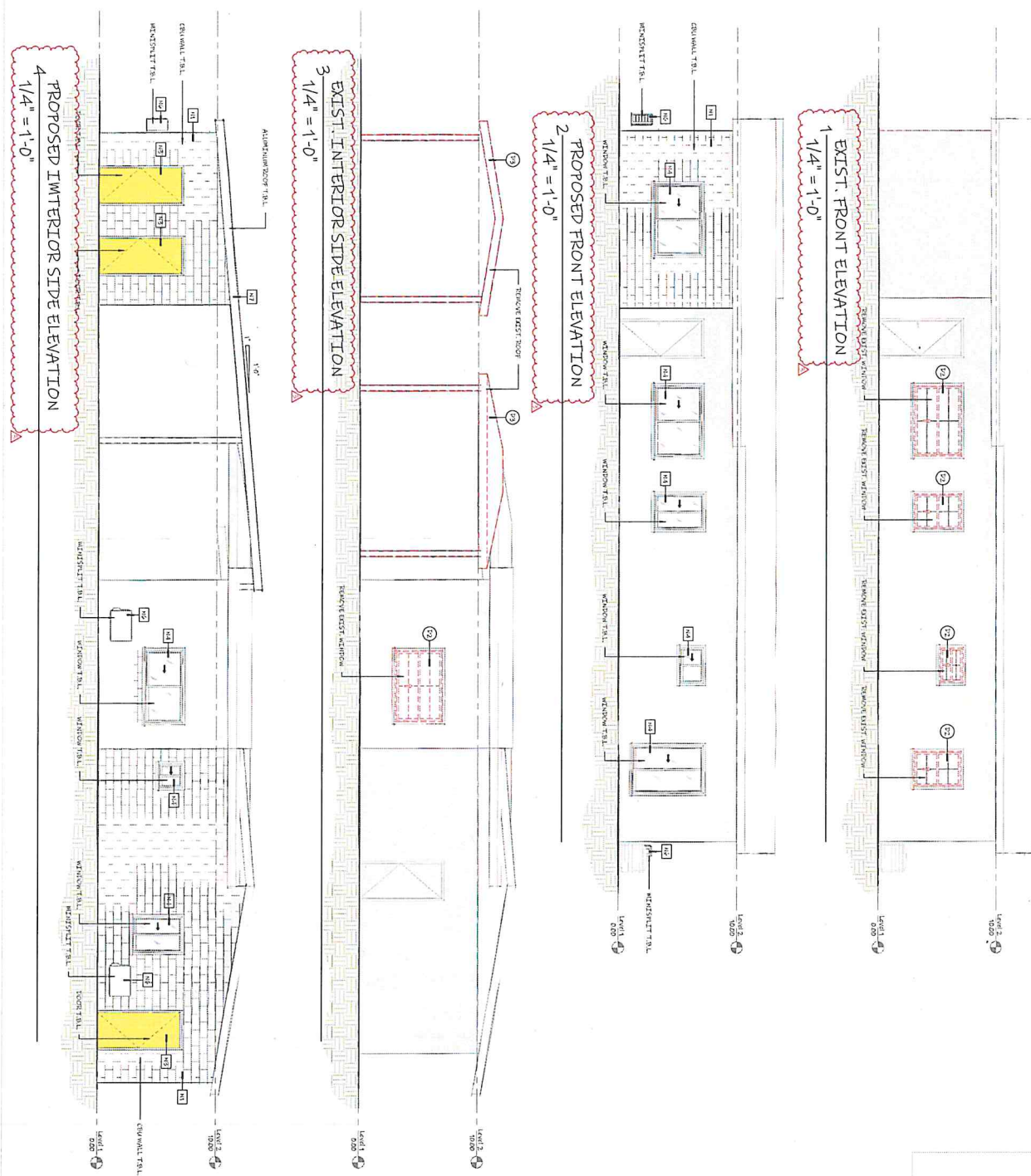
Rev	Description	Date
1	BUILDING COMMENTS	11.26.2024
2	BUILDING COMMENTS	04.23.2025
3	BUILDING COMMENTS	10.10.2025
4	BUILDING COMMENTS	11.21.2025

DATE	PROJECT NUMBER
01/15/2024	24440

SCALE	TITLE
1/4" = 1'-0"	FLOOR PLAN

DATE	PROJECT NUMBER
01/15/2024	24440

SCALE	TITLE
1/4" = 1'-0"	FLOOR PLAN



NEW SHEET

Calc Engineering

CALE ENGINEERING
www.calceng.com
2020 NW 84th Tr. # 402
Miami, FL 33147
CA CERTIFICATION: 32566
WASCORP/MANITTE
LIC # 162870

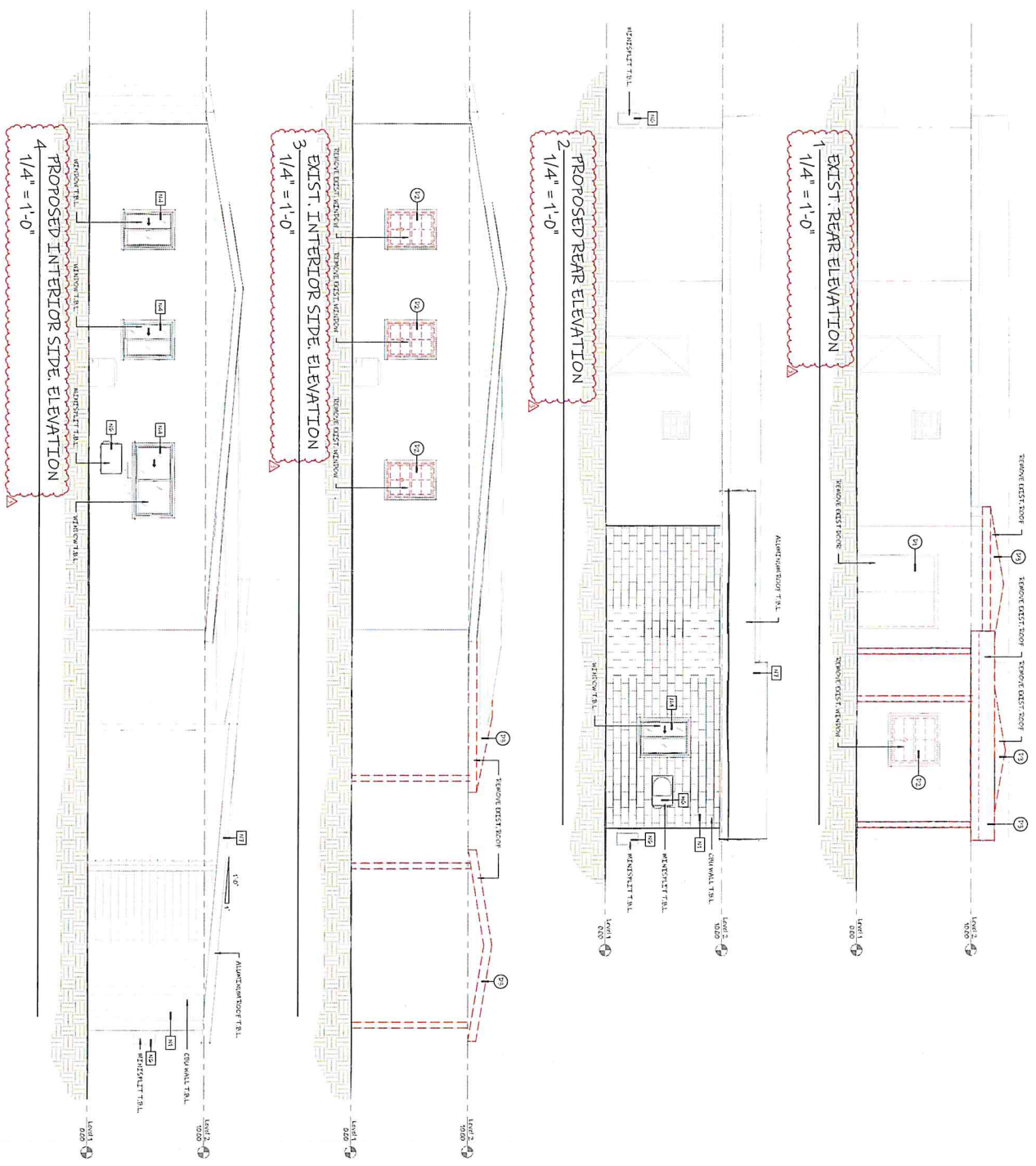


Zoning Hearing to legalize bath, storage and terrace additions
THE TR FAMILY TRUST at
5245 SW 112 AVE
MIAMI, FL 33165

REV.	DESCRIPTION	DATE
04-23-2025	BUILDING COMMENTS	04-23-2025
08-12-2025	BUILDING COMMENTS	08-12-2025

ELEVATIONS

DATE: 07/15/2024
PROJECT NUMBER: 24440
SHEET: A-8
SCALE: 1/4" = 1'-0"
DRAWN BY: Ashlee



NEW SHEET

Cole Engineering

CALE ENGINEERING
www.coleeng.com
2000 NW 84th Tr. # 102
Miami, FL 33150
Phone: (305) 608-0605
ENGINEERING BUSINESS
CERTIFICATION: 32566
PROFESSIONAL
REG. # 92820

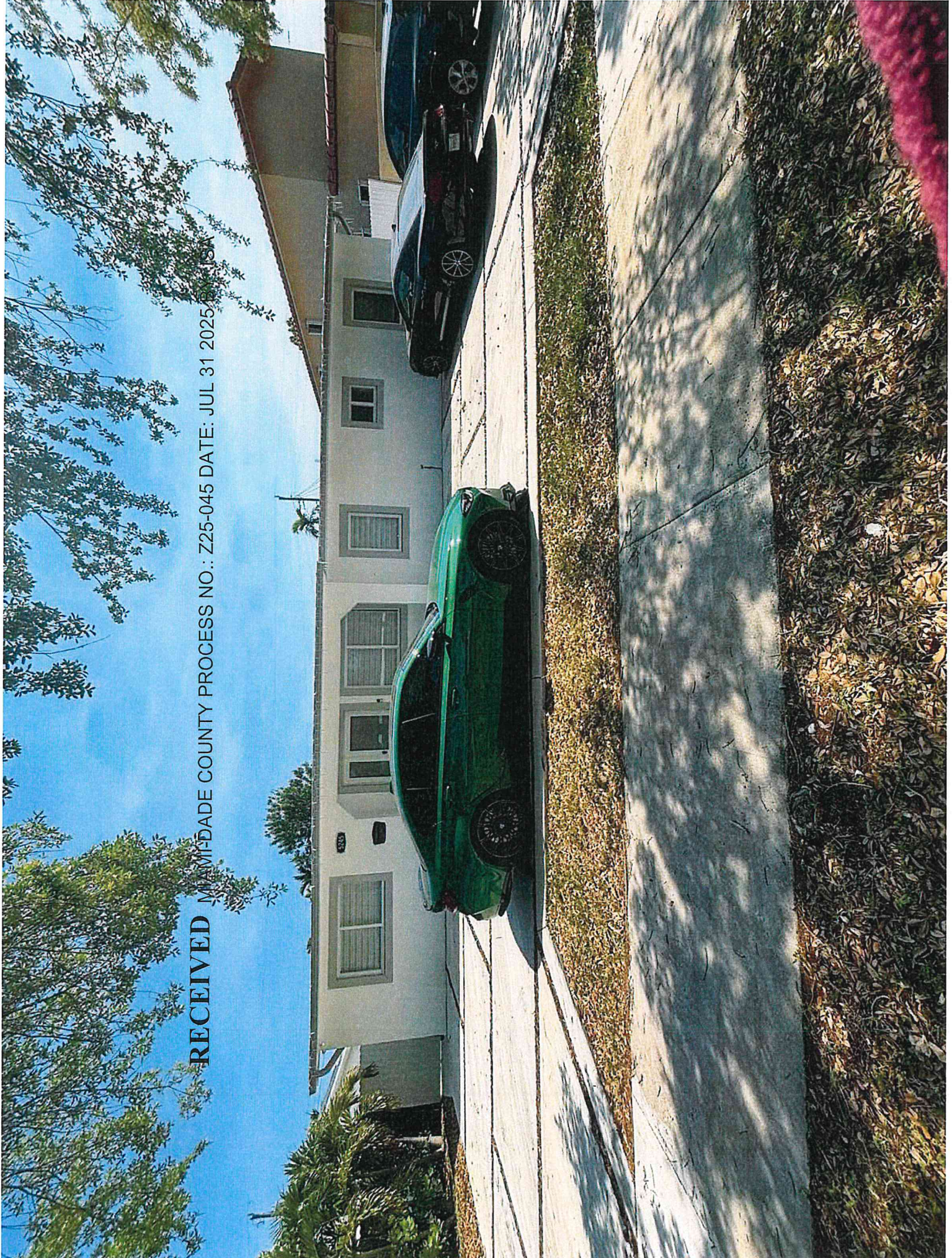
Zoning Hearing to legalize bath, storage and terrace additions
THE TR FAMILY TRUST at
5245 SW 112 AVE
MIAMI, FL 33165

REV.	DESCRIPTION	DATE
04-33-2025	BUILLDING COMMENTS	04-33-2025
08-12-2025	BUILLDING COMMENTS	08-12-2025

ELEVATIONS

DATE	07/15/2024
PROJECT NUMBER	24440
SHEET	A-9
SCALE	1/4" = 1'-0"
DRAWN BY	Arthur

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-045 DATE: JUL 31 2025 BY: USA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-045 DATE: JUL 31 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-045 DATE: JUL 31 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-045 DATE: JUL 31 2025 BY: ISA

