



# FINAL AGENDA

**Community Zoning Appeals Board 10**  
 Ruben Dario Middle School, 350 NW 97 Avenue, Miami, FL  
 Tuesday, April 14, 2026 at 6:30 pm

**PREVIOUSLY DEFERRED**

**APPEALS**

**CURRENT**

1.	Z2025000025	Yosxander Velazquez Santana	25-25	54-40-10	N
2.	Z2025000029	Jaime Castano	25-29	54-40-36	N
3.	Z2025000039	Maykel Triana	25-39	54-40-20	N
4.	Z2025000067	Branden Michael Vullo	25-67	55-40-17	N
5.	Z2025000161	Roger Galvez & Valery Virgilio Amare	25-161	54-40-21	N



# Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

**COMMUNITY ZONING APPEALS BOARD - AREA 10**  
**MEETING OF APRIL 14, 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.



and 25' required for the balance) from the rear (south) property line and to setback a minimum of 5' (7'-6" 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 "Castaño Residence", as prepared by Design Consultant Group of South Florida II, dated stamped received 12/8/2025 consisting of a total of 3 sheets. Plans may be modified at public hearing.

**LOCATION:** 6480 SW 82 Street, Miami-Dade County, Florida.  
**SIZE OF PROPERTY:** 0.24 Acre

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**3. MAYKEL TRIANA Z2025000039**

**Area 10/District 10**

The application is to permit existing additions to a single-family residence to be located closer to the rear and interior side property lines than required and to permit an existing decorative fountain with a greater area than permitted by Code.

- (1) NON-USE VARIANCE to permit existing additions to a single-family residence to setback a minimum of 2.2' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (north) and to setback 2.4' from the interior side (west) property lines.
- (2) NON-USE VARIANCE to permit an existing decorative fountain within the front (south) property line, with 115 square feet in area (50 square feet in area maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing to Legalize Rear Terrace, Structure Addition and Garden Fountain" prepared by TS Lidia Y. Duardo Guerra P.E., Sheet A-1 dated stamped received 9/19/2025, and sheet A-0 dated stamped received 12/22/2025, for a total of 2 sheets. Plans may be modified at public hearing.

**LOCATION:** 10305 SW 41 Terrace, Miami-Dade County, Florida  
**SIZE OF PROPERTY:** 0.19 Acre

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**4. BRANDEN MICHAEL VULLO Z2025000067**

**Area 10/District 07**

The application is to allow an existing detached garage structure to be located closer to the side street property line than required by Code.

NON-USE VARIANCE to permit an existing detached garage structure to setback a minimum of 5' (30' required) from the side street (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Branden Michael Vullo", as prepared by JCD Architect, Inc., sheet A-2 dated stamped received 9/8/25 and sheet A-1 dated stamped received 11/5/25, for a total of 2 sheets, Plans may be modified at public hearing.

**LOCATION:** 10201 SW 129 Street, Miami-Dade County, Florida.

**SIZE OF PROPERTY:** 0.40 Acre

Department of Regulatory and  
Economic Resources  
Recommendation:

**Approval with conditions.**

Protests: \_\_\_\_\_ 0 \_\_\_\_\_

Waivers: \_\_\_\_\_ 0 \_\_\_\_\_

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**5. ROGER GALVEZ AND VALERY VIRGILIO AMARE Z2025000161**

**Area 10/District 10**

The application seeks to permit an existing addition to a single-family residence to be located closer to the rear property line than required by Code.

NON-USE VARIANCE to permit an existing addition to a single-family residence to setback a minimum of 10.8' (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.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Rear Addition to be Legalized residence for: Roger Galvez & Valery Virgilio Amare", as prepared by Carlos Tillan, P.E., dated stamped received 11/25/2025 consisting of 3 sheets. Plans may be modified at public hearing.

**LOCATION:** 4645 SW 94 Avenue, 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: \_\_\_\_\_

---

**NOTICE**

\*\*\*\*\*

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

\*\*\*\*\*

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

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

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

**PH: Z25-025**

**April 14, 2026**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	10
<b>Applicant</b>	Yosxander Velazquez Santaya
<b>Summary of Requests</b>	The applicant seeks to permit existing additions to a single-family residence, and for a detached gazebo structure located on the property to setback less than required from the front, rear and interior side property lines.
<b>Location</b>	1320 SW 78 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	0.17 Acre
<b>Existing Zoning</b>	RU-1, Single-Family Residential District
<b>Existing Land Use</b>	Single-family residence
<b>2030-2040 CDMP Land Use Designation</b>	Low Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- 1) NON-USE VARIANCE of setback requirements to permit existing additions to a single-family residence to setback 12.60' (15' required for 50% of the lineal footage width of the house, and 25' required for the balance) from the rear (west) property line.
- 2) NON-USE VARIANCE to permit an existing detached gazebo to setback 69.23' (75' required) from the front (east) property line, and to setback 1.90' (7.5' 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 for Attached & Detached Structure", as prepared by CALC Engineering, dated stamped received 12/16/2025, consisting of a total of 5 sheets. Plans may be modified at the public hearing.

**PROJECT HISTORY AND DESCRIPTION:**

The submitted plans show an existing one (1)-story, 2,125 sq. ft. single-family residence located on an interior lot. The existing additions and detached gazebo are towards the rear and interior side of the 0.17-acre subject site. The existing additions are setback 12.60' (15' required for 50% of the lineal footage width of the house, and 25' required for the balance) from the rear (west) property line (request #1), and the existing detached gazebo is setback 69.23' (75' required) from the front (east) property line and setback a minimum of 1.90' (7.5' required) from the interior side (north) property line (request #2). The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' wood fence located along the rear

(west) and interior side (south) property lines and a 6’ metal fence along the interior side (north) property line of the subject property.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>North</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>West</b>	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 7,500 sq. ft., RU-1, Single-Family Residential District, zoned interior lot and located at 1320 SW 78 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 additions and existing detached gazebo on the property. Staff opines that since the rear yard area is enclosed with an existing 6’ wood fence located along the rear (west) and interior side (south) property lines and a 6’ metal fence along the interior side (north) property line of the subject property, any visual impact that the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated. 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 additions and existing detached gazebo 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 additions to a single-family residence to setback 12.60' (15' required for 50% of the lineal footage width of the house, and 25' required for the balance) from the rear (west) property line (request #1) and the existing detached gazebo to setback 69.23' (75' required) from the front (east) property line and to setback a minimum of 1.90' (7.5' required) from the interior side (north) 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 additions and an existing detached gazebo on an interior lot located towards the rear and interior side of the subject property. The applicant seeks approval for the existing additions which is located closer to the rear and interior side property lines, and the existing detached gazebo is closer to the front and interior side 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' wood fence located along the rear (west) and interior side (south) property lines and a 6' metal fence along the interior side (north) property line of the subject property which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the south, east and north of the subject property. Staff further opines that the existing encroachment is minimal in nature and internal to the site and any significant visual impacts generated from the reduced setbacks on the properties to the south and east would be further mitigated by the existing 6' wood fence located along the rear (west) and interior side (south) property lines and a 6' metal fence along the interior side (north) property line of the subject property that separates the site from the adjacent properties. Staff recommends as a condition for approval that the said existing 6' wood fence located along the rear (west) and interior side (south) property lines and a 6' metal fence along the interior side (north) property line of the subject property be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's review of the surrounding area identified similar approvals. For example, the properties located at 1200 and 1202 SW 78 Avenue received approval per Resolution #CZAB10-10-08 to permit a duplex to setback 6.83' from the rear property line (25' required). 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 hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the existing additions and the existing detached gazebo 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 for Attached & Detached Structure", as prepared by CALC Engineering, dated stamped received 12/16/2025, consisting of a total of 5 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtains a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' wood fence located along the rear (west) and interior side (south) property lines and a 6' metal fence along the interior side (north) property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and

that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

6. That the 185 square-foot addition located at the southwest corner of the property shall be removed prior to the issuance of a building permit, as indicated on the submitted site plan.

ES:JB:EA:JH

*Eric Silva*

---

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

# ZONING RECOMMENDATION ADDENDUM

Yosxander Velazquez Santaya  
PH: Z25-025

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
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

<b>Low Density Residential (Pg. I-31)</b>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. 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>
---	--

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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>					
<b>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</b>	<b>District</b>	<b>Families</b>	<b>Min. Width</b>	<b>Min. Lot Area (Sq. Ft.)</b>	<b>Max. Lot Coverage (% of Lot Area)</b>	<b>Min. Bldg. Size (Cu. Ft.)</b>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)

# ZONING RECOMMENDATION ADDENDUM

Yosxander Velazquez Santaya

PH: Z25-025

	RU-1	1	New sub.- 75'	7,500	40%	8,500
<b>Sec. 33-50. - Table of setback lines in residential and estate districts.</b>	<b><i>District/ Families</i></b>	<b><i>Front (Ft.)</i></b>	<b><i>Rear (Ft.)</i></b>	<b><i>Interior Side (Ft.)</i></b>	<b><i>Side Street (Ft.)</i></b>	
	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**

MANSO, JOAN

1320 SW 87 AVE  
MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

Pending

Z2025000025

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-4010-029-0070**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

September 9, 2025

**NEIGHBORHOOD REGULATIONS:**

**Case No. 202406003315** was opened on 08/28/2024. Warning Notice **W443482** was issued on 08/28/2024 for "FAILURE TO PROVIDE ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: FAILURE TO PROVIDE ANY OR PROPER DISPLAY STREET ADDRESS AS NUMBERS/LETTERS OF NOT LESS THAN 3" IN HEIGHT VISIBLE FROM THE STREET. NUMBERS MUST BE AFFIXED/DISPLAYED ON THE STRUCTURE." A compliance inspection conducted on 09/13/2024 revealed that the violation was corrected. Case was closed on 09/13/2024.

**BUILDING SUPPORT REGULATIONS:**

**Case No. 20240232789** was opened on 08/28/2024. A Notice of Violation was issued on 08/28/2024 for "Failure to obtain required building permit(s) prior to commencing work on: IT WAS OBSERVED A DETACH STRUCTURE ON THE NORTHWEST SIDE (REAR OF THE PROPERTY), ALUMINUM GATES ON THE EAST SIDE, ATTACHED STRUCTURE TO INCLUDE ELECTRICAL WORK ON THE SOUTHWEST SIDE, AND MINISPLIT SYSTEMS ON THE SOUTH SIDE ALL WITHOUT A PERMIT." Since compliance was not met, the following Civil Violation Notices were issued: **P063760** was issued on 03/03/2025 for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK Attached addition A to include electrical and mechanical, mini split, and new light fixture and new door.". **P063765** was issued on 03/03/2025 for "SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF

*OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK Detached structure B to include electrical and plumbing.*". Citations were submitted for void. Case is closed.

**Case No. 20250238754B** was opened on 05/16/2025. A Notice of Violation was issued on 05/16/2025 for "Failure to obtain required building permit(s) prior to commencing work on: Attached addition rear SW with electrical and mechanical to include mini split on Southside wall. Detached structure NW corner to include electrical and plumbing. Light fixture and new door front door." An extension was approved until 11/12/2025.

**VIOLATOR:**

MANSO, JOAN

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** April 1, 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:** Z2025000025-3<sup>rd</sup> Review  
Joan Manso Dieguez  
1320 SW 78<sup>th</sup> Avenue  
NUV to permit an aluminum insulated roof at an existing single-family residence  
(RU-1) (0.17 acres)  
10-54-40

---

The Departments of RER and 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 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.

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

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

**Conditions of Approval: None**

### Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Site grading 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 "Zoning Hearing to Legalize Detached Addition for Joan J Manso Dieguez" prepared by Masood Hajali, P.E., and dated as received by Miami-Dade County on June 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 the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** October 7, 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 - Joan J. Manso Dieguez  
Application No. Z2025000025 - Revision # 3

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

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

Application Name: Joan J. Manso Dieguez

Location: The proposed project is located on approximately 0.17 acres at 1320 SW 78<sup>th</sup> Avenue, with Folio No. 30-4010-029-0070, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to legalize an existing Aluminum Free Stand Pergola at the northwest side of the existing single-family residence without the required setbacks.

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

Please note that the subject property has a 6 feet Utility Easement within and along the western boundary of the property and another 2 feet Utility Easement within and along the eastern boundary of the property. The Aluminum Free Stand Pergola located at the northwest side of the property, and the wood utility shed located at the southwest side of the property are partially encroaching on the 6 feet utility easement. Per site plan submitted with this application, said wood utility shed will be removed. At the present time, WASD does not have water/sewer facilities in said Utility Easement. Water and sewer infrastructure is located within the public Right-of-Way along SW 78<sup>th</sup> Avenue. **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 [maval@miamidade.gov](mailto:maval@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov).

# Memorandum



Date: August 12, 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: Z2025000025  
Name: Edwin Ambrocio Reyes  
Location: 1879 NW 62 Terrace  
Section 15 Township 53 South Range 41 East

---

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 6, Block 2, Plat Book 96, Page 52.

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:** September 30, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000025

---

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 9/16/2025. 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](mailto:acuello@miamidade.gov) or call 305-775-3357.




**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000025**

Section: 10 Township: 54 Range: 40  
 Applicant: Joan Manso  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

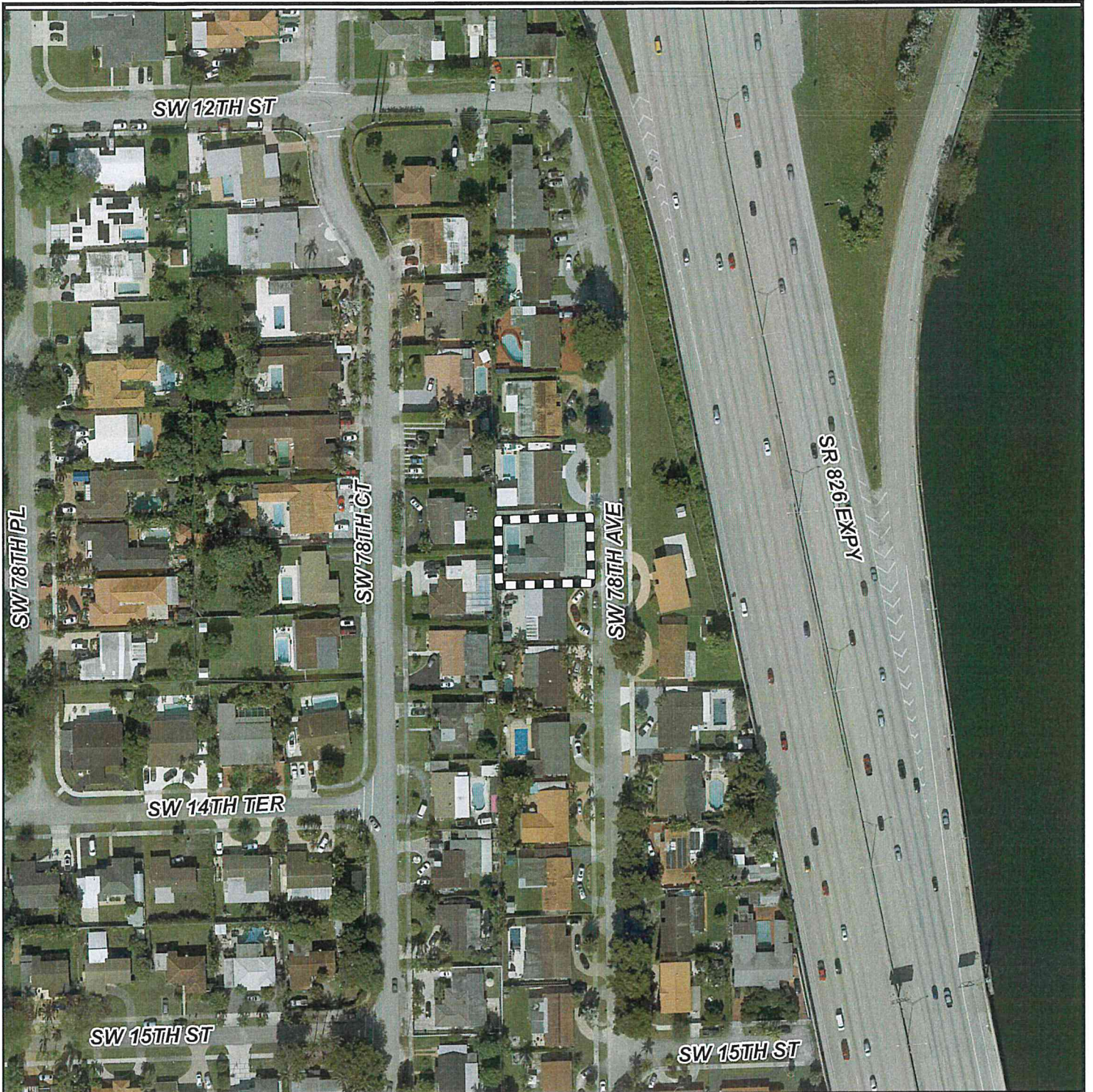
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000025**

**Legend**  
 Subject Property

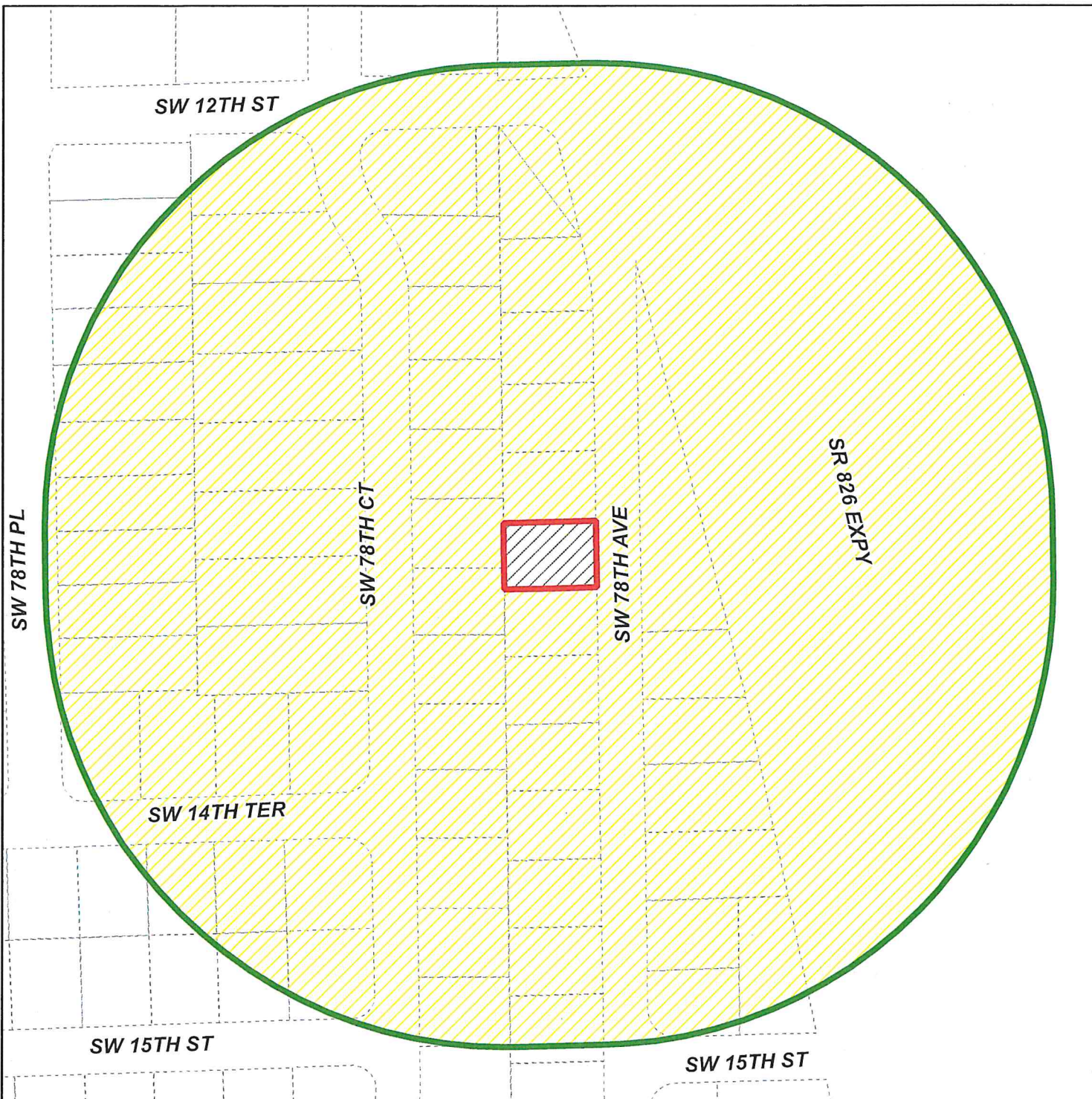


Section: 10 Township: 54 Range: 40  
 Applicant: Joan Manso  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 10 Township: 54 Range: 40  
 Applicant: Joan Manso  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000025**  
 RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY

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

SW 12TH ST

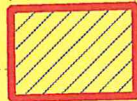
TRANSPORTATION (ROW,  
RAIL, METRORAIL, ETC.)

SR 826 EXPY

SW 78TH PL

SW 78TH CT

SW 78TH AVE



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

SW 14TH TER

SW 15TH ST

SW 15TH ST

**MIAMI-DADE COUNTY**  
CDMP MAP

Process Number  
**Z2025000025**



Section: 10 Township: 54 Range: 40  
Applicant: Joan Manso  
Zoning Board: C10  
Commission District: 10  
Drafter ID: EDUARDO CESPEDES  
Scale: NTS

**Legend**

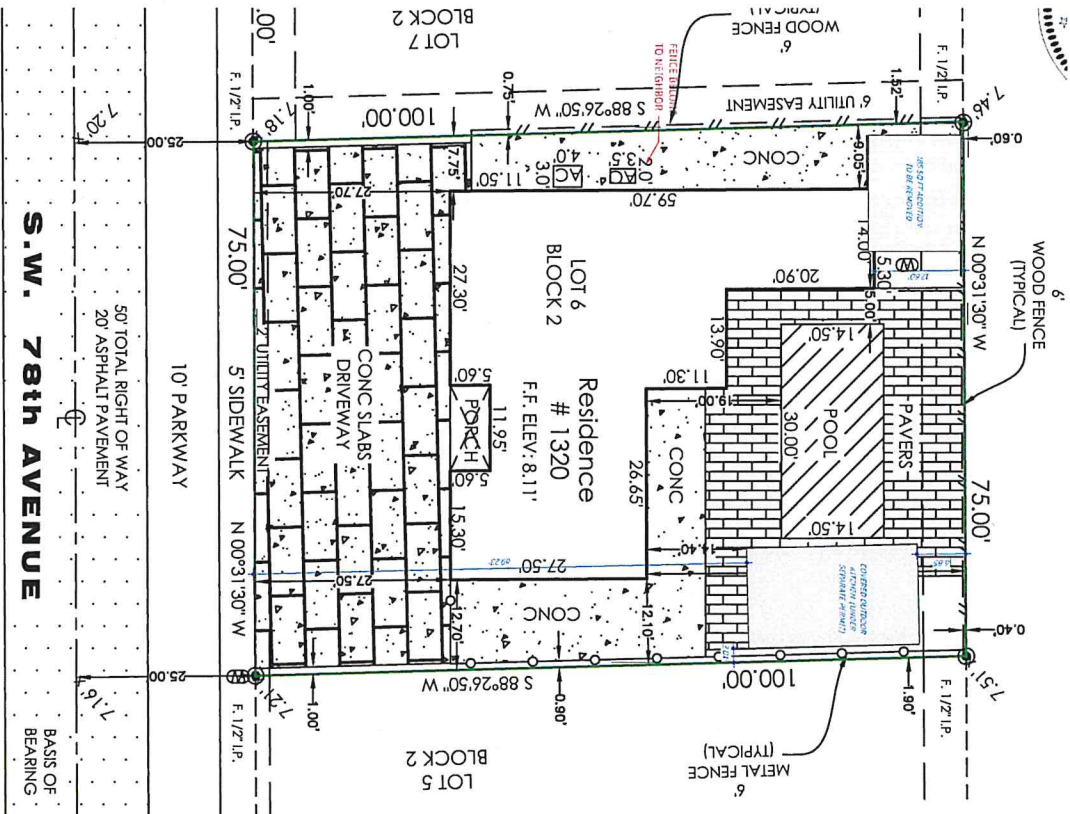
 Subject Property Case



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY

LOT INFORMATION	
Required (MIN)	Provided
LOT AREA	7,500 sq ft
FRONT SETBACK	25 FT
INTERIOR SIDE SETBACK	7.5 FT / 12.10 FT
REAR SETBACK	25 FT
LOT COVERAGE 40% MAX	3,000 SQ FT (39.01%)
ACCESSORY BUILDING	
FRONT	69.23 FT
REAR	5 FT
INTERIOR	5 FT
REAR LOT COVERAGE 30% MAX (2504 S.F.)	(30%) 751.2 S.F. (13.41%) 336.35 S.F.



1/8" = 1'-0"



**S.W. 78th Avenue**

10' PARKWAY

50' TOTAL RIGHT OF WAY  
20' ASPHALT PAVEMENT

Rev.	Description	Date
1	INITIAL	01/20/25
2	REVISION	02/03/25
3	REVISION	12/04/25
4	REVISION	12/04/25

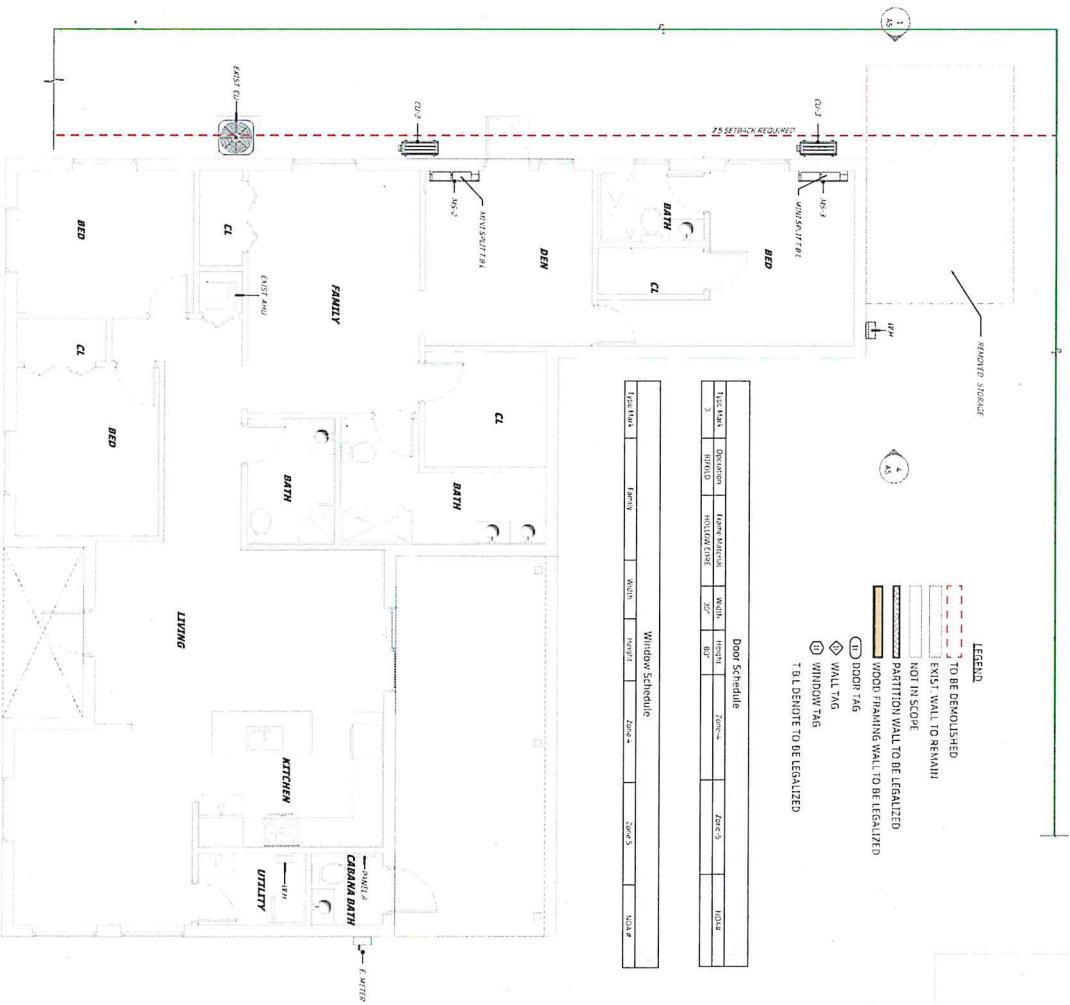
**SITE PLAN**

DWG: 1/15/26  
Project Number: 24907 VARIANCE  
Sheet: A2

Scale: 1/8" = 1'-0"  
Draw by: [Blank]  
Author: [Blank]

ZONING HEARING FOR ATTACHED &  
DETACHED STRUCTURE FOR  
JOAN J MANSO DIEGUEZ @  
1320 SW 78 AVE  
MIAMI, FL 33144

**Code Engineering**  
CALC ENGINEERING  
www.calceeng.com  
2020 NW 99th Pl. # 102  
DORAL, FL 33172  
Phone: (305) 988-9995  
Fax: (305) 988-9995  
CA CERTIFICATION: 3566  
MASONRY: HADALIFE  
LIC #R02038



EXIST. FLOOR PLAN TO BE LEGALIZED  
 1/4" = 1'-0"

Item #	Part	Material	Width	Height	Zone	Notes
1	Window	Aluminum	36"	48"	Zone-1	
2	Window	Aluminum	36"	48"	Zone-1	
3	Window	Aluminum	36"	48"	Zone-1	
4	Window	Aluminum	36"	48"	Zone-1	

Item #	Part	Material	Width	Height	Zone	Notes
1	Door	Aluminum	36"	80"	Zone-1	
2	Door	Aluminum	36"	80"	Zone-1	
3	Door	Aluminum	36"	80"	Zone-1	
4	Door	Aluminum	36"	80"	Zone-1	

- LEGEND**
- TO BE DEMOLISHED
  - EXIST. WALL TO REMAIN
  - NOT IN SCOPE
  - PARTITION WALL TO BE LEGALIZED
  - WOOD FRAMING WALL TO BE LEGALIZED
  - DOOR TAG
  - WINDOW TAG
  - WALL TAG
  - T & B DEVOTE TO BE LEGALIZED

Rev.	Description	Date
3	SLASHED SIGNATURE	5/20/21
4	SLASHED SIGNATURE	5/20/21

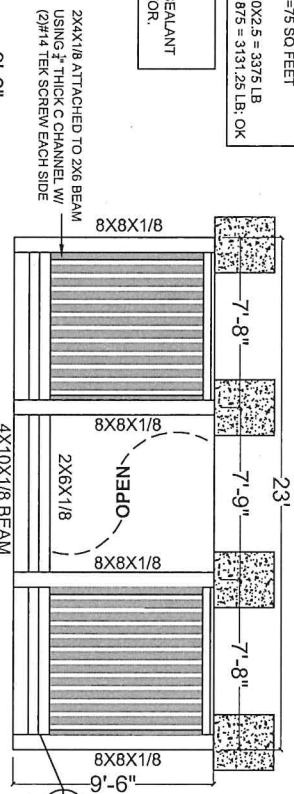
ZONING HEARING FOR ATTACHED & DETACHED STRUCTURE FOR JOAN J MANSO DIEGUEZ @  
 1320 SW 78 AVE  
 MIAMI, FL 33144

**Calc Engineering**  
 CALC ENGINEERING  
 www.calceng.com  
 2000 NW 89th Pl, # 102  
 DORAL, FL 33172  
 PHONE: (305) 988-9995  
 FAX: (305) 988-9995  
 CA CERTIFIC. NO. 12560  
 MASOND HAZJAL P.E.  
 LIC #82038

DATE: 10/29/24  
 PROJECT NUMBER: 24907 VARIANCE  
 SHEET: A3  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: Author

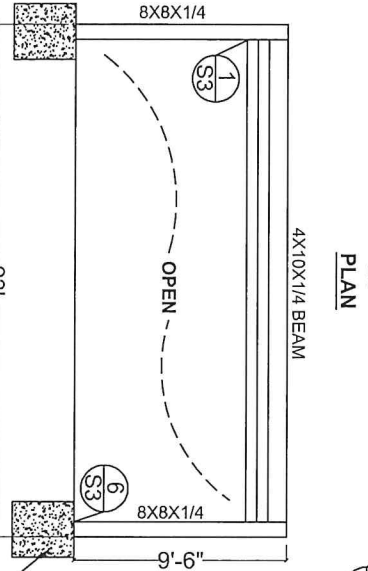
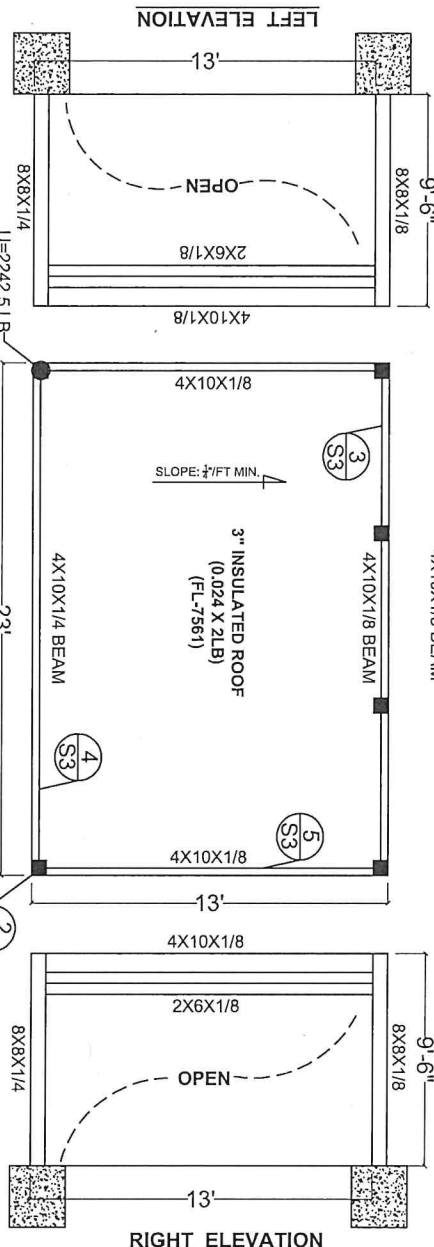
**UPLIFT CALCULATION:**  
 TRIBUTARY SIDES COLUMN AREA = 75 SQ FEET  
 WIND UPLIFT FORCE = 1875 LB  
 WEIGHT OF FOOTING = 150X3.0X3.0X2.5 = 3375 LB  
 TOTAL WEIGHT = 3375 LB - 1.67X 1.875 = 3131.25 LB. OK

**NOTE:**  
 ANY ISSUES REGARDING LEAKS, SEALANT OR DRAINAGE BY THE CONTRACTOR.



ALLOWABLE LOAD (PSF)	MAX ALLOWABLE CLEAR SPAN (FT)			
	L/80	L/120	L/180	L/240
10	19.32	18.95	18.31	17.66
20	18.11	17.66	16.96	16.06
30	16.80	16.35	14.41	12.76
40	15.49	15.05	12.46	9.85
50	14.18	13.76	10.51	7.26
60	12.87	12.46	8.57	4.67
70	11.57	11.16	6.62	2.07
80	10.26	9.86	4.67	-

**3" x 0.024 x 2 - LB EPS PANELS**  
 (ALLOWABLE CLEAR SPAN CHARTS)



**FRONT ELEVATION**

**NOTE:**  
 CONTRACTOR CAN USE BIGGER SECTIONS FOR BEAMS AND COLUMNS

**NOTE:**  
 DENOTES NEW FOOTER - S3

**FOUNDATION NOTES:**  
 NEW ISOLATED FOOTER 3.0X3.0X2.5' FOR EACH COLUMN SEE S-3 FOR MORE DETAILS

**DESIGN CALCULATION:**  
 BASIC WIND SPEED (RISK CATEGORY II) 175 MPH  
 DESIGN BASED ON CATEGORY II EXPOSURE CATEGORY: C  
 3-SEC PEAK GUST IN MPH  
 DESIGN BASED ON 6061-T6 ALUMINUM ROOF PRESSURE (SOLID): 30.0 PSF  
 DEAD LOAD: 5 PSF  
 LIVE LOAD: 20 PSF

**GENERAL NOTES:**  
 - WIND PRESSURES HAVE BEEN DETERMINED BASED ON ASCE 7-22 WIND SPEED OF 175 MPH, EXPOSURE C.  
 - THIS STRUCTURE HAS BEEN DESIGNED AND MUST BE FABRICATED IN ACCORDANCE WITH THE STRUCTURAL PROVISIONS OF FBC 2023. DESIGN CRITERIA OR SPANS BIGGER THAN STATED IN THE PLANS MAY REQUIRE ADDITIONAL CALCULATION AND CHANGE IN THE PLAN.  
 - CALC ENGINEERING SHALL BE NOTIFIED THE WORK AND GIVEN AN OPPORTUNITY TO REEVALUATE THE WORK AND DESIGN PRIOR TO ANY MANUFACTURE INFO PRIOR TO MANUFACTURE OF STRUCTURE AND MATERIALS AND FABRICATION AND INSTALLATION OF MATERIALS.  
 - NO EXTRA LOAD IS PERMITTED TO APPLY ON THE STRUCTURE AT THE TIME OF INSTALLATION.  
 - CONTRACTOR SHALL CAREFULLY CONSIDER POSSIBLE IMPOSING LOADS ON ROOF INCLUDING BUT NOT LIMITED TO ANY CONCENTRATED LOADS WHICH MAY JUSTIFY GREATER DESIGN CRITERIA.  
 - ALL FASTENERS TO BE #10 OR GREATER ASTM F593 COLD WORKED 304 STAINLESS STEEL, UNLESS NOTED OTHERWISE.  
 - ALL ANCHORS FOR ALUMINUM SHALL BE SPACED WITHIN 2 TIMES DIAMETER END DISTANCE AND 2 TIMES DIAMETER MIN SPACING TO ADJUST ANCHORS.  
 - CONTRACTOR OR OWNER MUST VERIFY SIZE OF EXISTING CONCRETE SLAB.  
 - AN EXISTING SIZE OF SLAB OR FOOTER HAS TO BE CONFIRMED BY CONTRACTOR OR OWNER

**GENERAL NOTES:**  
 - ALUMINUM SHALL BE 6061-T6 ALLOY  
 - ASTM A653 WITH MIN YIELD STRENGTH OF 45 KSI.  
 - ALL EXISTING SLABS AND FOOTING CONCRETE MUST BE WITHOUT ANY CRACK OTHERWISE NEED TO BE INSPECTED BY CALC ENGINEERING.  
 - ALL CONCRETE ANCHORS SHALL BE INSTALLED TO NON-CRACKED AND INTACT CONCRETE SURFACE.  
 - ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

**FOUNDATION NOTES:**  
 1) ALL REINFORCING STEEL TO BE GRADE 60 WITH YIELD STRENGTH 60 KSI  
 2) THE EXISTING SOIL MEETS OR EXCEEDS THE MINIMUM REQUIRED LOAD BEARING CAPACITY OF 2000 PSF.  
 3) SOIL IS MAIN COMPOSITION IS SANDY AND LIMEROCK  
 4) CONCRETE FOR FOOTING TO BE 3000 PSI MINIMUM.  
 5) FILL PLACED WITHIN 5'-0" OF THE STRUCTURE PERIMETER SHALL BE OF CLEAN GRADED SAND IN MAX 12" SPICES AND CHANGES IN DIRECTION.  
 7) CORNER BARS SHALL BE 40 BAR DIAMETERS IN EACH WAY.  
 8) MAXIMUM WATER-CEMENT RATIO BY WEIGHT TO BE 0.4.

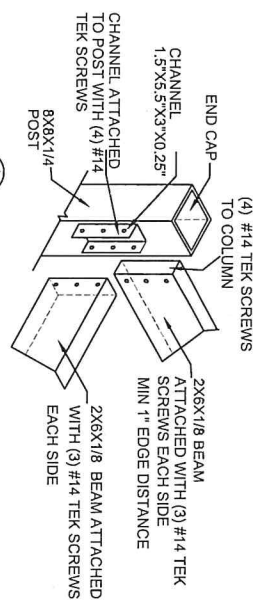
DESIGN IS BASED ON FBC 2023, 8TH EDITION

CALC ENGINEERING  
 2000 NW 89 PL UNIT 102  
 DORAL FL 33172  
 Phone: (305) 898-9995  
 ENGINEERING BUSINESS  
 CA CERTIFICATION: 32566

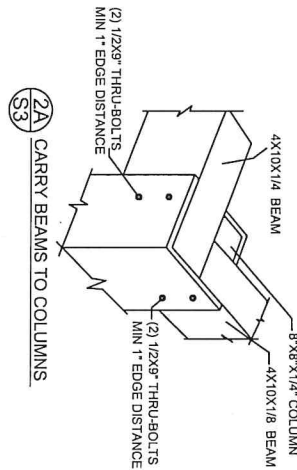


Zoning Hearing for Attached & Detached Structure For:  
 : JOAN J MANSO DIEGUEZ  
 1320 SW 78 AVE  
 MIAMI, FL 33144

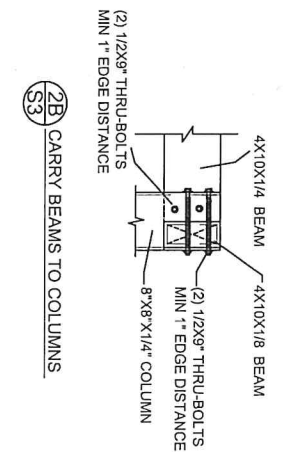
DATE: 1/12/2025  
 SCALE: N.T.S.  
 PROYECT : D-202511  
 DSN: MH  
 DRG: SV



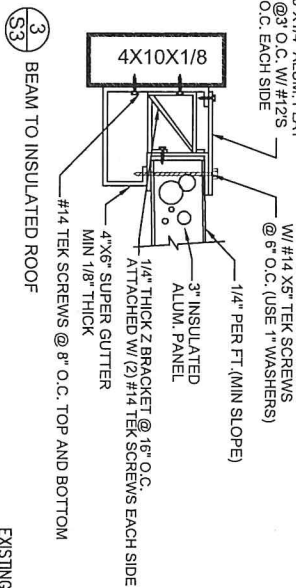
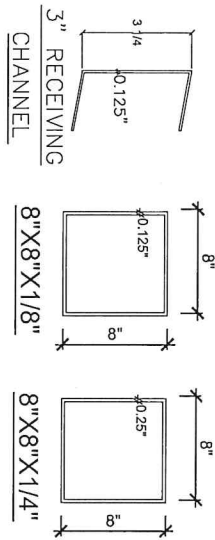
1 2X6 BEAMS TO COLUMN  
S3



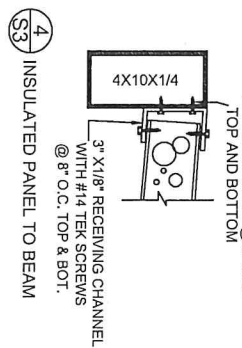
2A CARRY BEAMS TO COLUMNS  
S3



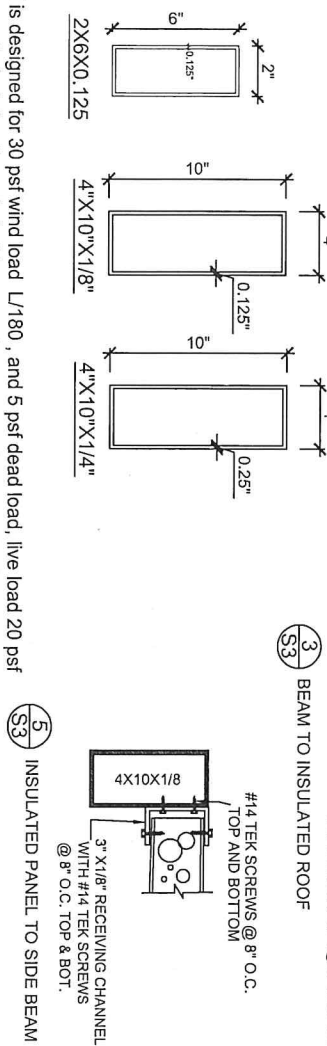
2B CARRY BEAMS TO COLUMNS  
S3



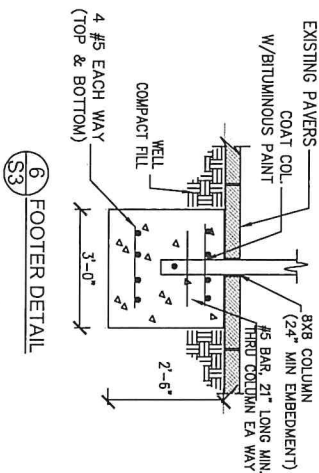
3 BEAM TO INSULATED ROOF  
S3



4 INSULATED PANEL TO BEAM  
S3



5 INSULATED PANEL TO SIDE BEAM  
S3



6 FOOTER DETAIL  
S3

- Roof is designed for 30 psf wind load, U/180, and 5 psf dead load, live load 20 psf
- All concrete (existing & new) shall have a min. compressive strength of 3,000 psi
- All concrete anchors supporting columns shall be installed at least 3" from the edge of concrete and have min. 3/4" embedment w/ min ultimate ten. strength of 60ksi
- Contractor must insulate aluminum members from dissimilar metals to prevent electrolysis
- All aluminum structural component shall be of 6061-T6 alloy and be certified to comply with all applicable specification
- Fastener must have min 1/2" head or be provided with 1/2" dia. washers min
- Bolts and all other fasteners shall be aluminum, non-magnetic stainless, & hot-dip/electro-galvanized steel/ double cadmium plated steel with coating for corrosion resistance

**SOIL STATEMENT:**  
 THE SOIL STATEMENT AT THIS SITE HAS BEEN OBSERVED BY THE ENGINEER AND CAN BE CONSIDERED TO HAVE ALLOWABLE MAXIMUM DESIGN BEARING CAPACITY OF 2000 PSF. SOIL TYPE IS SAND AND ROCKS.  
 SHOULD ANY OTHER CONDITION OR MATERIALS BE ENCOUNTERED IN THE PROCESS OF CONSTRUCTION BY CONTRACTOR, THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.

DESIGN IS BASED ON FBC 2023, 8TH EDITION

CALC ENGINEERING  
 2000 NW 89 PL UNIT 102  
 DORAL FL 33172  
 Phone: (305) 898-9995  
 ENGINEERING BUSINESS  
 CA CERTIFICATION: 32566

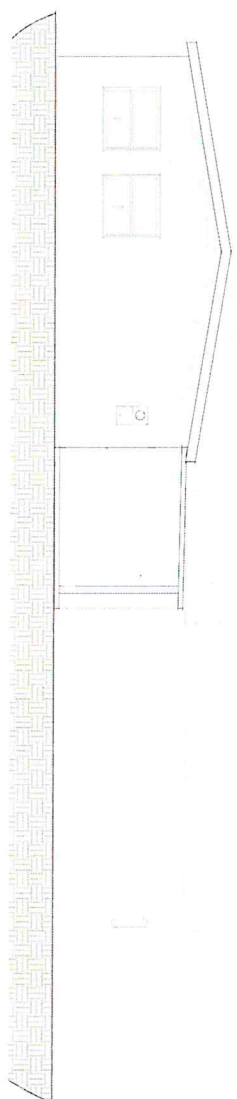


Zoning Hearing for Attached & Detached  
 Structure For :  
 JOAN J MANSO DIEGUEZ  
 1320 SW 78 AVE  
 MIAMI, FL 33144

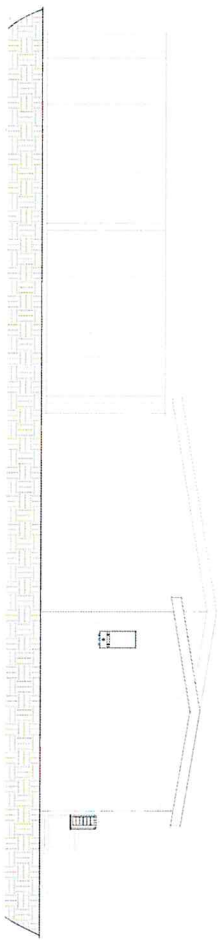
DATE: 1/12/2025  
 SCALE: N.T.S.  
 PROJECT : D-202511  
 DSN: MH  
 DRG: SV



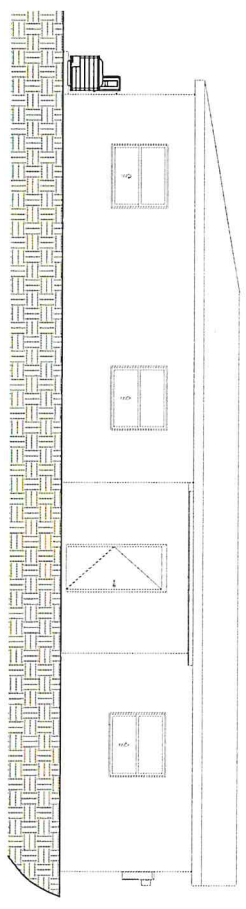
1  
1/4" = 1'-0"



4  
1/4" = 1'-0"



2  
1/4" = 1'-0"



5  
1/4" = 1'-0"

**Calb**  
Engineering  
CALC ENGINEERING  
www.calbeng.com  
2000 SW 99th Pl #102  
Doral, FL 33126  
Tel: 305-299-2999  
Fax: 305-299-2999  
ENGINEERING BUSINESS  
CX CERTIFICATION: 23566  
MASONRY DESIGNER  
LIC #82038

ZONING HEARING FOR ATTACHED &  
DETACHED STRUCTURE FOR  
JOAN J MANSO DIEGUEZ @  
1320 SW 78 AVE  
MIAMI, FL 33144

Rev.	Description	Date
3	BUILDING COMMENTS	02.03.2025
4	BUILDING COMMENTS	12.04.2025

ELEVATION &  
SECTION

Date: 11/15/25  
Project Number: 24907 VARIANCE  
Sheet: AS  
Scale: 1/4" = 1'-0"  
Drawn by: Author







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

**PH: Z25-029**

**April 14, 2026**

**Item No. 2**

<b>Recommendation Summary</b>	
<b>Commission District</b>	7
<b>Applicant</b>	Jaime Castano
<b>Summary of Requests</b>	The applicant seeks to permit an existing single-family residence, and a detached structure (used as a den, for storage and with a restroom) located towards the rear of the subject property to be used as one single-family residence. Additionally, the applicant seeks to permit the existing detached structure to setback less than required from property lines.
<b>Location</b>	6480 SW 82 Street, Miami-Dade County, Florida.
<b>Property Size</b>	0.24 Acre
<b>Existing Zoning</b>	RU-1, Single-Family Residential District, 7,500 sq. ft.
<b>Existing Land Use</b>	Single-family residence
<b>2030-2040 CDMP Land Use Designation</b>	Medium Density Residential, 13 to 25 dua (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(3) Special Exception, Unusual Use and New Uses, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) UNUSUAL USE to permit a complex of buildings to be used as a single-family residence.
- (2) NON-USE VARIANCE of setback requirements to permit the rear structure to setback a minimum of 5'-7" (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (south) property line and to setback a minimum of 5' (7'-6" 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 "Castaño Residence", as prepared by Design Consultant Group of South Florida II, dated stamped received 12/8/2025 consisting of a total of 3 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND HISTORY:**

In May 2024, pursuant to Administrative Adjustment #V2023000189, the subject property was approved for an existing detached structure containing a utility room and porch to setback 5' (7'-6" required) from interior side (west) property line. The applicant now proposes to renovate the structure by enclosing the porch area and converting a portion of the storage area into a full restroom. This change in the use triggers stricter setback requirements, thereby necessitating that any related approvals be considered at a public hearing.

As part of this request, the applicant seeks approval to permit a complex of buildings to be used as one single-family residence on the property and to permit the proposed rear building to setback less than required by Code from the rear (south) and interior side (west) property lines (requests #1 and #2). The site plan shows an existing 2,423 sq. ft. principal residence located at the front

of the property and a proposed 263 sq. ft. detached building at the rear, which encroaches into the required rear (south) and interior side (west) setback areas of the 0.24-acre subject property.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)
<b>North</b>	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)
<b>South</b>	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)
<b>East</b>	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)
<b>West</b>	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is a 0.24-acre, RU-1 zoned interior lot, located at 6480 SW 82 Street, Miami-Dade County, Florida. The property is surrounded by existing single-family residences to the east, north, west and south, which are also developed under the RU-1 District regulations.

**SUMMARY OF THE IMPACTS:**

Approval of the requests in this application would allow the applicant to maintain an existing principal building in the front and a proposed detached habitable building at the rear of the property, both of which constitute a complex of two buildings to be used as one single-family residence and would allow the rear building to setback less than required from the rear and interior side property lines. Staff opines that approval of the encroachment may have a visual impact on the adjacent properties, though the impact would be mitigated by the existing 5’ high chain link fence and landscaping along the rear and interior side property lines. 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 subject property is designated as **Medium Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* The applicant seeks to permit a complex of buildings to be used as one single-family residence (request #1), which, as a use, is **consistent** with the CDMP land use interpretative text for Medium Density Residential Communities. The applicant also seeks to permit a non-use variance of setbacks for the rear building from the rear (south) and interior side (west) property lines (request #2). Since the applicant is not requesting additional dwelling units or changing the single-family detached use, approval with the condition that the applicant submits a declaration of use restricting the use of the subject property only to a single-family residence would be **consistent** with the density threshold of the Medium Density Residential Communities map of the CDMP LUP map designation.

**ZONING ANALYSIS:**

The applicant seeks to permit a complex of buildings in the rear of the lot to be used as a single-family residence (request #1) and to permit the rear structure to setback a minimum of 5'-7" (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (south) property line and to setback a minimum of 5' (7'-6" required) from the interior side (west) property line (request #2). When the aforementioned request #1 to permit a complex of buildings, consisting of an existing principal building and a proposed rear building, to be used as a single-family residence is analyzed under Section 33-311(A)(3), Special Exception, Unusual Use and New Uses, staff opines that approval of same will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and for the reasons stated below would be **compatible** with same. Staff notes that due to the design of the single-family residence, it is subject to Section 33-13 of the Code, which states that: *a complex of buildings used or intended to be used as one (1) private home and residence containing the usual sleeping quarters, cooking, living, sanitary, ventilating, lighting and heating facilities where there is but one (1) kitchen and dining facility, both contained in the same building, although other residential rooms may be in separate buildings but so planned and situated as to be used only as a residence by one (1) family and not as separate rental units, may be permitted if approved after public hearing.*

The submitted plans depict an existing 2,423-square-foot principal residential building located toward the front of the property and a proposed 263-square-foot detached structure located at the rear. The proposed rear building consists of a den, storage room, and full restroom. As previously mentioned, this structure originally functioned as a detached utility room with an open porch and met all Code requirements except for the interior side (west) setback, which was previously approved through an Administrative Adjustment #V2023000189. The current renovation proposal involves converting a portion of utility storage into a full restroom and enclosing the porch area to create a habitable room. Under the applicable zoning regulations, the enclosure and resulting change in use reclassify the improvements on the site as a "complex of buildings." This reclassification triggers the need for the unusual use and non-use variances requests. Although the applicant states that the structure is for the family's use that includes a den, storage and full restroom facilities setup, staff opines that the floor plan for the rear structure could easily be converted by future owners into a separate rental unit, resulting in a possibility for a multi-family development on the site, which is not a permitted use in the RU-1, Single-Family Residential District. However, staff notes that the use of the rear structure by members of the same family as additional spaces, including a den, storage and full restroom to the structure encompasses the request for a complex of buildings to be used as a single-family residence. Further, staff notes that the existing buildings on the property are buffered by an existing 5' high chain link fence located along the rear (south) and interior side (west) property lines in addition to the existing hedges and landscaping trees, which staff opines minimizes any visual impacts the proposed rear building would have on the adjacent properties. Therefore, staff recommends as a condition for approval that the applicant provides a Declaration of Use that would restrict the property to single-family use only. Staff's research found no similar approvals in the area to permit a complex of buildings to be used as a single-family residence with similar encroachments into the rear and interior side setback area.

Furthermore, staff notes that 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 additional vehicle trips. The RER - Environmental Code Coordination and Public Hearing Section memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection and that it meets all applicable standards for an initial development order. Additionally, the memorandum from Miami-

Dade Water and Sewer Department indicates that the complex of buildings to be used as a single-family residence will have no net increase to the water demand in the area. Staff notes also that the County's Fire Rescue Department in their memorandum has no objections to this request, and staff opines that approval of this request would not create a fire hazard on the subject site. Further, staff opines that approval of said request will not result in, among other things, excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people, when considering the necessity for and reasonableness of the applied for exception in relation to the present and future development of the area and the compatibility of the applied for exception with the area and its development. **As such, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

When request #2, to permit the proposed structure in the rear of the lot to setback a minimum of 5'-7" (15' required for 50% of the lineal footage of the width of the house and 25' required for the balance of the house) from the rear (south) property line and to setback a minimum of 5' (7'-6" required) from the interior side (west) property line is analyzed under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards, staff has no objections to the request and opines that the approval of the requested setbacks with conditions would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

As stated earlier, staff's research found no similar approvals in the area to permit a complex of buildings to be used as a single-family residence with similar encroachments into the rear and interior side setback areas. However, staff notes that the requested encroachments into the rear and interior side setback areas by the detached rear building is not excessive use or overutilization of the lot and is a variance that would have minimal negative visual impacts on the adjacent properties. Staff opines that the architectural style and scale of the existing detached structure is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties. Furthermore, as aforementioned, the rear structure will be adequately mitigated by the existing landscaping trees and a 5' high chain link fence and hedges along the rear and interior sides property lines, which, staff opines, will buffer any visual intrusion of the encroachments on the neighboring properties, especially to the parcels to the rear (south) and interior side (west) of the subject property. Staff recommends as another condition for approval that the existing 5' high chain link fence and hedges along the rear (south) property line and along the interior sides (west and east) property lines be maintained, and that if the said 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.

Based on the aforementioned analysis, staff opines that the proposed rear structure that results in the request for the complex of buildings is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on adjacent residences, and that approval with conditions of the requested setbacks for the rear structure would be **compatible** with the surrounding area. **Staff recommends approval with conditions of request #2 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 "Castaño Residence" as prepared by Design Consultant Group of South Florida II, dated stamped received 12/8/2025 consisting of 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, except as may be otherwise be required by Code.
3. That the use be established and maintained in accordance with the approved plan.
4. That the existing 5' high chain link fence and hedges along the rear (south) property line and along the interior sides (west and east) property lines be maintained, and that if the chain link fence and hedges 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 submits a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

ES:JB:EA:VM

*Eric Silva*

---

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

# ZONING RECOMMENDATION ADDENDUM

Jaime Castano  
(PH: Z25-029)

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Environmental Code Coordination and Public Hearings (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Fire Rescue Department (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Office of Historic Preservation (OHP)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<b>Medium Density Residential (Pg. I-30)</b>	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
--	---

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-13(ii)</b>	<i>Residential complex. A complex of buildings used or intended to be used as one (1) private home and residence containing the usual sleeping quarters, cooking, living, sanitary, ventilating, lighting and heating facilities where there is but one (1) kitchen and dining facility, both contained in the same building, although other residential rooms may be in separate buildings but so planned and situated as to be used only as a residence by one (1) family and not as separate rental units, may be permitted if approved after public hearing; and if so approved, an exception may be granted to the requirements for the spacing between the buildings of the complex, and to the setbacks from the property lines where the same abuts a waterway, body of water, park, playground, golf course, railroad right-of-way and similar open spaces.</i>																																																																						
<b>33-49</b>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>District</th> <th>Families</th> <th>Min. Width</th> <th>Min. Lot Area (Sq. Ft.)</th> <th>Max. Lot Coverage (% of Lot Area)</th> <th>Min. Bldg. Size (Cu. Ft.)</th> </tr> </thead> <tbody> <tr> <td>District</td> <td>Families</td> <td>Min. Width</td> <td>Min. Lot Area (Sq. Ft.)</td> <td>Max. Lot Coverage (% of Lot Area)</td> <td>Min Bldg. Size (Cu Ft)</td> </tr> <tr> <td rowspan="2">RU-1</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>40%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,000</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(a)</td> <td>1</td> <td>50'</td> <td>5,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td>RU-1M(b)</td> <td>1</td> <td>60'</td> <td>6,000</td> <td>45%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">RU-1Z</td> <td rowspan="2">1</td> <td>New sub.-45'</td> <td rowspan="2">4,500</td> <td rowspan="2">50%</td> <td>8,500</td> </tr> <tr> <td>Old sub.*</td> <td></td> </tr> <tr> <td rowspan="6">RU-2</td> <td rowspan="2">1</td> <td>New sub.-75'</td> <td>7,500</td> <td>35%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-None</td> <td>3,750</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td rowspan="2">2 singles</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500 front res. 5,000 rear res.</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500 front res. 3,000 rear res.</td> </tr> <tr> <td rowspan="2">duplex</td> <td>New sub.-75'</td> <td>7,500</td> <td>30%</td> <td>8,500</td> </tr> <tr> <td>Old sub.-50'</td> <td>5,550</td> <td>30%</td> <td>8,500</td> </tr> </tbody> </table>	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	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	RU-1Z	1	New sub.-45'	4,500	50%	8,500	Old sub.*		RU-2	1	New sub.-75'	7,500	35%	8,500	Old sub.-None	3,750	30%	8,500	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
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																																																																		
		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																																																																		
RU-1Z	1	New sub.-45'	4,500	50%	8,500																																																																		
		Old sub.*																																																																					
RU-2	1	New sub.-75'	7,500	35%	8,500																																																																		
		Old sub.-None	3,750	30%	8,500																																																																		
	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																																																																		
<b>Section 33-50</b>	<i>The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:</i>																																																																						

District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)
RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15
Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.
Canopy carport	5	5	—	2	5
RU-2: One				- same as RU-1 res. -	
Two singles: Front				- same as RU-1 res. -	
Rear				- same as RU-1 acc. bldg. -	
Duplex				- same as RU-1 res. -	
Acc. bldg.				- same as RU-1 acc. bldg. -	
Canopy carport	5	5	—	2	5
<b>33-311(A)(3) Special Exceptions, Unusual and New Uses</b>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development. For purposes of public hearing, a site plan shall be considered one (1) special exception, and upon approval of a site plan by the Community Zoning Appeals Board and/or the Board of County Commissioners, all non-use variances incorporated within and reflected upon the site plan shall be considered a part thereof, and official approval of the site plan shall constitute approval of all such non-use variances, unless otherwise so moved by the approving board.</i></p>				
<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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>				

***Building and Neighborhood Compliance***

**ENFORCEMENT HISTORY**

JAIME CASTANO

6480 SW 82 ST  
MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

Pending

Z2025000029

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-4036-004-0230**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

September 8, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases in BSS.

**VIOLATOR:**

JAIME CASTANO

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** April 1, 2026

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

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

**Subject:** Z2025000029-2<sup>nd</sup> Review  
Jaime Castano  
6480 SW 82 Street  
Existing SFR requesting to remodel existing rear structure to add  
bathroom, storage, and office space.  
(RU-1) (0.24 Acres)  
36-54-40

---

The Departments of RER and 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 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 structure to be remodeled is 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**

#### Stormwater Management

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

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Castano Residence" prepared by Melanio Julian Chiu, R.A., and dated as received by Miami-Dade County on April 03, 2025, was submitted with the subject application and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

### **Conditions of Approval: None**

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** October 14, 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 - Castano Residence  
Application No. Z2025000029 - (Revision No. 2)

*Maria Valdes*

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

Application Name: Castano Residence

Location: The proposed project is located at 6480 SW 82<sup>nd</sup> Street, with Folio No. 30-4036-004-0230, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to remodel an existing detached structure of approximately 264 square feet, and convert it to have a Den, a storage area, and a full bathroom. Said structure is located at the rear of the existing 2,423 square feet single-family residence, as per floor and site plan submitted.

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

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

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


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

# Memorandum



Date: May 16, 2025

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

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

Subject: Z2025000029  
Name: Jaime Castano  
Location: 6480 SW 82 Street  
Section 36 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 7, Block 2, Plat Book 48, Page 82.

This application does not generate any additional vehicle trips

#### Standard Conditions:

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

# Memorandum



**Date:** October 01, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000029

---

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 9/23/2025. 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](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** April 16, 2025

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

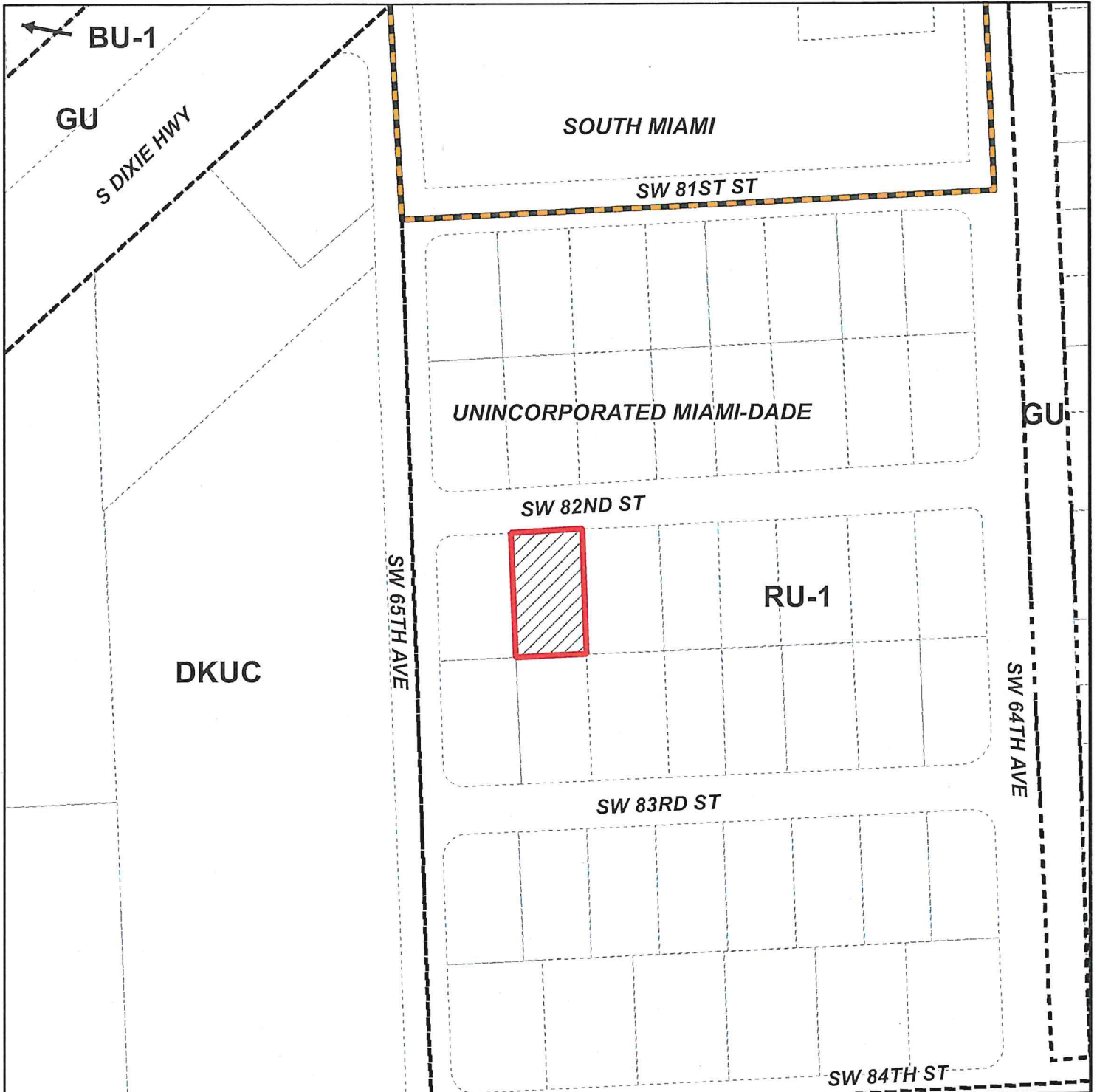
**From:** Sarah Cody, Historic Preservation Chief  
Department of Regulatory and Economic Resources

**Subject:** Zoning Review Z2025 - 000029 JAIME CASTANO

---

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](mailto:sarah.cody@miamidade.gov).





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000029**

Section: 36 Township: 54 Range: 40  
 Applicant: Jaime A Castano  
 Zoning Board: C10  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

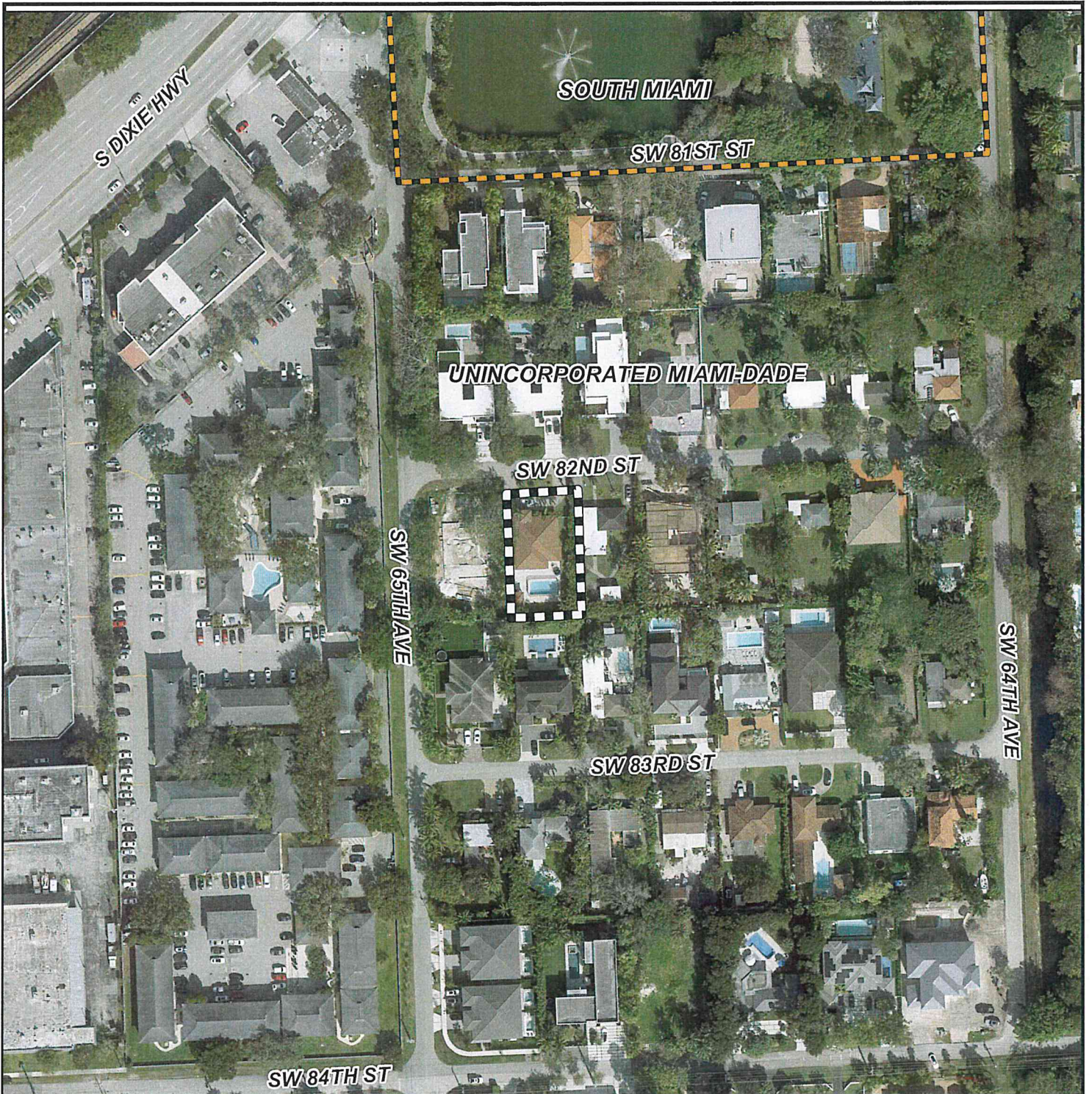
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, April 7, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000029**

**Legend**  
 Subject Property  
 Municipalities

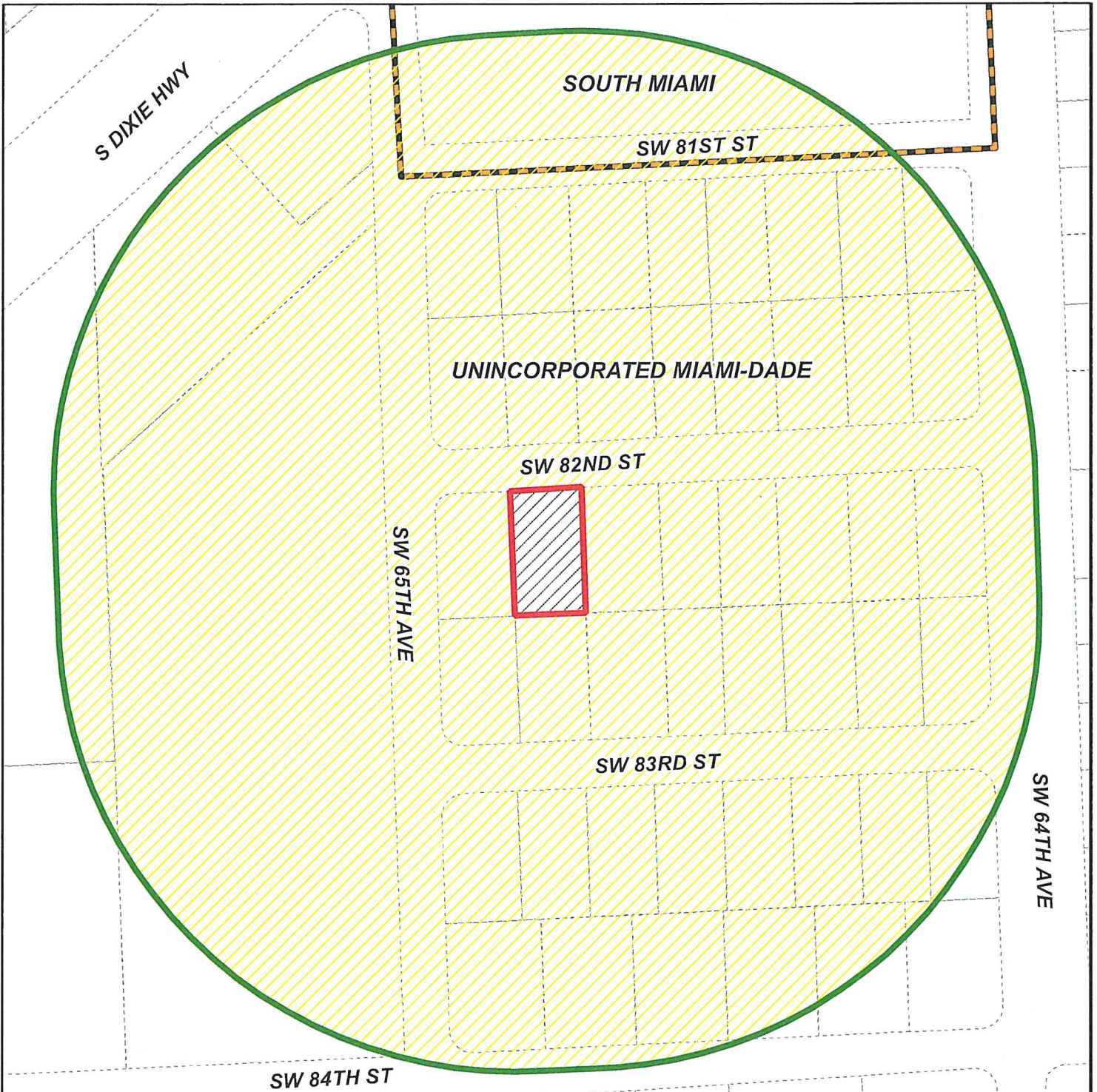


Section: 36 Township: 54 Range: 40  
 Applicant: Jaime A Castano  
 Zoning Board: C10  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, April 7, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 36 Township: 54 Range: 40  
 Applicant: Jaime A Castano  
 Zoning Board: C10  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000029**  
 RADIUS: 500

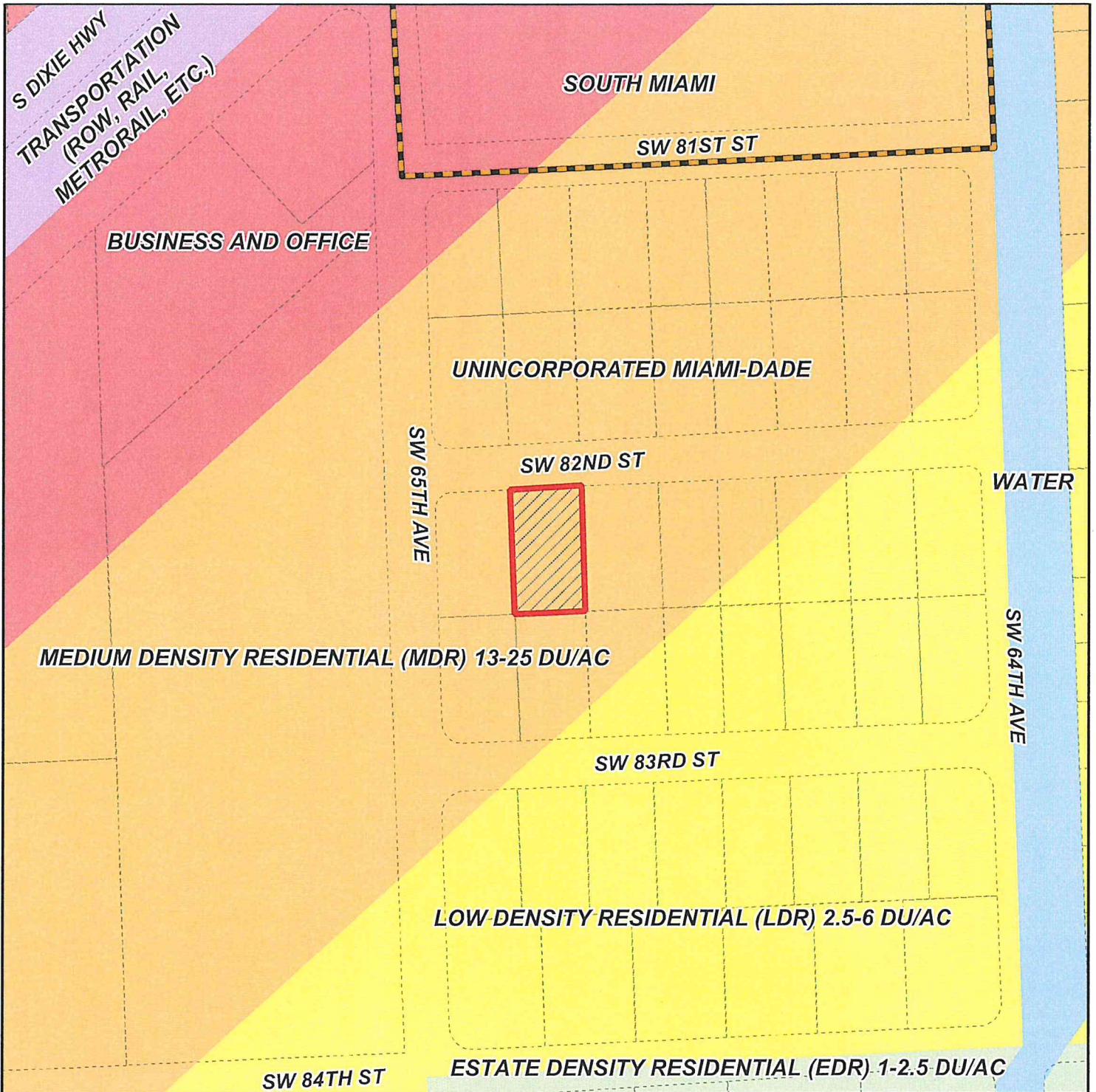
**Legend**

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Monday, April 7, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2025000029**

Section: 36 Township: 54 Range: 40  
 Applicant: Jaime A Castano  
 Zoning Board: C10  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

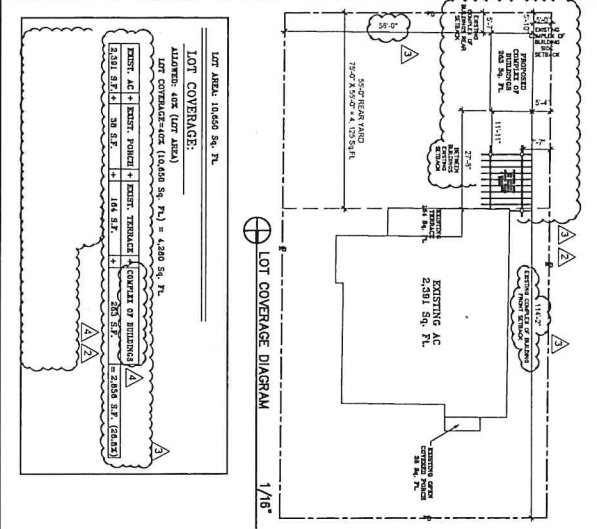
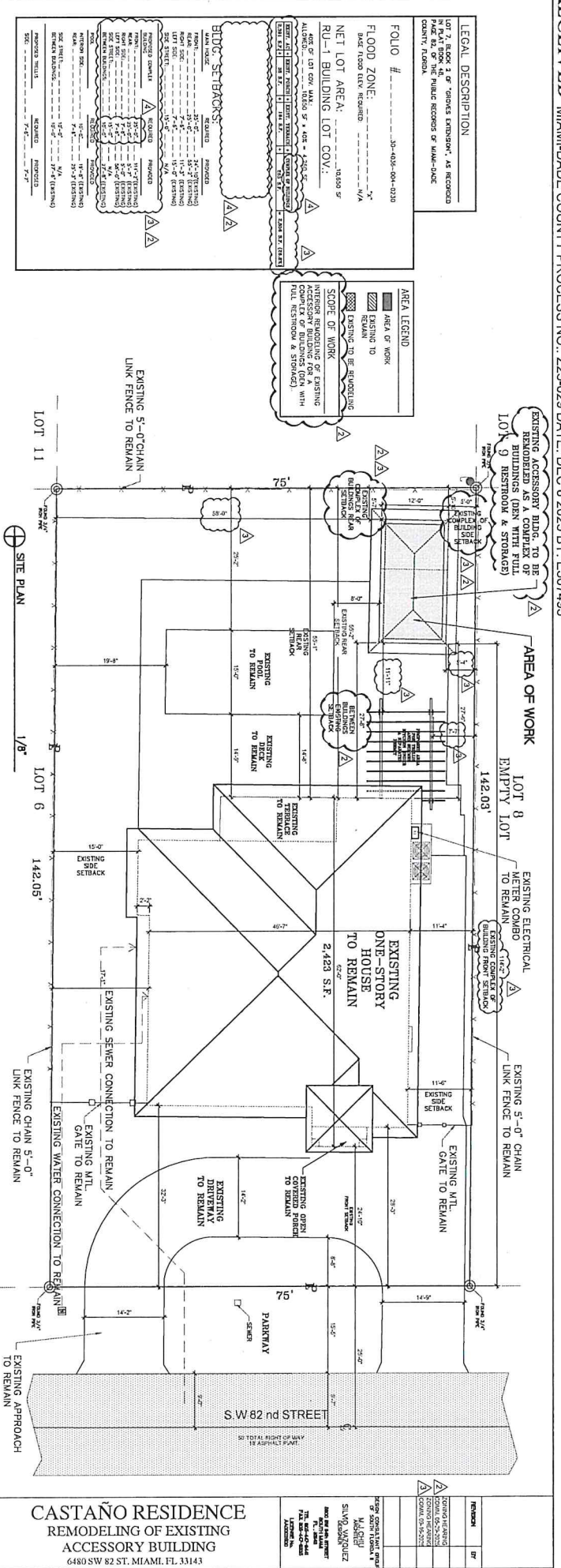
**Legend**

 Subject Property Case



SKETCH CREATED ON: Monday, April 7, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
 Department of Regulatory and Economic Resources  
 111 NW 41 Street  
 Miami, Florida 33128  
 1-305-375-2800

**Memorandum**

**DATE:** May 17, 2024  
**TO:** Eric Sina, AICP, Assistant Director  
 Department of Regulatory and Economic Resources  
**FROM:** Jose Rivera, Supervisor  
 Zoning Evaluation Supervisor  
**SUBJECT:** RE: Jaime A Castano  
 6480 SW 82 ST  
 V2323000189  
 TRS: 54-40-36 FOLIO #: 304030040220

Dear Jaime Castano:  
 This department has processed the above referenced Administrative Adjustment application. Attached is a copy of the report from staff of your application accepted by the Director, which was APPROVED SUBJECT TO THE CONDITIONS.  
 The legal advertisement of your request was published in the Daily Business Review on May 28, 2024.  
 The deadline for receipt of appeals from an approved property owner is June 10, 2024. Your administrative adjustment will become final the following day and you or your contractor may then apply for a permit.  
 Sincerely,  
*Jose Rivera*  
 Zoning Evaluation Supervisor

**RECOMMENDATION:**  
 Based upon the review of the plans for the existing detached gas utility and porch, I find the following conditions:

- That the administrative adjustment will be in harmony with the general appearance and character of the subject block face and the block face across the street from the subject property and will not result in a significant diminution of the value of the adjacent property.
- That the administrative adjustment will not be detrimental to the public welfare in that it will not have a substantial negative impact on public safety due to unsafe traffic movement, neighborhood pedestrian-vehicle conflicts, or neighborhood risk to fire.
- That the existing detached gas utility and porch is designed and arranged in a manner that does not create materially greater adverse privacy impacts on adjacent residences than that permitted by the underlying district regulations.

I therefore recommend your approval with a condition(s) of the request for an administrative adjustment(s).

**CONDITIONS:**  
 1. That the existing 5' high chain link fence with hedges along the side (west) property line be replaced with a 6' high solid, opaque fence, or chain link fence with a hedge 2' 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(b) of the County Code.

**DIRECTOR'S DECISION**  
 Approved as requested.  
 Approved subject to the condition(s) listed above.  
 Denied.

*Eric Sina*  
 Eric Sina, AICP, Assistant Director  
 Department of Regulatory and Economic Resources

**DESIGN CONSULTANT GROUP OF SOUTH FLORIDA II**  
 800 BY 84th STREET, SOUTH MIAMI FL 33143  
 Tel (305) 467-9441 Fax 467-9335  
 LICENSE NO. AA0200252

**DATE:** 05/17/24  
**SCALE:** AS SHOWN  
**DRAWN:** FJA  
**CHECKED:** M  
**DATE:** 05/17/24  
**SCALE:** AS SHOWN  
**DRAWN:** FJA  
**CHECKED:** M  
**DATE:** 05/17/24  
**SCALE:** AS SHOWN  
**DRAWN:** FJA  
**CHECKED:** M

REVISION	BY
1	ERIC SINA
2	ERIC SINA
3	ERIC SINA
4	ERIC SINA
5	ERIC SINA
6	ERIC SINA
7	ERIC SINA
8	ERIC SINA
9	ERIC SINA
10	ERIC SINA
11	ERIC SINA
12	ERIC SINA
13	ERIC SINA
14	ERIC SINA
15	ERIC SINA
16	ERIC SINA
17	ERIC SINA
18	ERIC SINA
19	ERIC SINA
20	ERIC SINA
21	ERIC SINA
22	ERIC SINA
23	ERIC SINA
24	ERIC SINA
25	ERIC SINA
26	ERIC SINA
27	ERIC SINA
28	ERIC SINA
29	ERIC SINA
30	ERIC SINA
31	ERIC SINA
32	ERIC SINA
33	ERIC SINA
34	ERIC SINA
35	ERIC SINA
36	ERIC SINA
37	ERIC SINA
38	ERIC SINA
39	ERIC SINA
40	ERIC SINA
41	ERIC SINA
42	ERIC SINA
43	ERIC SINA
44	ERIC SINA
45	ERIC SINA
46	ERIC SINA
47	ERIC SINA
48	ERIC SINA
49	ERIC SINA
50	ERIC SINA

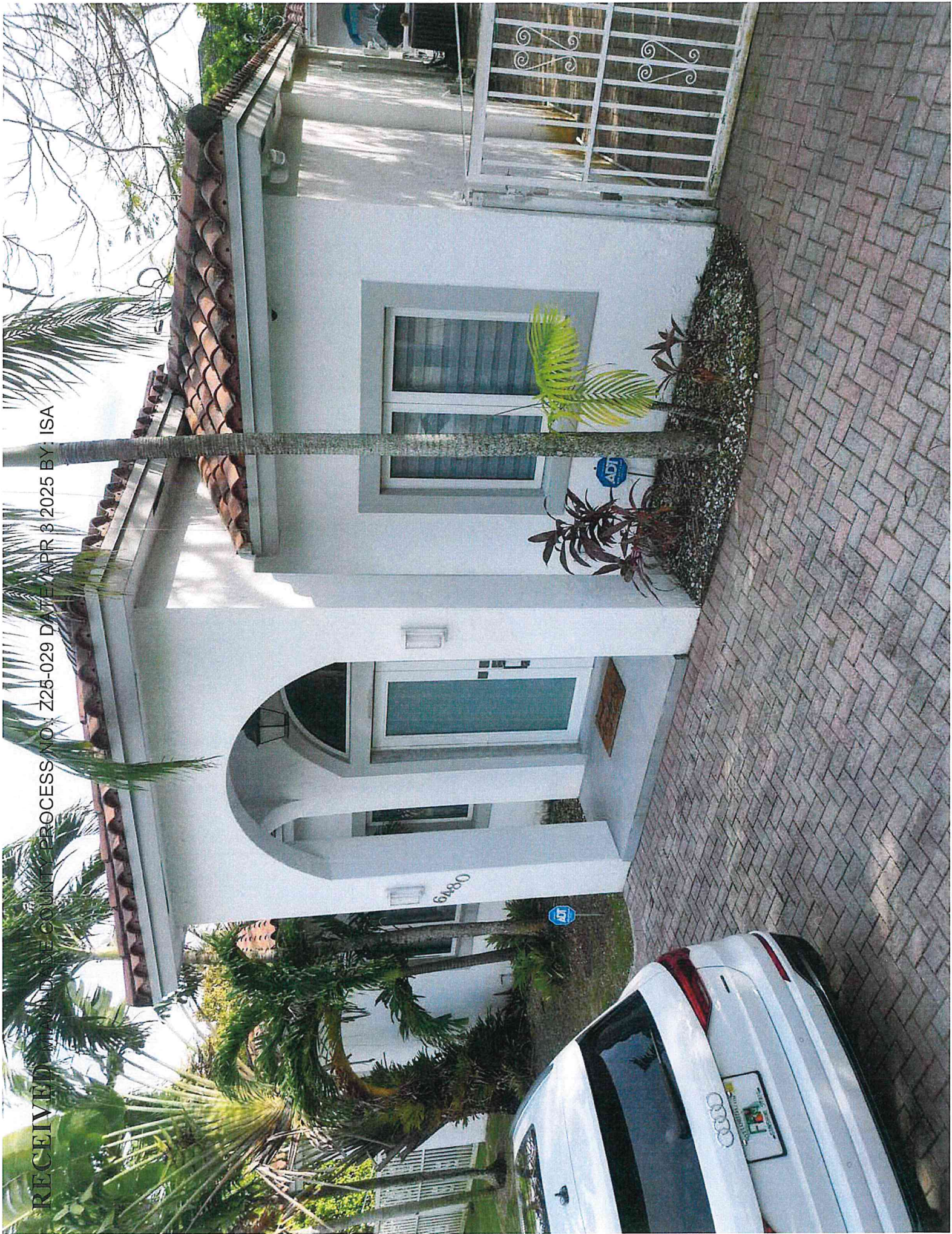




**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-029 DATE: APR 3 2025 BY: ISA



RECEIVED BY: DANE COUNTY PROCESS NO: Z25-029 DATE: APR 3 2025 BY: ISA



0849

ADT

ADT

Audi  
FL  
123456789

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-029 DATE: APR 3 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-079 DATE: APR 3 2025 BY: ISA

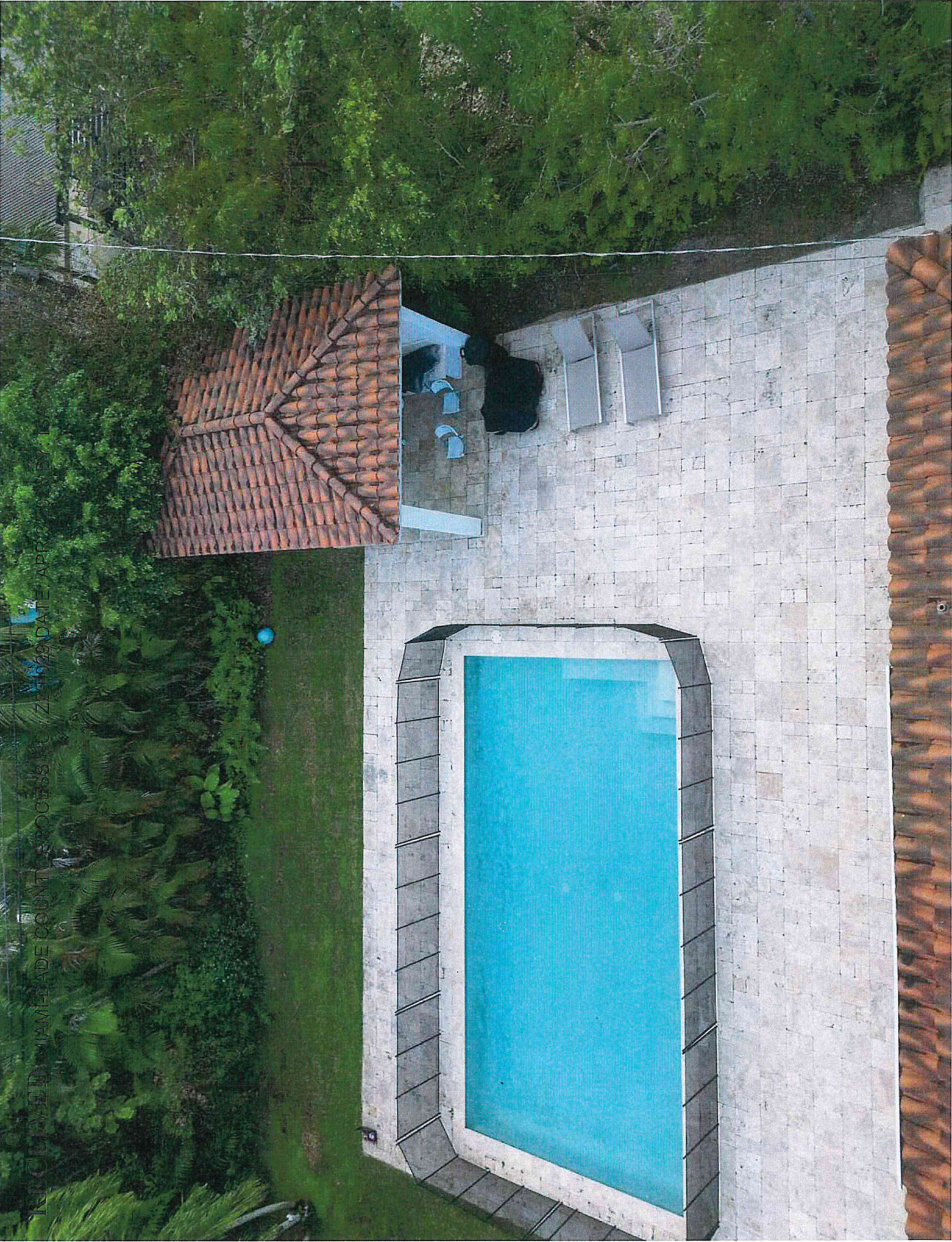


**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-029 DATE: APR 3 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESSING NO. Z25-0236 RATE APR 3 2025 BY ISA





REC'D BY: J. D. MIAMI BEACH COUNTY PROCESSING CENTER DATE: APR 27 2015

RECEIVED: MIAMI-DADE COUNTY PROCESS NO. Z25-020 DATE 7/11/11





RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-029 DATE: APR 3 2025

RECEIVED MIAMI-DADE COUNTY PROCESSING NO. Z26-029 DATE APR 3 2025 BY ISA



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

**PH: Z25-039**

**April 14, 2026**

Item No. 3

<b>Recommendation Summary</b>	
<b>Commission District</b>	10
<b>Applicant</b>	Maykel Triana
<b>Summary of Requests</b>	The applicant seeks to permit existing additions to a single-family residence to setback less than required from the rear and interior side property lines, and to permit a detached decorative fountain with a greater coverage area than allowed by code.
<b>Location</b>	10305 SW 41 Terrace, Miami-Dade County, Florida.
<b>Property Size</b>	0.19 Acre
<b>Existing Zoning</b>	RU-1, Single-Family Residential District
<b>Existing Land Use</b>	Single-family residence
<b>2030-2040 CDMP Land Use Designation</b>	Low Density Residential, 2.5 to 6 duu <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit existing additions to a single-family residence to setback a minimum of 2.2' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (north) and to setback 2.4' (7.5' required) from the interior side (west) property lines.
- (2) NON-USE VARIANCE to permit an existing decorative fountain within the front (south) property line, with 115 square feet in area (50 square feet in area maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing to Legalize Rear Terrace, Structure Addition and Garden Fountain" prepared by TS Lidia Y. Duardo Guerra P.E., Sheet A-1 dated stamped received 9/19/2025, and sheet A-0 dated stamped received 12/22/2025, for a total of 2 sheets. Plans may be modified at public hearing.

**PROJECT HISTORY AND DESCRIPTION:**

The submitted plans depict an existing one (1)-story, 2,010 square-foot single-family residence located on a 0.19-acre corner lot. The applicant seeks approval to permit existing additions encroaching toward the rear (north) and interior side (west) property lines. The additions are setback a minimum of 2.2 feet from the rear property line, where 15 feet is required for 50 percent of the lineal footage of the entire width of the residence and 25 feet is required for the remaining portion, and 2.4 feet from the interior side property line, where 7.5 feet is required (request #1). The applicant also seeks to permit an existing detached decorative fountain within the front (south)

setback area, measuring approximately 115 square feet, where a maximum of 50 square feet is permitted (request #2).

The submitted plans, photographs, and the County’s Geographic Information System (GIS) aerial imagery indicate an existing six (6)-foot-high metal fence along the rear (north), side street (east), and interior side (west) property lines, and a five (5)-foot-high metal fence along the front (south) property line.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>North</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>West</b>	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 situated on an 8,308 square-foot corner lot zoned RU-1, Single-Family Residential District, located at 10305 SW 41 Terrace. The surrounding area is characterized by existing single-family residences developed under the same RU-1, Single-Family Residential District regulations.

**SUMMARY OF THE IMPACTS:**

Approval of this application will permit the existing additions and decorative fountain to remain on the property. Staff opines that since the rear yard area is enclosed with an existing 6’ metal fence located along the rear (north), side street (east) and interior side (west) property lines and a 5’ metal fence along the front (south) property line of the subject property, any visual impact that the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated. 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 0.19-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 sought in the application legalizing the existing additions and decorative fountain 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** designation of the CDMP LUP map.

### **ZONING ANALYSIS:**

When the requests to permit the existing additions are to setback a minimum of 2.2' (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance) from the rear (north) and to setback 2.4' from the interior side (west) property lines (7.5' required) (request #1), and to permit the existing decorative fountain within the front (south) property line, with 115 square feet in area (50 square feet in area 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 plans submitted in conjunction with this application depict the existing single-family residence with additions towards the rear and interior side and an existing decorative fountain located in the front, of the subject property. The applicant seeks approval for the existing additions which are located closer to the rear and interior side property lines, and the existing decorative fountain with a greater area than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the 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 (north), the side street (east) and the interior side (west) property lines and a 5' metal fence along the front (south) property line of the subject property which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north, west and east of the subject property. Staff recommends as a condition for approval that the said existing 6' metal fence located along the rear (north), the side street and interior side (west) property lines and a 5' metal fence along the front (south) property lines of the subject property be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's review of the surrounding area identified similar approvals. For example, the property located at 10305 SW 40 Terrace, approximately three blocks north of the subject property, was approved under Administrative Process No. V1999000098 for a minor front setback reduction, along with additional Non-Use Variances to permit reduced side street and rear setbacks and increased lot coverage. Additionally, pursuant to Resolution No. CZAB10-21-18, a Non-Use Variance was approved to permit an existing terrace addition to setback a minimum of 14.42' (25' required) from the rear (east) property line and 4.25' (7.5' required) from the interior side (south)

property line, resulting in lot coverage of 37% (35% permitted), as well as to permit Storage Building #1 to setback 2.8' (5' required) from the rear (east) property line and 3' (7.5' required) from the interior side (north) property line, with a separation of 1.33' (10' required) from the existing terrace addition, and to permit Storage Building #2 to setback 1.8' (5' required) from the rear (east) property line and 1.75' (7.5' required) from the interior side (south) property line.

Furthermore, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management 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 indicate no objections. Furthermore, staff opines that the architectural style and scale of the existing additions and the existing decorative fountain 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 Rear Terrace, Structure Addition and Garden Fountain" prepared by TS Lidia Y. Duardo Guerra P.E., Sheet A-1 dated stamped received 9/19/2025, and sheet A-0 dated stamped received 12/22/2025, for a total of 2 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 6' metal fence located along the rear (north), side street (east) and interior side (west) property lines and a 5' metal fence along the front (south) property lines of the subject property be maintained as a visual buffer, and that if either fence 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:EA:JH

*Eric Silva*

---

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

## ZONING RECOMMENDATION ADDENDUM

Maykel Triana  
PH: Z25-039

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
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

<b>Low Density Residential (Pg. I-31)</b>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. 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>
---	--

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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>					
<b>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</b>	<b>District</b>	<b>Families</b>	<b>Min. Width</b>	<b>Min. Lot Area (Sq. Ft.)</b>	<b>Max. Lot Coverage (% of Lot Area)</b>	<b>Min. Bldg. Size (Cu. Ft.)</b>
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)

## ZONING RECOMMENDATION ADDENDUM

Maykel Triana

PH: Z25-039

	RU-1	1	New sub.- 75'	7,500	40%	8,500
<b>Sec. 33-50. - Table of setback lines in residential and estate districts.</b>	<b><i>District/ Families</i></b>	<b><i>Front (Ft.)</i></b>	<b><i>Rear (Ft.)</i></b>	<b><i>Interior Side (Ft.)</i></b>	<b><i>Side Street (Ft.)</i></b>	
	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**

TRIANA, MAYKEL

10305 SW 41 TER  
MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

Pending

Z2025000039

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-4020-010-0170**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

May 19, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Case No. 20250233993B** was opened on 10/16/2024. A Notice of Violation was issued on 10/16/2024 for "Failure to obtain required building permit(s) prior to commencing work on: Pool/Pond, terrace produced" There is an active extension until 07/14/2025.

**Case No. 20250236334B** was opened on 01/30/2025. A Notice of Violation was issued on 02/19/2025 for "Failure to obtain required building permit(s) prior to commencing work on: Fence, light fixture, front door changed, window converted into a door, attached additions A, and detached structure B." Compliance is on or after 05/20/2025.

**VIOLATOR:**

TRIANA, MAYKEL

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** April 1, 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:** Z2025000039-3<sup>rd</sup> Review  
Maykel Triana  
10305 SW 41<sup>st</sup> Terrace, Miami FI, 33165-4925  
Legalize existing covered terrace and addition to existing SFR  
(RU-1) (0.19 Acres)  
20-54-40

---

The Departments of RER and 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 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 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 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

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Zoning Hearing to Legalize Rear Terrace, Structure Addition and Garden Fountain" prepared by

Lidia Y. Duardo Guerra, P.E., and dated as received by Miami-Dade County on August 08, 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](mailto:Jackelyn.Alberdi@miamidade.gov) regarding any additional information or concerns with 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 the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** August 27, 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 - Maykel Triana  
Application No. Z2025000039 - Revision # 1

A handwritten signature in blue ink that reads "Maria Valdes". The signature is written in a cursive, flowing style.

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: Maykel Triana

Location: The proposed project is located on approximately 0.19 acres at 10305 SW 41<sup>st</sup> Terrace, with Folio No. 30-4020-010-0170, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to legalize the addition of an open Terrace, a Bedroom, and a Bathroom without the required setbacks to the existing Single-Family Residence (SFR). The bathroom addition totals 90 square feet under A/C. The existing SFR has 2,010 square feet under A/C (including the bedroom to be legalized), as per Property Appraiser.

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

Please note that the subject property has a 12-foot Utility Easement within and along the northern boundary of the property line (6 feet within the subject property). The survey for the subject application shows that the existing open terrace, concrete slab, a metal fence, and a shed along the northern boundary of the property are encroaching on said utility easement. At the present time, WASD does not have water/sewer facilities in said Utility Easement. The water infrastructure is located within the public Right-of-Way (R/W) along SW 41<sup>st</sup> Terrace and SW 103<sup>rd</sup> Avenue, and the sewer infrastructure is located along SW 41<sup>st</sup> Terrace. **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).**

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


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidadegov](mailto:mavald@miamidadegov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidadegov](mailto:sanalf@miamidadegov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidadegov](mailto:pedro.veracarballes@miamidadegov)

# Memorandum



Date: May 23, 2025

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

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

Subject: Z2025000039  
Name: Maykel Triana  
Location: 10305 SW 41 Terrace  
Section 20 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 5, Block 3, Plat Book 67, Page 126.

This application does not generate any additional vehicle trips.

## Standard Conditions:

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

# Memorandum



**Date:** August 13, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000039

---

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

MDFR’s comments on this zoning application do not effectuate a change of occupancy classification for any existing building on the subject property. Changes of occupancy, if needed, must be achieved by a building permit application process in accordance with the provisions of the Florida Building Code and the Florida Fire Prevention Code.

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** April 24<sup>th</sup>, 2025

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

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

**Subject:** Zoning Review Z2025-000039 Maykel Triana

---

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

Miami-Dade County has planning, zoning, and permitting jurisdiction for this property through County Codes 33C-2 and 33C-15. This includes historic preservation jurisdiction. Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

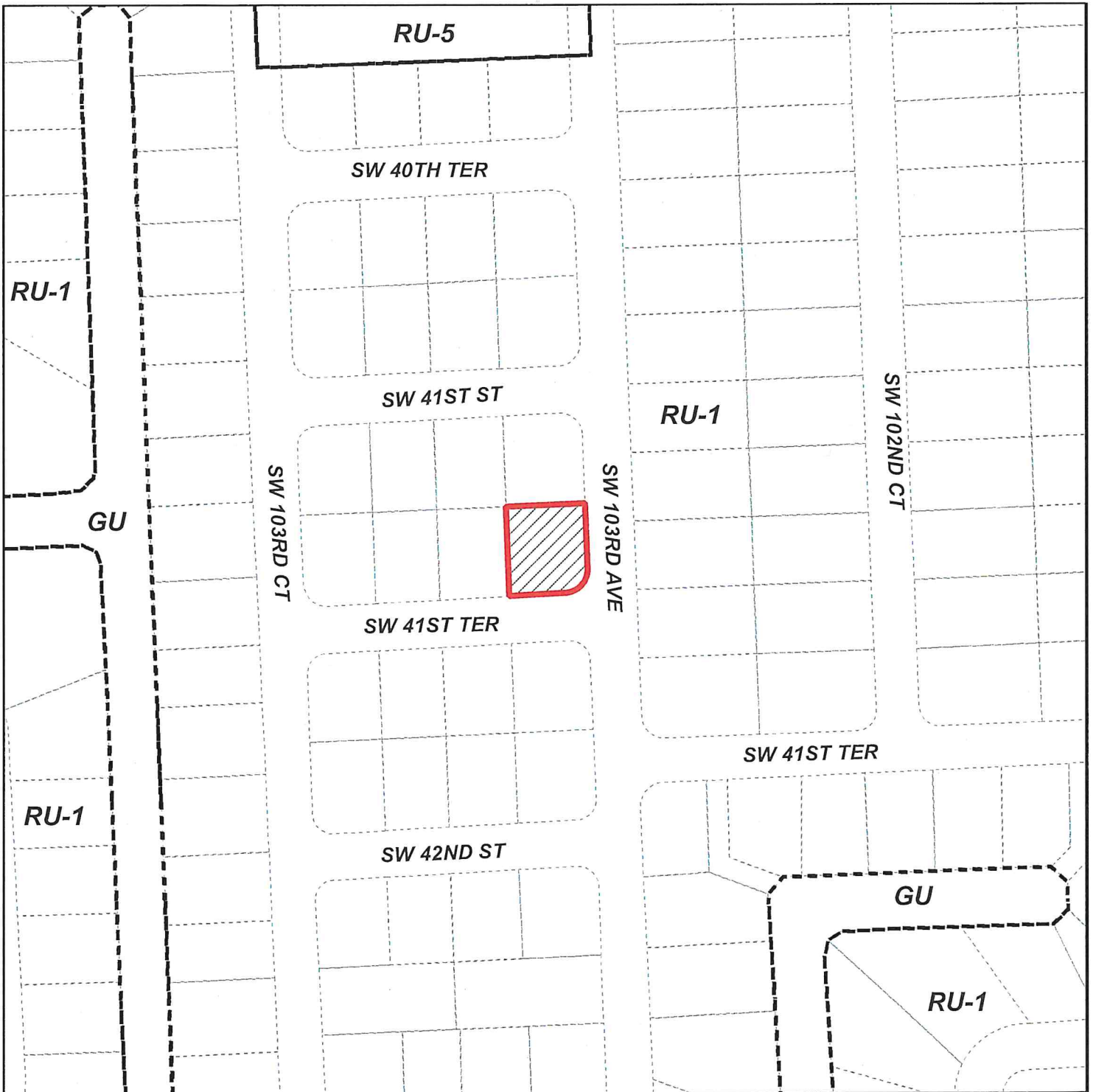
The OHP has identified one structure from 1959 associated with folio 30-4020-010-0170 that meets the 50-year or older benchmark for historic resource eligibility.

**Condition for Approval:**

The applicant shall complete and submit a Florida Master Site File Historical Structure Form prior to demolition of the 1959 historic structure within the application area.

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

For questions regarding historic resources, please contact Sarah Cody at (305) 375-4438 or via email at [sarah.cody@miamidade.gov](mailto:sarah.cody@miamidade.gov)





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000039**



Section: 20 Township: 54 Range: 40  
 Applicant: Maykel Triana  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

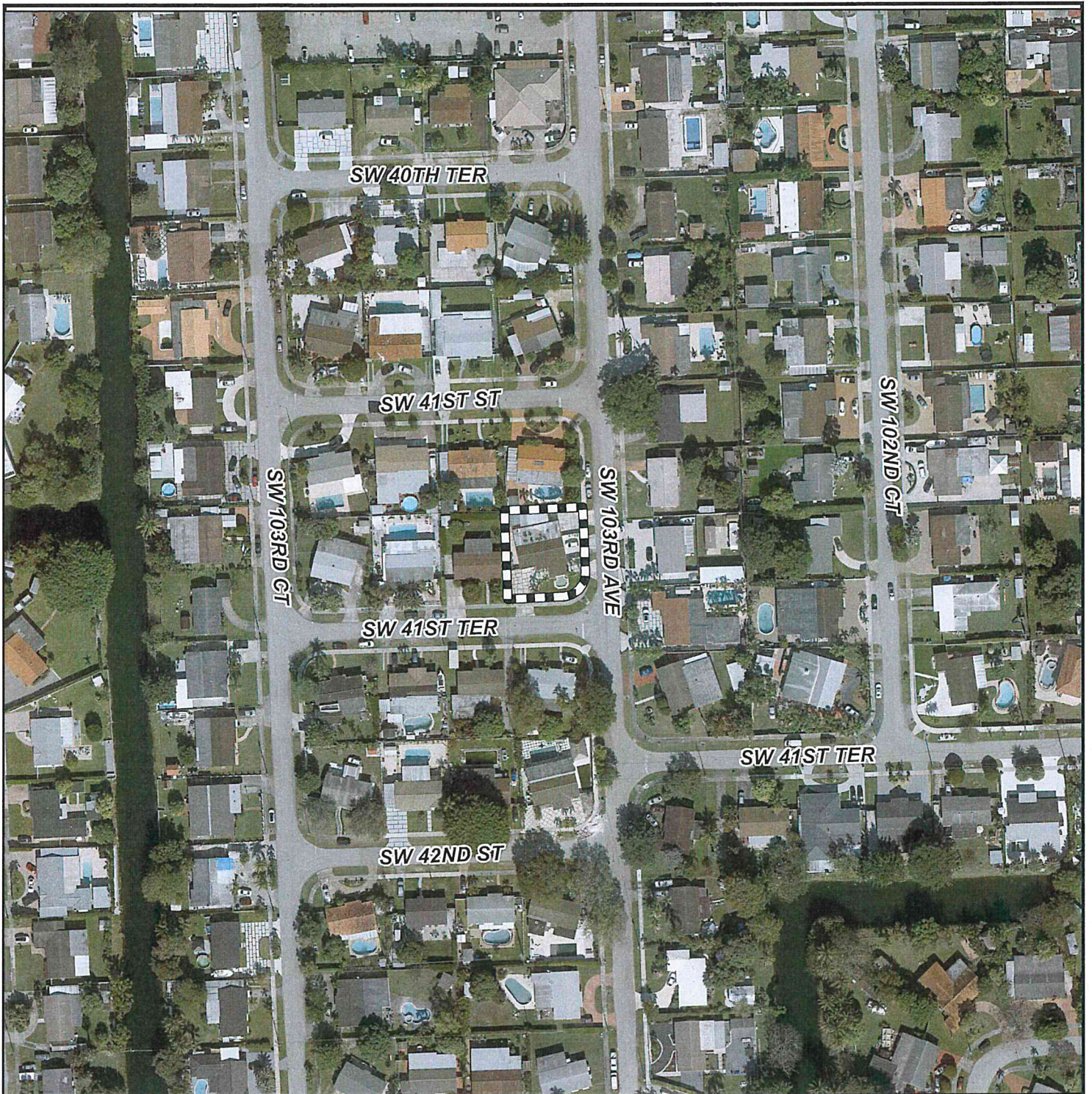
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000039**

Legend  
 Subject Property



Section: 20 Township: 54 Range: 40  
 Applicant: Maykel Triana  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 20 Township: 54 Range: 40  
 Applicant: Maykel Triana  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000039**  
 RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2025000039**

Section: 20 Township: 54 Range: 40  
 Applicant: Maykel Triana  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

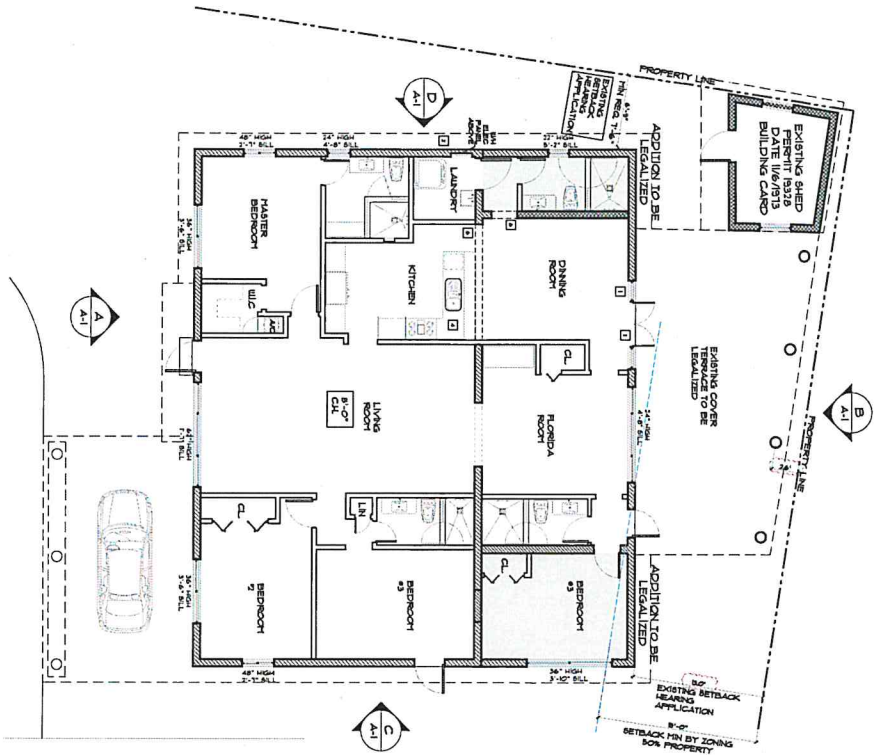
 Subject Property Case



SKETCH CREATED ON: Friday, April 11, 2025

REVISION	DATE	BY





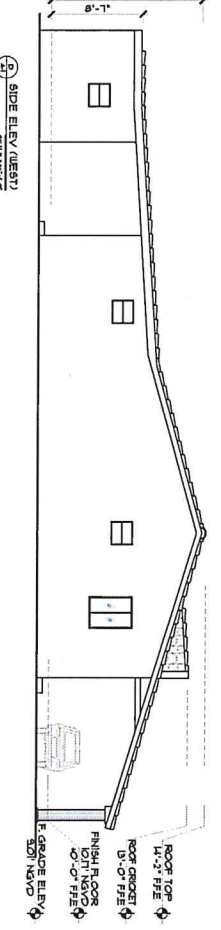
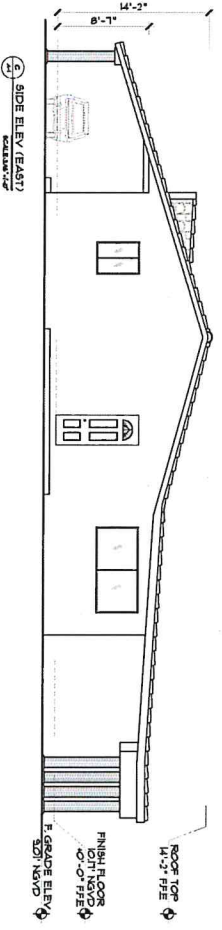
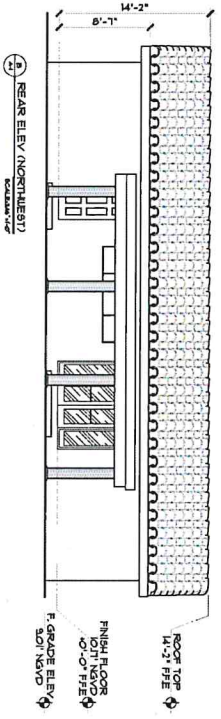
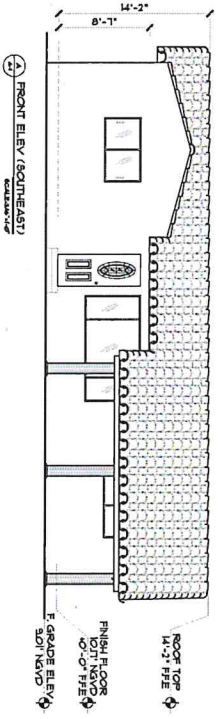
**SMALL LEGEND**

1. Porch or Deck  
2. High or Low of Individual Building Partitions (New)  
3. Floor Wall (New)

**FLOOR PLAN LEGEND**

1. Areas Requiring a Deck & Safety Railing  
2. Existing Steps and Railing (Remain) and Existing Railing  
3. Existing Wall  
4. New Wall  
5. Existing Window  
6. New Window  
7. Existing Door  
8. New Door  
9. Existing Ceiling  
10. New Ceiling

**NOTE**  
SETBACKS IN CLOUSED MARK EXPRESSED IN DECIMAL FEET.



Lidia y Duardo Guerra  
 Digitally signed by Lidia y Duardo Guerra  
 DN: cn=Lidia y Duardo Guerra, o=PLP Construction Group, Inc, ou=PLP Construction Group, Inc, email=Lidia.Guerra@plpconstruction.com, c=US



**PLP CONSTRUCTION GROUP, INC**  
 OGC 1500035  
 1961 NW 107th Street, Suite 100  
 Miami, FL 33157

DESIGN BY:  
 PAUL O. L. TRIANA  
 ZONING HEARING TO LEGALIZE REAR TERRACE, STRUCTURE ADDITION AND GARDEN POUNTAIN

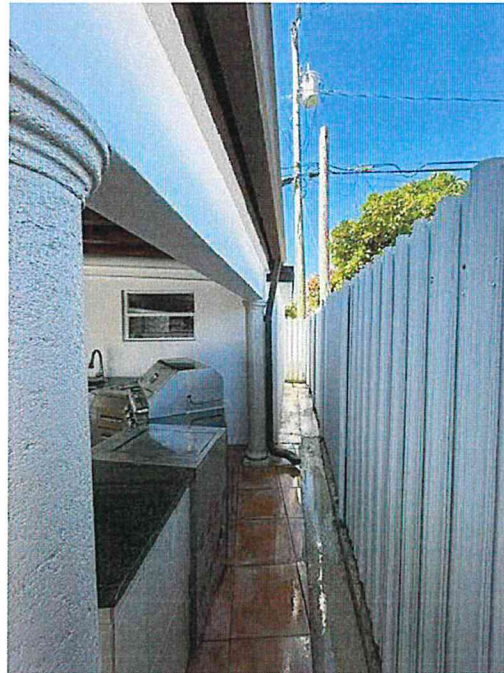
MAYKEL TRIANA  
 PROJECT ADDRESS AND TITLE:  
 10305 SW 41 TER  
 MIAMI, FL 33185

DATE:  
 01/21/2025  
 DRAWN BY:  
 03/20/2025

ARCHITECTURE PLAN & ELEVATIONS  
**A-1**

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-039  
DATE: APR 7 2025  
BY: GONGOL



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

**PH: Z25-067**

**April 14, 2026**

Item No. 4

<b>Recommendation Summary</b>	
<b>Commission District</b>	7
<b>Applicant</b>	Branden Michael Vullo
<b>Summary of Request</b>	The applicant seeks to permit an existing detached garage structure to setback less than required from the side street (east) property line.
<b>Location</b>	10201 SW 129 Street, Miami-Dade County, Florida.
<b>Property Size</b>	0.40 Acre
<b>Existing Zoning</b>	EU-M, Estate Modified District
<b>Existing Land Use</b>	Single-family residence
<b>2030-2040 CDMP Land Use Designation</b>	Estates Density Residential, 1-2.5 DU/AC (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

NON-USE VARIANCE to permit an existing detached garage structure to setback a minimum of 5' (30' required) from the side street (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Branden Michael Vullo", as prepared by JCD Architect, Inc., sheet A-2 dated stamped received 9/8/25 and sheet A-1 dated stamped received 11/5/25, for a total of 2 sheets, Plans may be modified at public hearing.

**PROJECT HISTORY AND DESCRIPTION:**

The submitted plans show an existing one (1)-story, 2,850 sq. ft. single-family residence located on a corner lot. The existing detached garage structure is located towards the side street property line of the 0.40-acre subject site. The existing detached garage structure is to setback a minimum of 5' (30' required) from the side street (east) property line, less than required by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 3' CBS wall with a full-grown hedge located along the side street (east) property line and a 6' wood fence along the rear (north) and interior side (west) property lines of the subject property.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	EU-M; single family residence	Estates Density Residential (1-2.5 du/ac)
<b>North</b>	EU-M; single family residence	Estates Density Residential

		(1-2.5 du/ac)
<b>South</b>	EU-M; single family residence	Estates Density Residential (1-2.5 du/ac)
<b>East</b>	EU-M; single family residence	Estates Density Residential (1-2.5 du/ac)
<b>West</b>	EU-M; single family residence	Estates Density Residential (1-2.5 du/ac)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property consists of an existing single-family residence situated on a 17,838 square-foot corner lot zoned EU-M (Estate Modified District), located at 10201 SW 129 Street. The surrounding area is characterized by existing single-family residences developed under the same EU-M (Estate Modified) District regulations.

**SUMMARY OF THE IMPACTS:**

Approval of this application will permit the existing detached garage structure to remain on the property. Staff is of the opinion that, since the rear yard area is enclosed by an existing six (6)-foot-high wood fence along the rear (north) and interior side (west) property lines, and a three (3)-foot-high CBS wall with a mature hedge along the side street (east) property line, any visual impact on surrounding properties is minimal and adequately mitigated. Additionally, as indicated by the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the subject application will not generate additional vehicle trips.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as **Estate Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The approval of the request to permit an existing detached garage structure to set back a minimum of 5' (30' required) from the side street (east) property line, will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the single-family use. Since the applicant is not requesting to add additional dwelling units or change the single-family use, approval of the application would be **consistent** with the density threshold of the Estate-Density Residential Communities of the CDMP Land Use Plan map designation.

**ZONING ANALYSIS:**

When the request to permit the existing detached garage structure to setback a minimum of 5' (30' required) from the side street (east) property line, is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with

conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with an existing detached garage structure to be located towards the side street (east) property line of the subject property. The applicant seeks approval for the existing detached garage structure which is located closer to the side street property line, than is permitted under the zoning standards. Staff supports the request and opines that approval with conditions of this non-use variance 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 are adequately mitigated by the existing 6' wood fence located along the rear (north) and interior side (west) property lines and a 3' CBS wall with a full-grown hedge along the side street (east) property line of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north, south and west of the subject property. Staff recommends as a condition for approval that the said existing 6' wood fence located along the rear (north) and interior side (west) property lines and a 3' CBS wall with a full grown hedge along the side street (east) property line of the subject property be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area identified similar approvals. For example, the property located to the northwest at 10280 SW 128 Street was approved pursuant to Resolution No. ZAB-341-94 to permit a swimming pool screen enclosure with a 16-inch setback where six (6) feet was required from the rear (south) property line. Additionally, the property located to the northeast at 10020 SW 128 Street was approved pursuant to Administrative Adjustment No. V1992000338 to permit a garage addition with a 7.5-foot setback where 15 feet was required from the interior side (west) property line.

Staff further 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 indicate no objections. Furthermore, staff opines that the architectural style and scale of the existing detached garage structure is designed and arranged in a manner that would not be detrimental to the neighborhood or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Based on the foregoing analysis, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing, entitled, "Branden Michael Vullo", as prepared by JCD Architect, Inc., sheet A-2 dated stamped received 9/8/25 and sheet A-1 dated stamped received 11/5/25, for a total of 2 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 obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing six-foot (6') wood fence located along the rear (north) and interior side (west) property lines, and the three-foot (3') CBS wall with a fully grown hedge located along the side street (east) property line, shall be maintained as visual buffers. If the fence and/or wall is removed or destroyed, the applicant shall install a CBS wall, opaque fence, or hedge that is a minimum of three feet (3') in height at the time of planting and that shall grow to and be maintained at a minimum height of six feet (6'), in accordance with Section 33-11(h) of the County Code.
6. That the existing metal shed located along the interior side (west) property line shall be removed prior to the issuance of a building permit, as indicated on the submitted site plan.

ES:JB:EA:JH



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

# ZONING RECOMMENDATION ADDENDUM

Branden Michael Vullo  
PH: Z25-067

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
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

<b>Estate Density Residential (Pg. I-31)</b>	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i>
--	--

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT Sec. 33-50 setback parameters</b>	<i>All applications for Estate Modified District shall comply with the following applicable development parameters as stated in 33-50 EU-M; Accessory Structure setback Front setback: All accessory structures shall be set back a minimum of seventy-five (75) feet from the front property line. Interior Side Setback: All accessory structures shall be set back a minimum of twenty (20) feet from all side property lines. Rear setback. All accessory structures shall be set back a minimum of seven and half (7'6") from the rear property line. Side street setback. All Accessory structures shall be set back a minimum of thirty (30) feet from the side street property line. Accessory buildings structures shall comply with the following minimum setback requirements.</i>
<b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b>	<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>

**Building and Neighborhood Compliance**

**ENFORCEMENT HISTORY**

BRANDEN MICHAEL VULLO

10201 SW 129 ST  
MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

Pending

Z2025000067

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-5017-033-0190**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

November 19, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Case No. 20240228635B** was opened on 03/13/2024. A Notice of Violation was issued on 03/15/2024 for "Failure to obtain required building permit(s) prior to commencing work on: New garage door at the east side. Detached structure at the rear(C). Detached structure at the east side(D). Attached terrace enclosed at the west side on structure (B). New pool deck and reconfiguration of the pool. Addition of hot tub/spa on the pool deck." Compliance Inspection for the Notice of violation was delayed by an extension valid through 12/10/2025.

**Case No. 20240228712B** was opened on 03/15/2024. A Notice of Violation (NOV) was issued on 03/15/2024 for "Failure to maintain a bldg or structure or devices in safe condition. Failure to maintain a pool safety barrier." Case is pending review by a Field Unit Supervisor for compliance.

**VIOLATOR:**

BRANDEN MICHAEL VULLO

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum



**Date:** November 26, 2025

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

**From:** Christine Velazquez, Division Chief  
Department of Regulatory and Economic Resources

**Subject:** Z2025000067-2<sup>nd</sup> Review  
Branden Vullo  
10201 SW 129<sup>th</sup> Street  
Non-Use Variance for setback requirements for the legalization of a  
detached structure/garage.  
(EU-M) (0.40 acres)  
17-55-40

---

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

#### Potable Water Supply and Wastewater Disposal

According to RER records, the property is currently connected to the public water supply system and is served by an onsite sewage treatment and disposal system (OSTDS) as a means for the disposal of domestic liquid waste. Furthermore, pursuant to section 24-43.4 of the Code and based on the information submitted with this application RER staff has determined that public sewer lines are not located within feasible distance to the subject site. Pursuant to the Code, the structures to be legalized are 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**

#### Stormwater Management

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year, 1-hour 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

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Branden Michael Vullo Zoning Hearing to Legalized Detached Garage prepared by Juan C. David, R.A., and dated as received by Miami-Dade County on November 05, 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](mailto:Jackelyn.Alberdi@miamidade.gov) regarding any additional information or concerns with 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 the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** November 18, 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 - Vullo Detached Garage  
Application No. Z2025000067 (Revision No.3)

A handwritten signature in blue ink that reads "Maria Valdes". The signature is written in a cursive, flowing style.

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: Vullo Detached Garage

Location: The proposed project is located on approximately 0.41 acres at 10201 SW 129<sup>th</sup> Street, with Folio No. 30-5017-033-0190, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting to permit and legalize a detached garage without the required setbacks at the existing single-family residence.

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

Please note that the subject property has a 2-foot Utility Easement within and along the eastern and southern boundary of the subject property and another 12-foot Utility Easement within and along the northern and western boundary of the property line (6 feet within the subject property). The existing Wood Fence located along the northern and western boundary of the property, a section of a Concrete Wall within the northeastern boundary of the property, and a portion of a Concrete Slab located along the western boundary of the property are encroaching on the 12-foot Utility Easement (6 feet within the subject property). At the present time, WASD does not have water/sewer facilities in said utility easements. Water infrastructure is located within the public Right-of-Way (R/W) along SW 129<sup>th</sup> Street and SW 102<sup>nd</sup> Avenue, and there is no sanitary gravity sewer system abutting the subject site. **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).**

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

Sewer: The subject site is located within the WASD's sewer service area. The subject property is currently on septic.


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Suyapa Carbajal at (786) 552-8124 or [suyapa.carbajal@miamidade.gov](mailto: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: Z2025000067  
Name: Brandon Michael Vullo  
Location: 10201 SW 129 Street  
Section 17 Township 55 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 14, Block 2, Plat Book 103, Page 88.

This application does not generate any additional vehicle trips.

#### Standard Conditions:

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

# Memorandum



**Date:** November 14, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000067

---

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 11/05/2025. 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](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** April 22<sup>nd</sup>, 2025

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

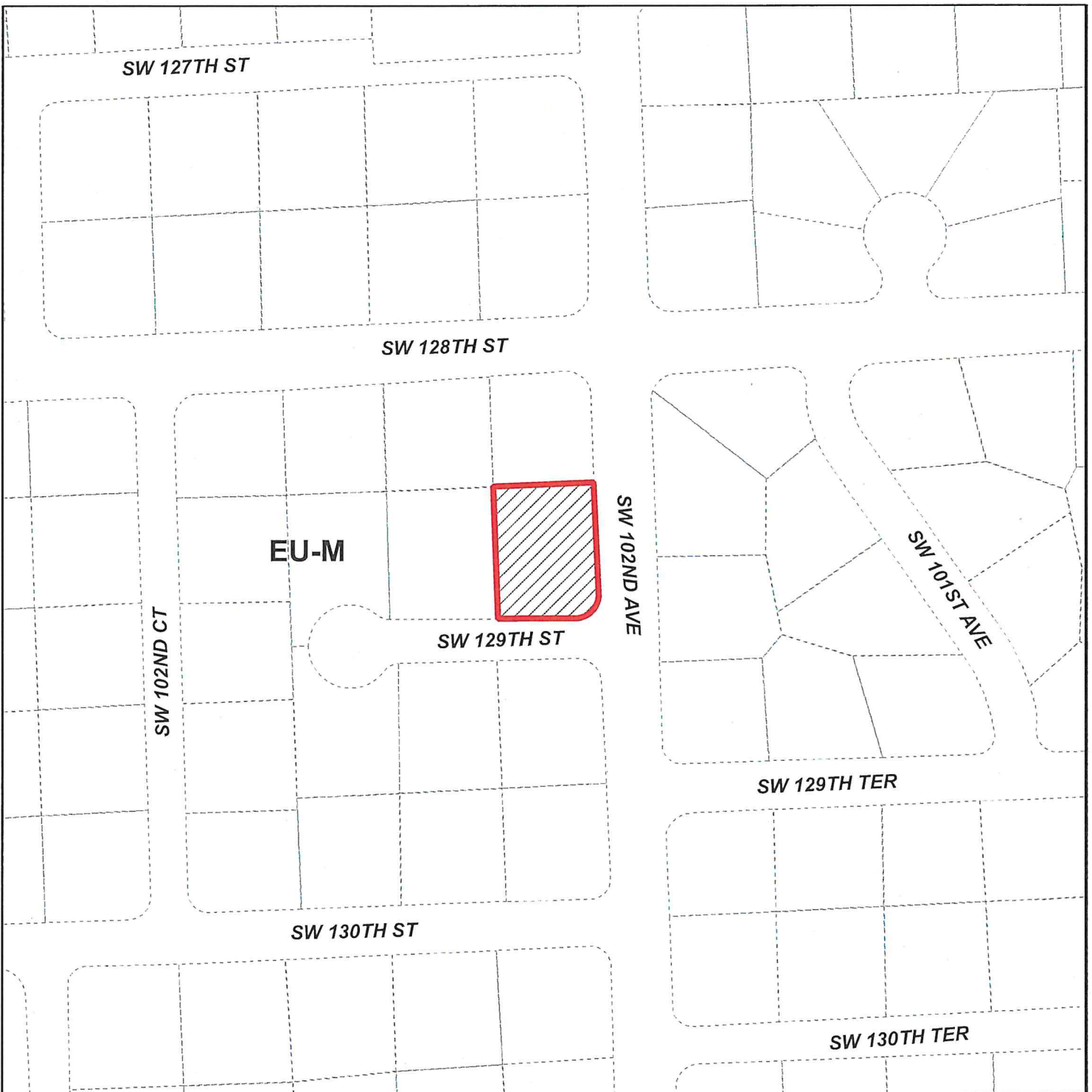
**From:** Sarah Cody, Historic Preservation Chief  
Department of Regulatory and Economic Resources

**Subject:** Zoning Review Z2025 – 000067 Branden Michael Vullo

---

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](mailto:sarah.cody@miamidade.gov).





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000067**

Section: 17 Township: 55 Range: 40  
 Applicant: Branden Michael Vullo  
 Zoning Board: C10  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

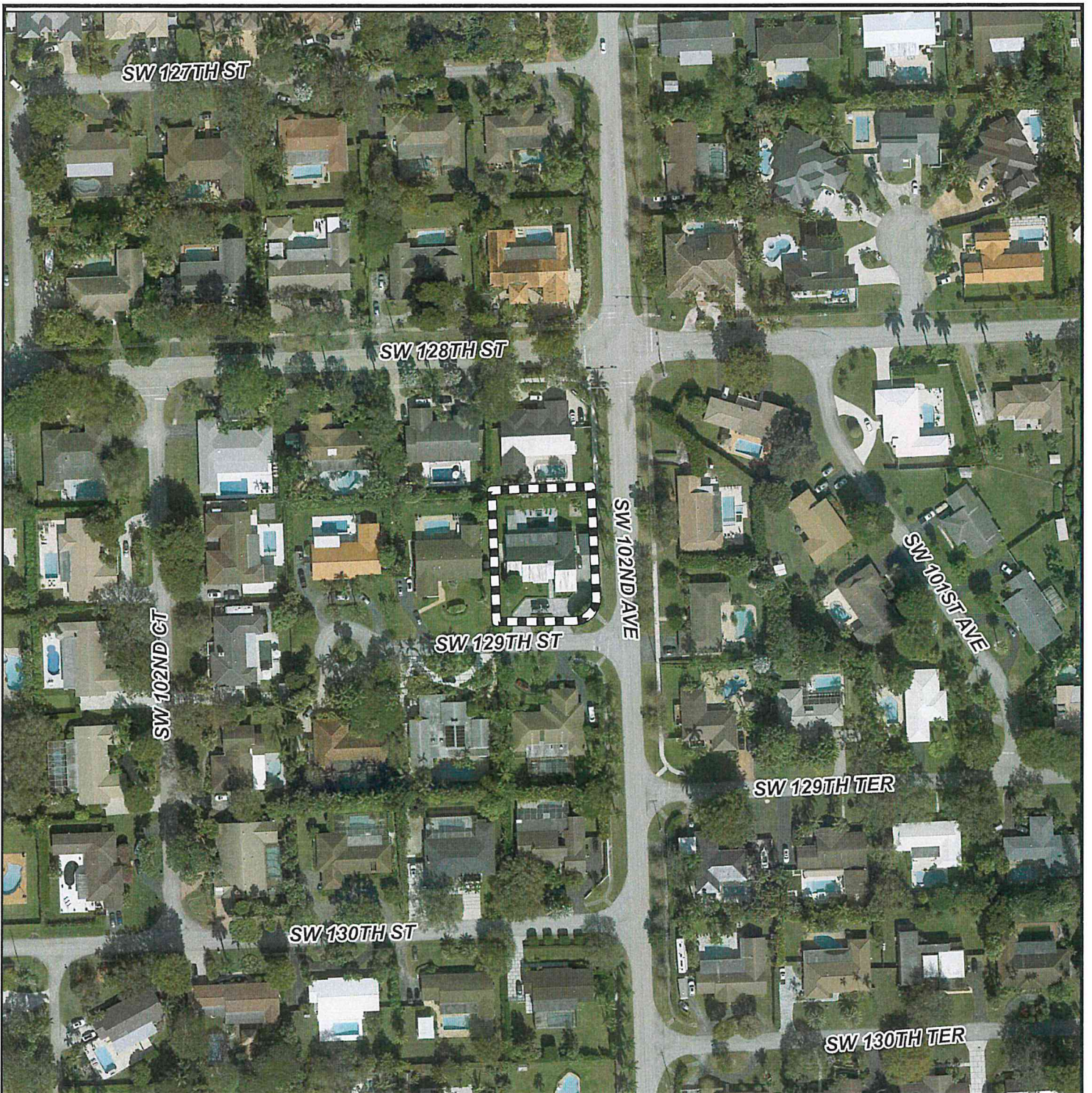
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, April 24, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000067**

**Legend**  
 Subject Property

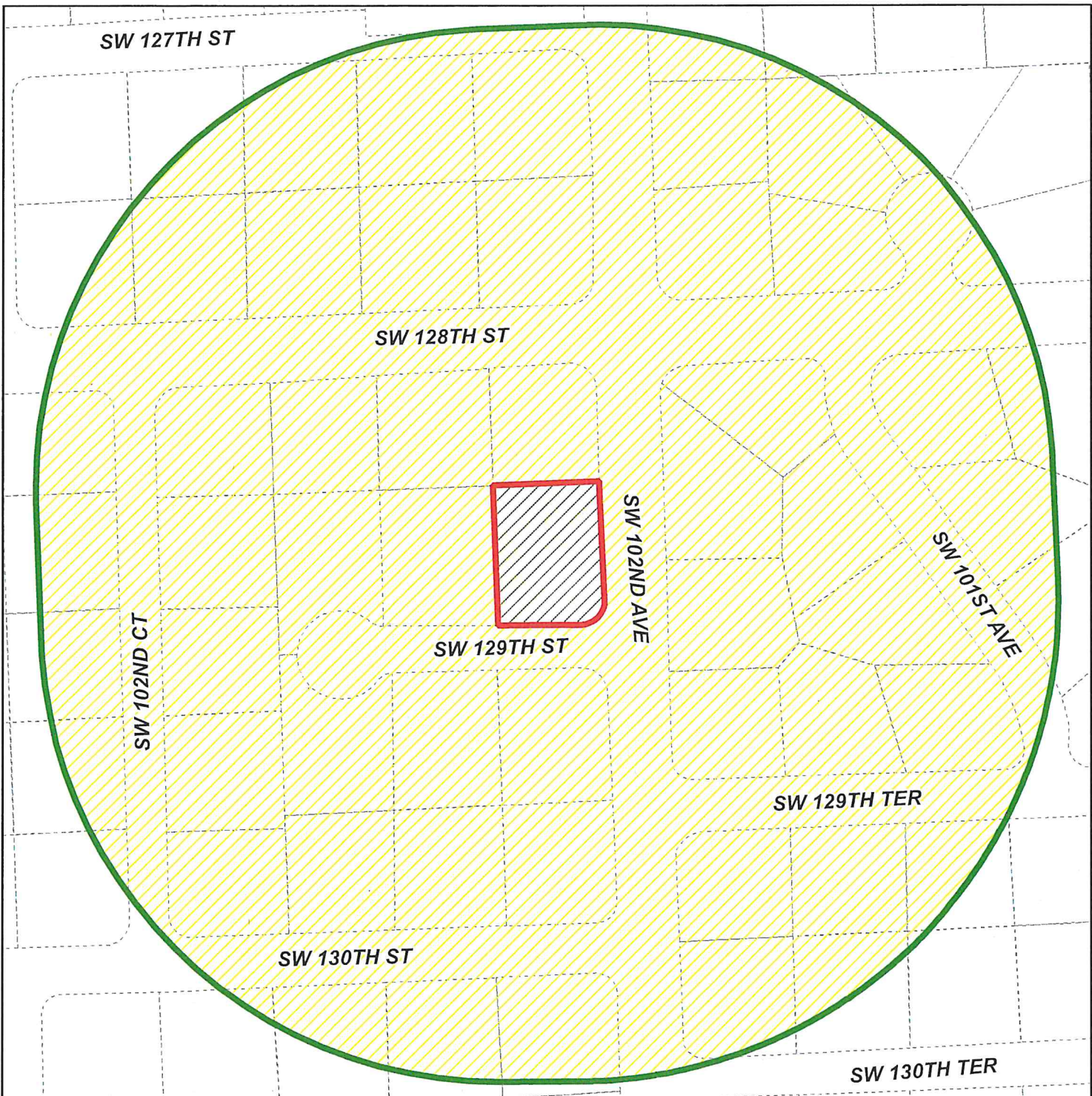


Section: 17 Township: 55 Range: 40  
 Applicant: Branden Michael Vullo  
 Zoning Board: C10  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, April 24, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY  
RADIUS MAP**

Section: 17 Township: 55 Range: 40  
 Applicant: Branden Michael Vullo  
 Zoning Board: C10  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000067**  
 RADIUS: 500

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, April 24, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2025000067**

Section: 17 Township: 55 Range: 40  
 Applicant: Branden Michael Vullo  
 Zoning Board: C10  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Thursday, April 24, 2025

REVISION	DATE	BY

**PROPERTY ADDRESS:**  
 10201 SW 129 ST  
 MIAMI, FL 33176  
**APBR - LEGAL DESCRIPTION:**  
 BRITNEY ACRES PT 103-88  
 LOT 14, BK 2, X 19405  
 OR 158A-2497 0348 1

**GENERAL NOTES**

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 2023 AND ALL REGULATORY AGENCIES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURES AND UTILITIES BEFORE COMMENCING WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE BY A VENTY-ONE YEAR-OLD MAJOR AND IN ACCORDANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS, LABOR AND EQUIPMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH REGULAR UPDATES ON THE PROGRESS OF THE PROJECT.
8. IF ANY CHANGES AND/OR REVISIONS ARE MADE TO THESE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IN WRITING.
9. IF DURING THE COURSE OF WORK, THE CONTRACTOR SHALL DISCOVER ANY OBSTRUCTIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
12. CONTRACTOR TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
13. ALL DECISIONS AND DRAWINGS HEREON AND HEREIN SHALL BE THE PROPERTY OF THE ARCHITECT. NO PART THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**CODE & PROJECT INFO.**

FLORIDA BUILDING CODE 2023  
 EXISTING HOUSE YEAR = 2019  
 EXISTING HOUSE AREA = 3919.9 SF  
 EXISTING HOUSE YEAR = 2019  
 EXISTING HOUSE AREA = 3919.9 SF

**SCOPE OF WORK:**  
 EXISTING 28x38 SF DETACHED GARAGE TO BE DEMOLISHED

**DEMOLITION NOTES:**

1. DEMOLITION CONTRACTOR SHALL VERIFY THE SITE & FURNISH A DEMOLITION PLAN WITH ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES TO BE REMOVED.
2. ALL UTILITIES TO BE REMOVED SHALL BE IDENTIFIED BY THE CONTRACTOR AND MARKED WITH RED PAINT.
3. DEMOLITION CONTRACTOR TO REMOVE EXISTING STRUCTURES, UTILITIES, SERVICES, AND OTHER FEATURES TO BE REMOVED.
4. CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING STRUCTURES MAY BE REMOVED. THE CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURES AND UTILITIES BEFORE COMMENCING WORK.
5. THE WORK SHALL INCLUDE THE REMOVAL OF ALL MATERIALS, INCLUDING CONCRETE, BRICK, BLOCK, AND OTHER MATERIALS.
6. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
7. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
9. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
10. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
11. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
12. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
13. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.

**ZONING INFO.**  
 ZONING = EU-M  
 LOT SIZE: 17,848 SF  
 LOT COVERAGE: 33.514 SF (20% LOT MAX)  
 EXISTING HOUSE YEAR = 2019  
 EXISTING HOUSE AREA = 3919.9 SF

SETBACKS (EXISTING PRINCIPAL BUILDING)	REQ'D	PROPOSED
FRONT	23'-0"	37'-10"
REAR	23'-0"	25'-0"
SIDE (FRONT)	15'-0"	15'-11"
SIDE (REAR)	23'-0"	27'-5"

**DETACHED GARAGE SETBACKS**

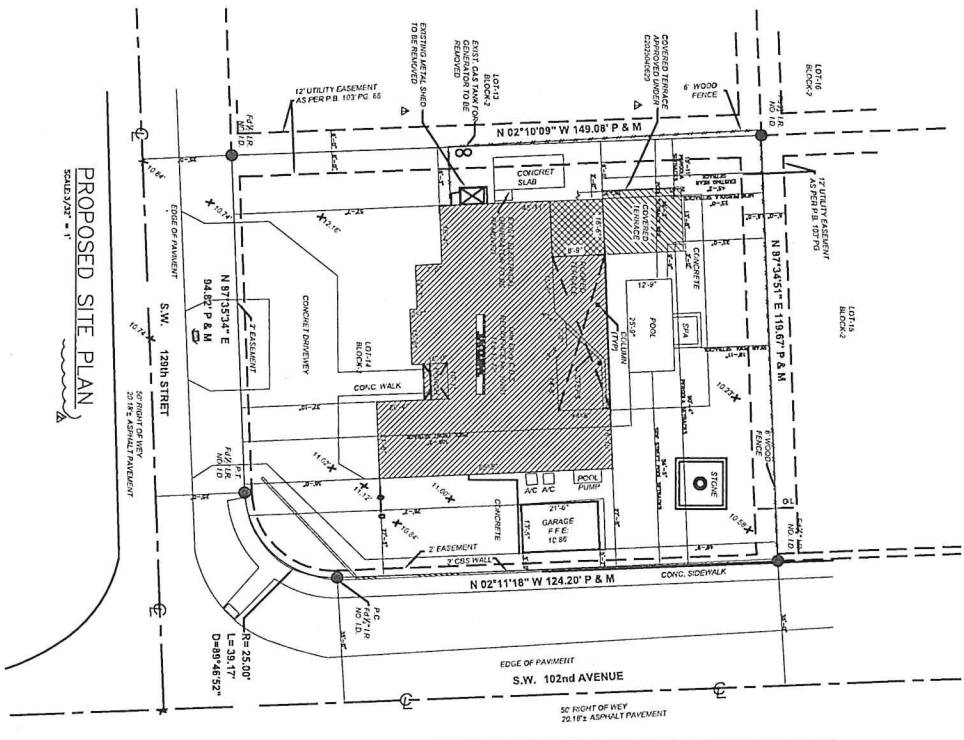
SETBACKS (DETACHED GARAGE)	REQ'D	PROPOSED
FRONT	23'-0"	46'-0"
REAR	23'-0"	5'-0"
SIDE (FRONT)	23'-0"	5'-0"
SIDE (REAR)	23'-0"	5'-0"



LOCATION MAP  
 SCALE: 1/8" = 10'



KEY PLAN  
 SCALE: 1/8" = 10'



PROPOSED SITE PLAN  
 SCALE: 1/8" = 10'

**JCD ARCHITECT, Inc.**  
 JUAN C. DAVID R.A. # 0015344  
 Design & Development  
 LEED ACCREDITED PROFESSIONAL  
 Architecture Interiors Planning Construction

1399 Coral Way, Suite 504 ■ Miami, Florida 33135 ■ Phone: (305) 365-4343 ■ Fax: (305) 365-4322

Scale: 1/8" = 10'

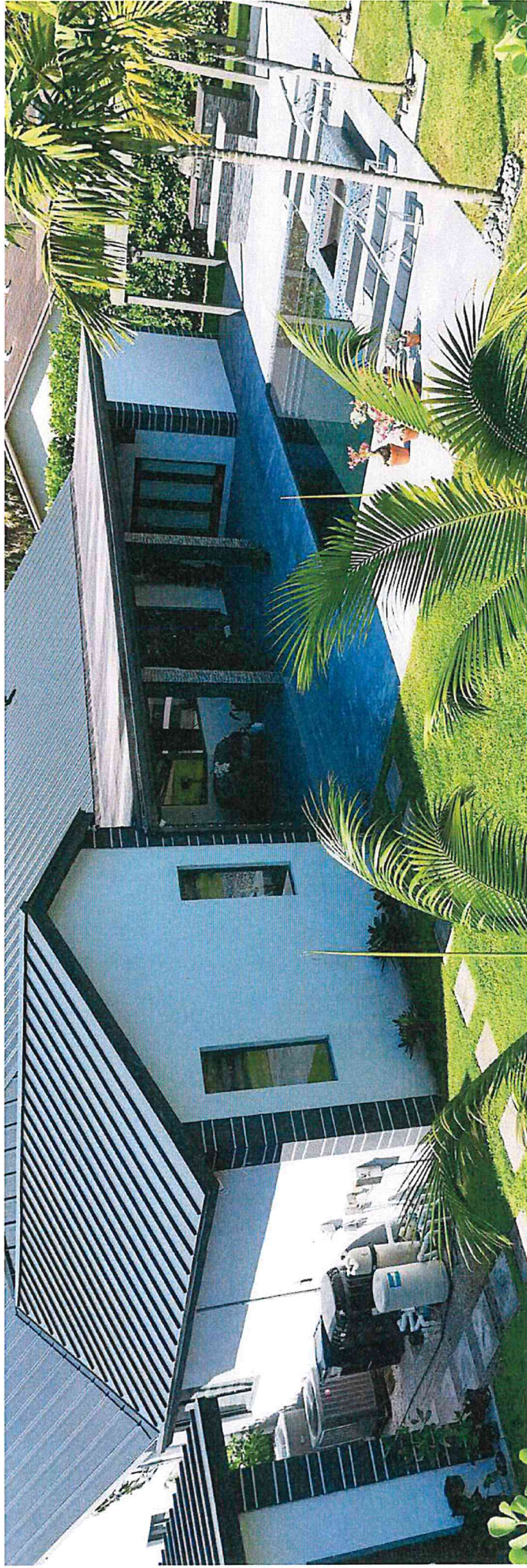
DATE: 11/5/25  
 IDA NO. 2025-067  
 SHEET NO. A-1

**BRANDEN MICHAEL VULLO**  
 ZONING HEARING TO LEGALIZED DETACHED GARAGE  
 10201 SW 129 ST  
 MIAMI FL 33176

Revisions:  
 11/17/25 - R10C  
 11/17/25 - R10C  
 11/17/25 - R10C



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



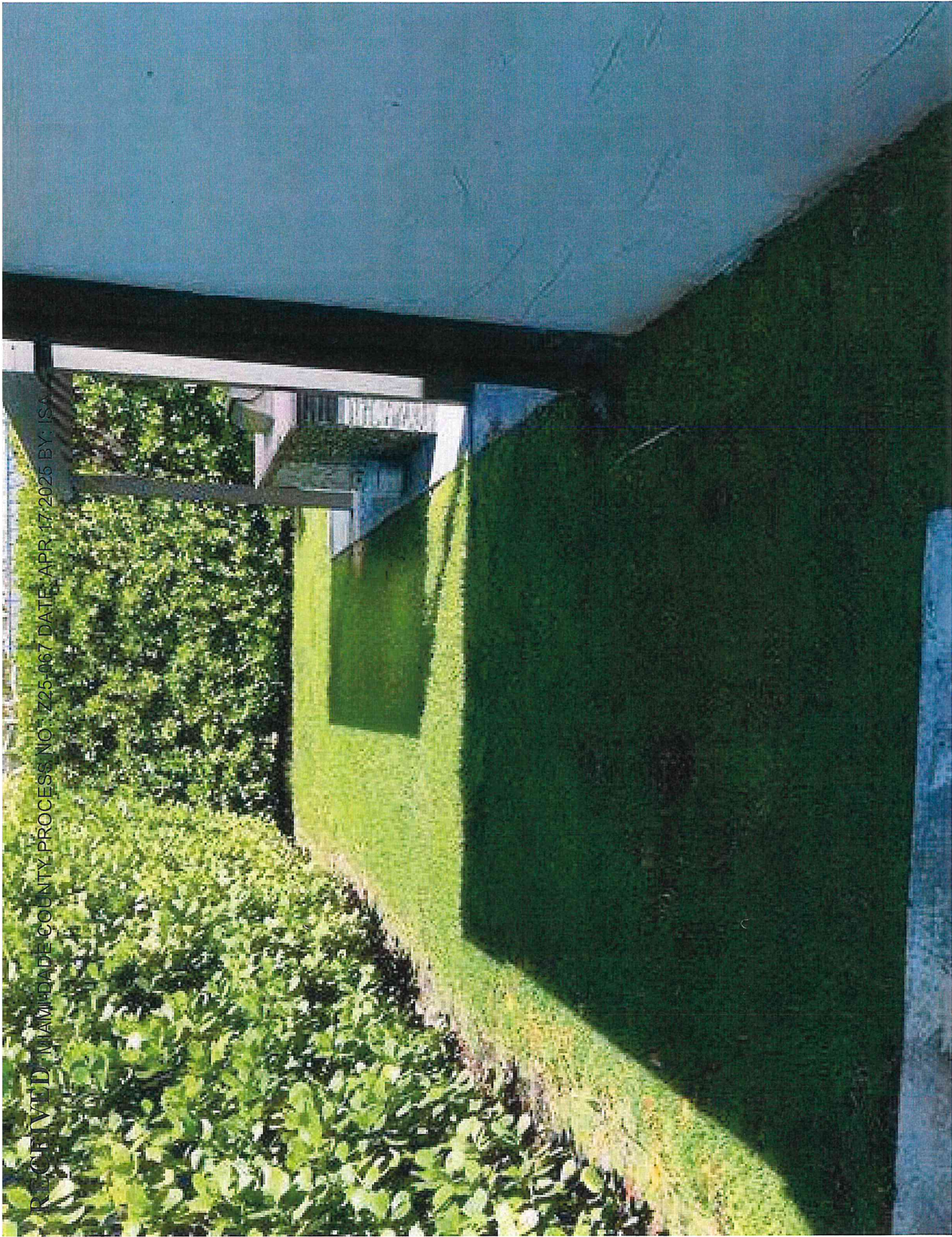
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



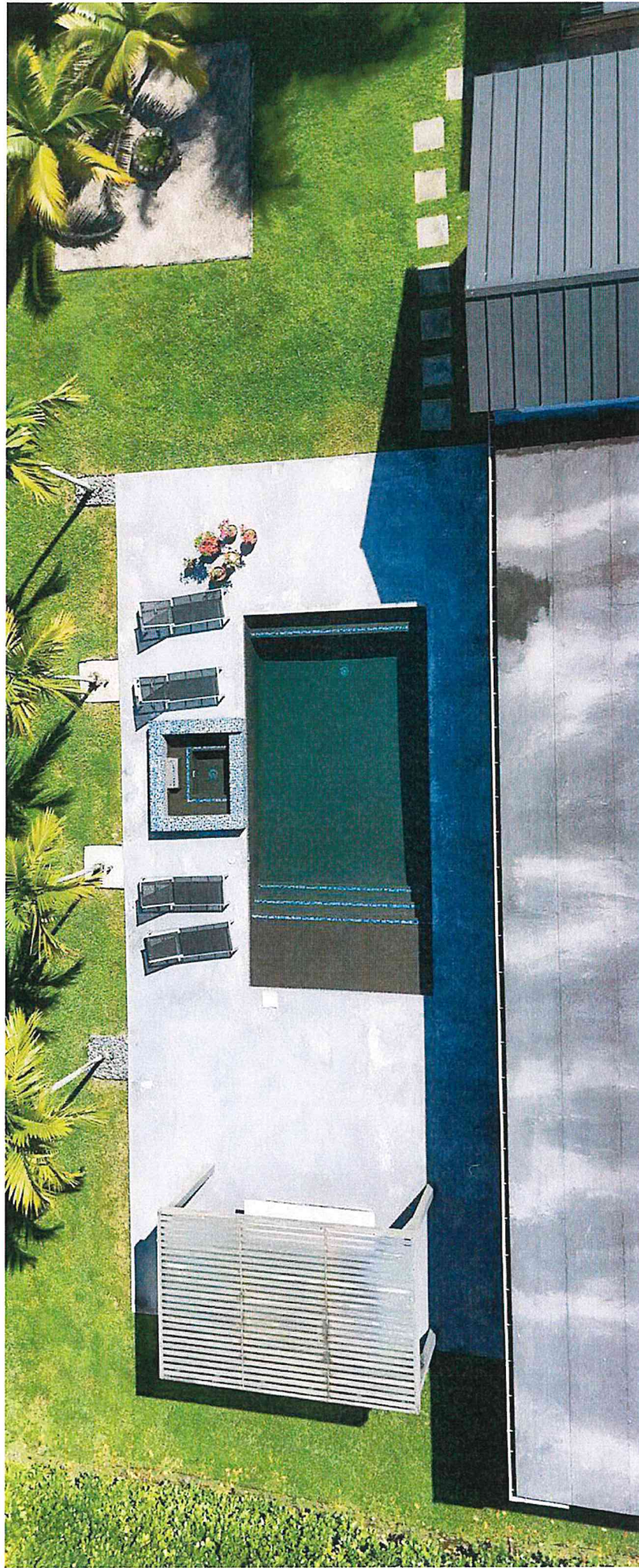
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



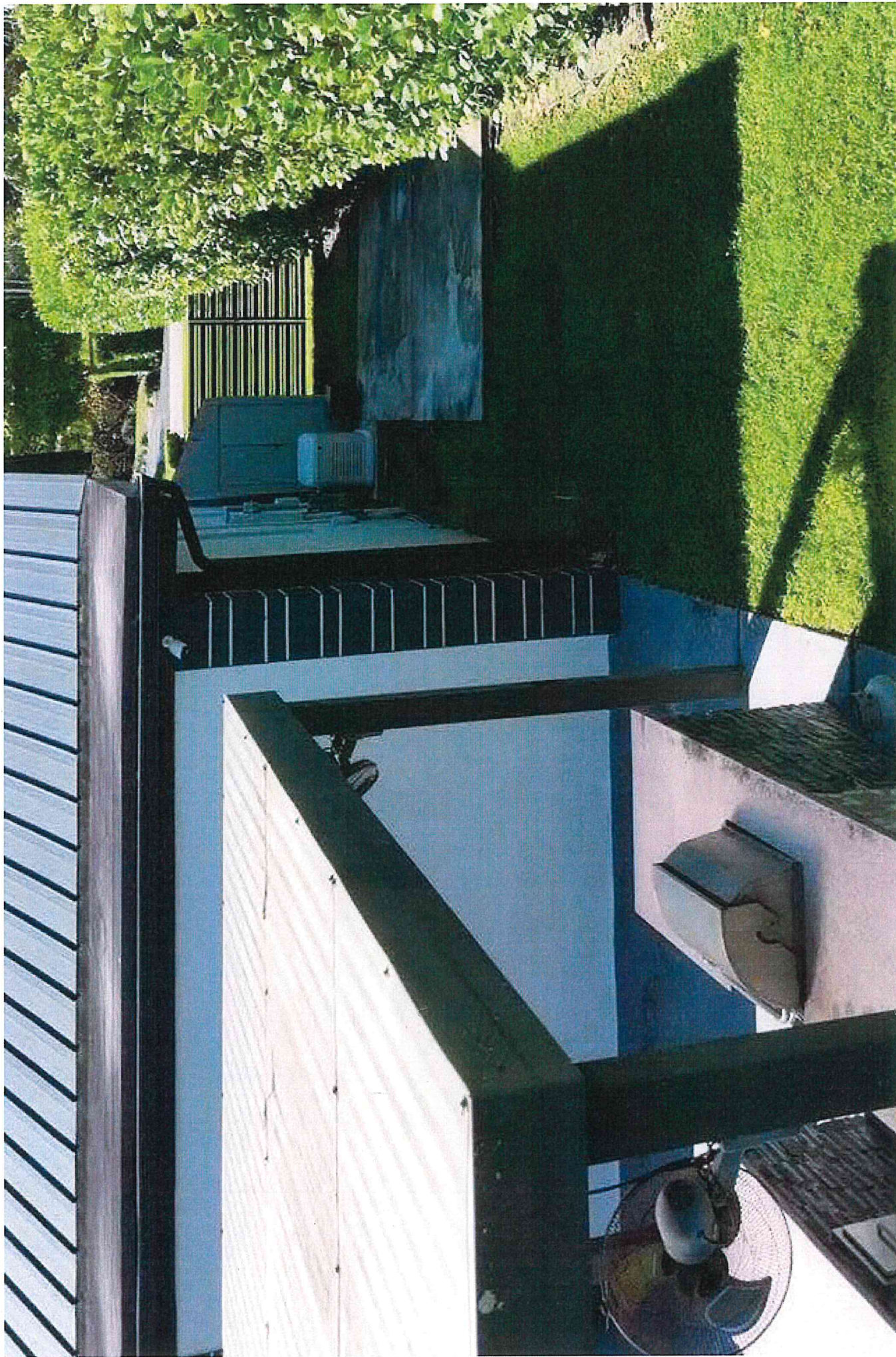
RE: CITY OF MIAMI DADE COUNTY PROCESS NO. Z25-067 DATE: APR 17 2025 BY: ISA



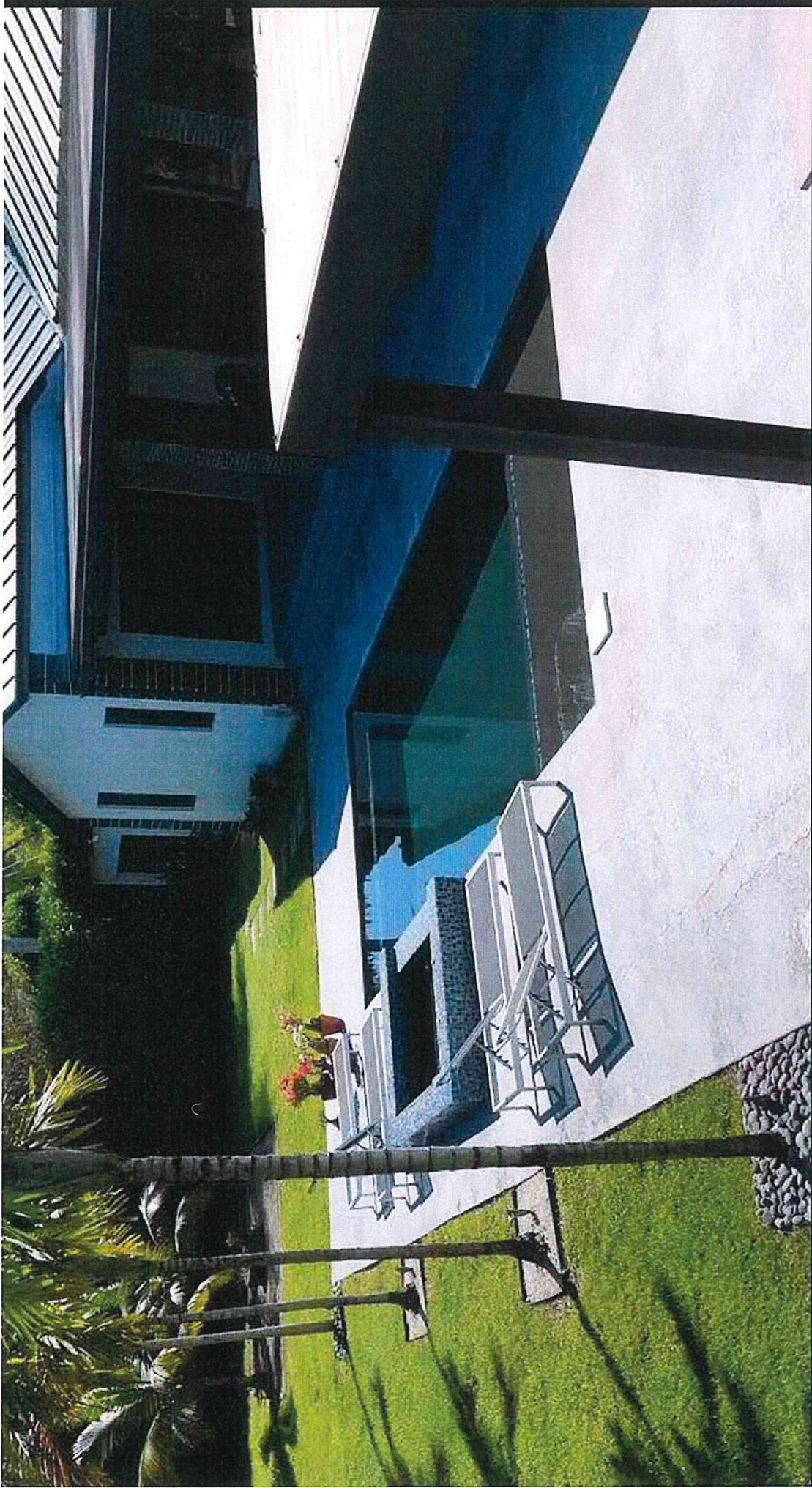
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



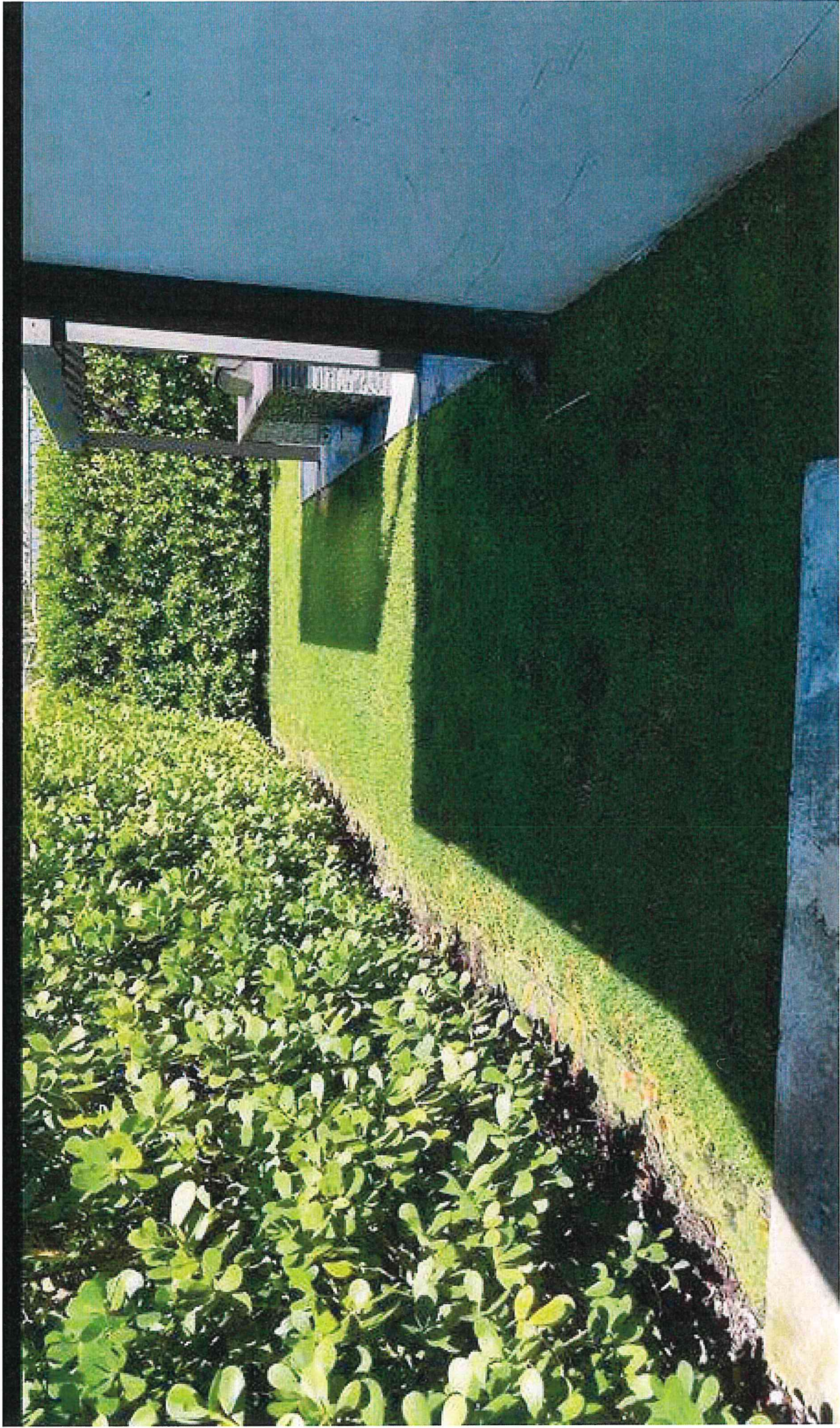
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



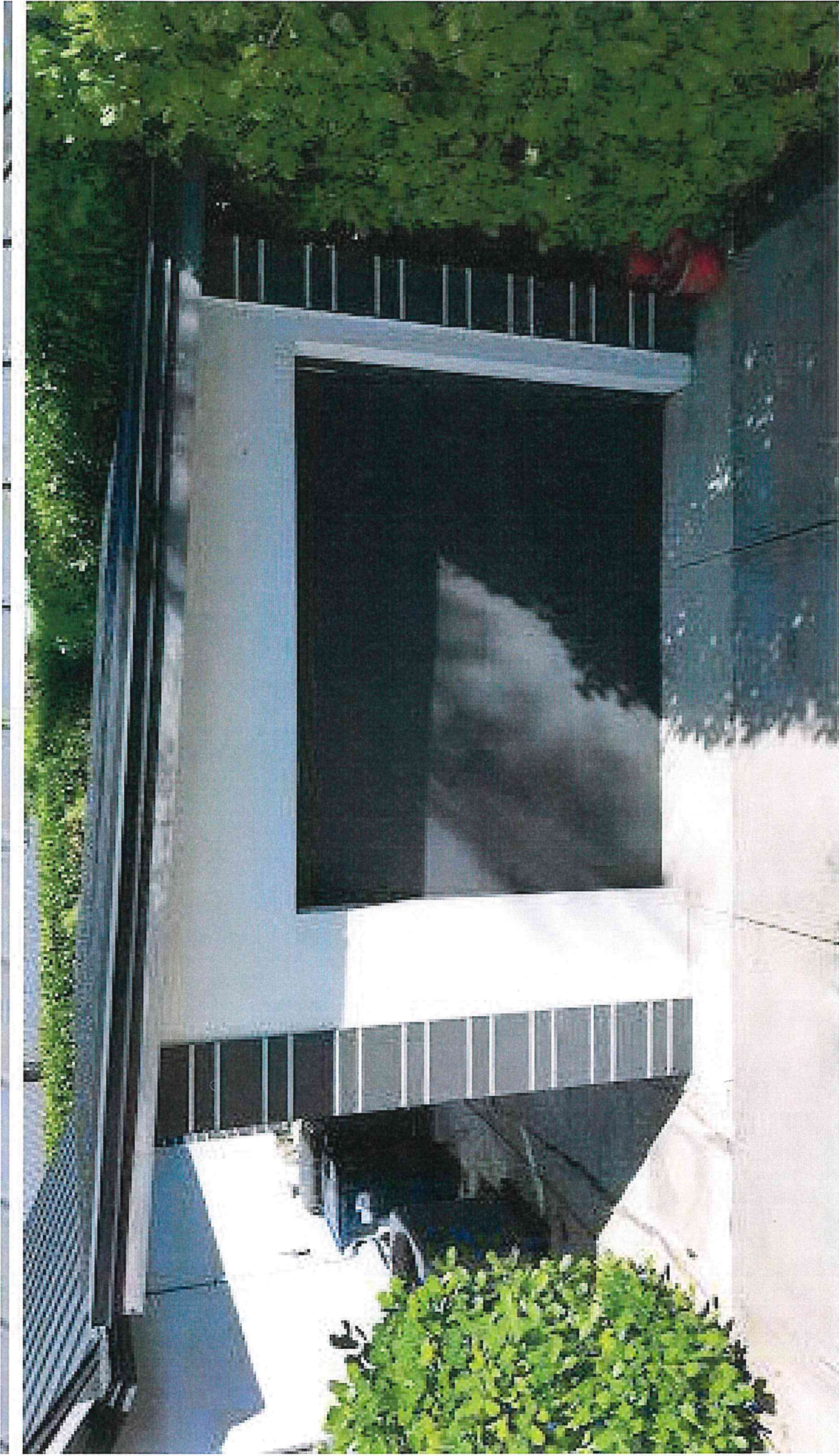
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-067 DATE: APR 17 2025 BY: ISA



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

**PH: Z25-161**

**April 14, 2026**

Item No. 5

<b>Recommendation Summary</b>	
<b>Commission District</b>	10
<b>Applicant</b>	Roger Galvez and Valery Virgilio Amare
<b>Summary of Request</b>	The applicants seek to permit an existing addition to the single-family residence to setback less than required from the rear property line.
<b>Location</b>	4645 SW 94 Avenue, Miami-Dade County, Florida.
<b>Property Size</b>	0.17 Acre
<b>Existing Zoning</b>	RU-1, Single-Family Residential District
<b>Existing Land Use</b>	Single-family residence
<b>2030-2040 CDMP Land Use Designation</b>	Low Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUEST:**

NON-USE VARIANCE to permit an existing addition to a single-family residence to setback a minimum of 10.8' (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.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Rear Addition to be Legalized residence for: Roger Galvez & Valery Virgilio Amare", as prepared by Carlos Tillan, P.E., dated stamped received 11/25/2025 consisting of 3 sheets. Plans may be modified at public hearing.

**PROJECT HISTORY AND DESCRIPTION:**

The submitted plans show an existing one (1)-story, 1,699 sq. ft. single-family residence located on a 0.17-acre corner lot, with an existing addition towards the rear of the subject site. The existing addition to the single-family residence is setback a minimum of 10.8' (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, less than is otherwise required by code. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' wood fence located along the rear (east) and interior side (north) property lines and a 4' chain-link fence along the front (west) and side street (south) property lines of the subject property.

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

<b>North</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>South</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>East</b>	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
<b>West</b>	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 7,546 sq. ft., RU-1, Single-Family Residential District, zoned corner lot and located at 4645 SW 94 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 to legalize the existing addition to the single-family residence on the property. Staff opines that since the rear yard area is enclosed with an existing 6’ wood fence located along the rear (east) and interior side (north) property lines and a 4’ chain-link fence along the front (west) and side street (south) property lines, any visual impact that the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated. 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 addition to the single-family residence on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low-Density Residential Communities designation of the CDMP LUP map.

**ZONING ANALYSIS:**

When the request to permit the existing addition to the single-family residence to setback a minimum of 10.8’ (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, is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of this request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with an addition located towards the rear of the subject property. The applicants seek approval for the existing addition to the single-family residence, which is located closer to the rear property line, than is permitted under the zoning standards. Staff supports the request and opines that approval with conditions of this non-use variance 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' wood fence located along the rear (east) and interior side (north) property lines and the 4' chain-link fence along the front (west) and side street (south) 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 north of the subject property. These existing buffers minimize any visual intrusion onto adjacent properties, particularly those located to the south, east, and north. Staff further finds that the encroachment is minimal in nature, internal to the site, and does not create significant visual or privacy impacts.

Staff notes that the existing chain-link fence is not permitted under the current Code; however, it was permitted at the time it was installed. Therefore, as a condition of approval, if the four-foot (4') chain-link fence along the front (west) and side street (south) property lines is removed or destroyed, the applicant shall install a CBS wall, opaque fence, or hedge that is a minimum of three feet (3') in height at the time of planting and that shall grow to and be maintained at a minimum height of six feet (6'), in accordance with Section 33-11(h) of the County Code. The existing six-foot (6') wood fence along the rear (east) and interior side (north) property lines shall also be maintained as a visual buffer.

Staff also notes that the requested rear setback reduction could have been pursued through the Administrative Adjustment Procedure pursuant to Section 33-36.1 of the County Code, which permits a setback reduction of up to fifty percent (50%) and a lot coverage increase of up to fifteen percent (15%) for a principal and/or accessory structure, provided that signed consent from all contiguous property owners, including those across the street(s), is obtained. However, the applicant was unable to secure the required consent; therefore, the request could not be processed administratively. Staff's research of the surrounding area identified similar approvals. For example, the property located at 4620 SW 94 Avenue was approved under Resolution No. CZAB10-82-05 to permit a single-family residence setback of 17'-6" (25' required) from the front (east) property line and an addition setback of 13'-8" (25' required) from the west property line. Additionally, the property located at 4645 SW 94 Court was approved under Resolution No. CZAB10-68-01 to permit a covered terrace addition setback ranging from 11' to 15' (25' required) from the rear (east) property line.

Staff further 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 indicate no objections. 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, "Rear Addition to be Legalized residence for: Roger Galvez & Valery Virgilio Amare", as prepared by Carlos Tillan, P.E., dated stamped received 11/25/2025 consisting 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 applicants obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources.
5. That the existing 6' wood fence located along the rear (east) and interior side (north) property lines and the 4' chain-link fence along the front (west) and side street (south) property lines of the subject property be maintained, and that if any of the fences are 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 existing concrete slab encroaching into the six-foot (6') utility easement along the rear (east) property line shall be removed prior to final inspection, as depicted on the approved site plan.
7. That the applicants comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Water and Sewer Department as contained in their memorandum.

ES:JB:EA:JH



---

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

## ZONING RECOMMENDATION ADDENDUM

Roger Galvez and Valery Virgilio Amare  
PH: Z25-161

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
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>*memo dated 7/25/25</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

<b>Low Density Residential (Pg. I-31)</b>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Density Residential</b>. 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>
---	--

### PERTINENT ZONING REQUIREMENTS/STANDARDS

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

## ZONING RECOMMENDATION ADDENDUM

Roger Galvez and Valery Virgilio Amare

PH: Z25-161

<b>Sec. 33-50. - Table of setback lines in residential and estate districts.</b>	<b><i>District/ Families</i></b>	<b><i>Front (Ft.)</i></b>	<b><i>Rear (Ft.)</i></b>	<b><i>Interior Side (Ft.)</i></b>	<b><i>Side Street (Ft.)</i></b>
	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**

ROGER GALVEZ & VALERY VIRGILIO      4645 SW 94 AVE  
AMARE      MIAMI-DADE COUNTY, FLORIDA.

---

**APPLICANT**

**ADDRESS**

Pending

Z2025000161

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-4021-015-1060**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

November 15, 2025

**NEIGHBORHOOD REGULATIONS:**

There are no open/closed cases.

**BUILDING SUPPORT REGULATIONS:**

There are no open/closed cases.

**OUTSTANDING LIENS AND FINES:**

There are no outstanding Liens, Fines, or Fees under the name of the current applicant.

**Note:** There are pending Liens under the previous owner **ELISEO AJA**; Miami Dade County will continue to hold the previous owner responsible for all Liens and fees. The current owners/applicants will not be held responsible for these Liens/fees. The cases will remain open until these Liens/fees have been settled.

# Memorandum

**Date:** April 1, 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:** Z2025000161-2<sup>nd</sup> Review  
Roger Valery Virgilio Amare  
4645 SW 94<sup>th</sup> Avenue  
Non-Use Variance for rear setback requirements for the legalization  
of an addition.  
(RU-1) (0.15 acres)  
21-54-40

---

The Departments of RER and 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 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 Service 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.

#### **Conditions of Approval: None**

#### Water Control Review

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system.

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 "Rear Addition to be Legalized Residence for: Roger Galvez & Valery Virgilio Amare" prepared

by Carlos Tillan, P.E., and dated as received by Miami-Dade County on June 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](mailto:Jackelyn.Alberdi@miamidade.gov) regarding any additional information or concerns with this review.

**Conditions of Approval: None**

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** July 25, 2025

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

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

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

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

**Subject:** Zoning Application Comments - Roger Galvez and Valery Virgilio Amare  
Application No. Z2025000161

---

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. **A Hold Harmless Agreement will be required from WASD. Please refer to the Easement/Hold Harmless Agreement comments below.**

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: Roger Galvez and Valery Virgilio Amare

Location: The proposed project is located at 4645 SW 94<sup>th</sup> Avenue, with Folio No. 30-4021-015-1060, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting to legalize an addition to the existing single family residence (SFR) without the required setback. After the addition, the SFR is under 3,001 square feet.

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

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

**Easement/Hold Harmless Agreement:** *Please note that the subject property has a 12-feet WASD Utility Easement centered (6 feet within the property line) along the eastern boundary of the property. There is an 8-inch gravity sewer (sewer as-built No. ES190-65) along said utility easement. **Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement.***

The survey plan submitted shows an existing wood fence along the eastern boundary of the property line. As such, a Hold Harmless Agreement will be required from WASD.

Therefore, the following Zoning Condition shall be included in the Zoning Resolution for this application:

**A Hold Harmless Agreement from WASD will be required prior to the issuance of a Fence and/or Building Permit.**

**Please contact Mr. Christopher Schaffer at [christopher.schaffer@miamidade.gov](mailto:christopher.schaffer@miamidade.gov) with WASD's New Business Contracting Office to execute said Agreement.**

The site plan submitted for the subject application shows that an existing portion of a concrete slab is encroaching on said WASD utility easement and said portion will be removed, as per note in the site plan.

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

# Memorandum



Date: January 5, 2026

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

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

Subject: Z2025000161  
Name: Roger Galvez and Valery Virgilio Amare  
Location: 4645 SW 94 Avenue  
Section 21 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 13, Block 16, Plat Book 65, Page 5.

This application does not generate any additional vehicle trips.

#### Standard Conditions:

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

# Memorandum



**Date:** July 07, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2025000161

---

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 6/30/2025. 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](mailto:acuello@miamidade.gov) or call 305-775-3357.





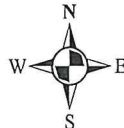
**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000161**

Section: 21 Township: 54 Range: 40  
 Applicant: ROGER GALVEZ  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

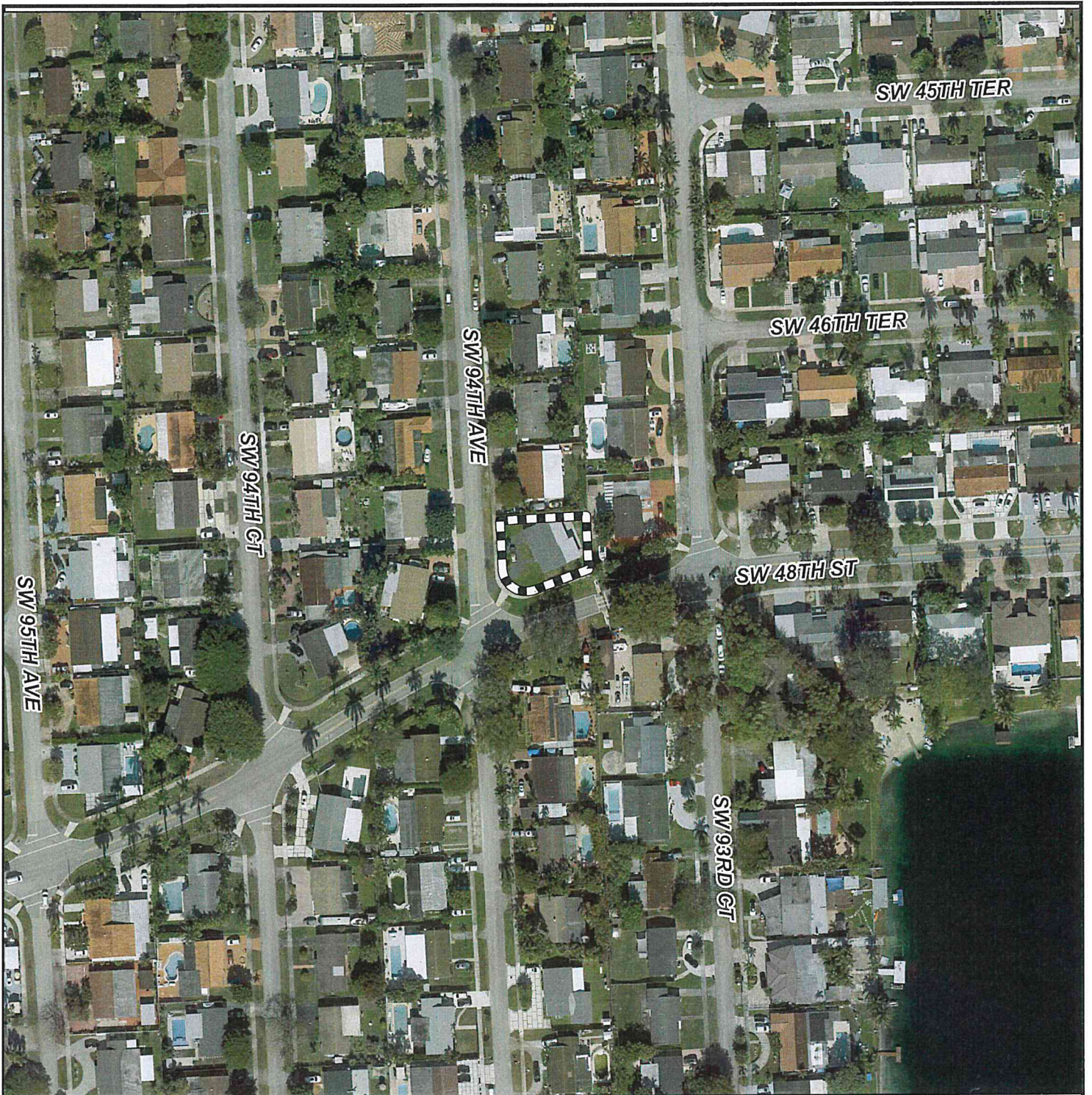
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, July 7, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000161**

**Legend**  
 Subject Property

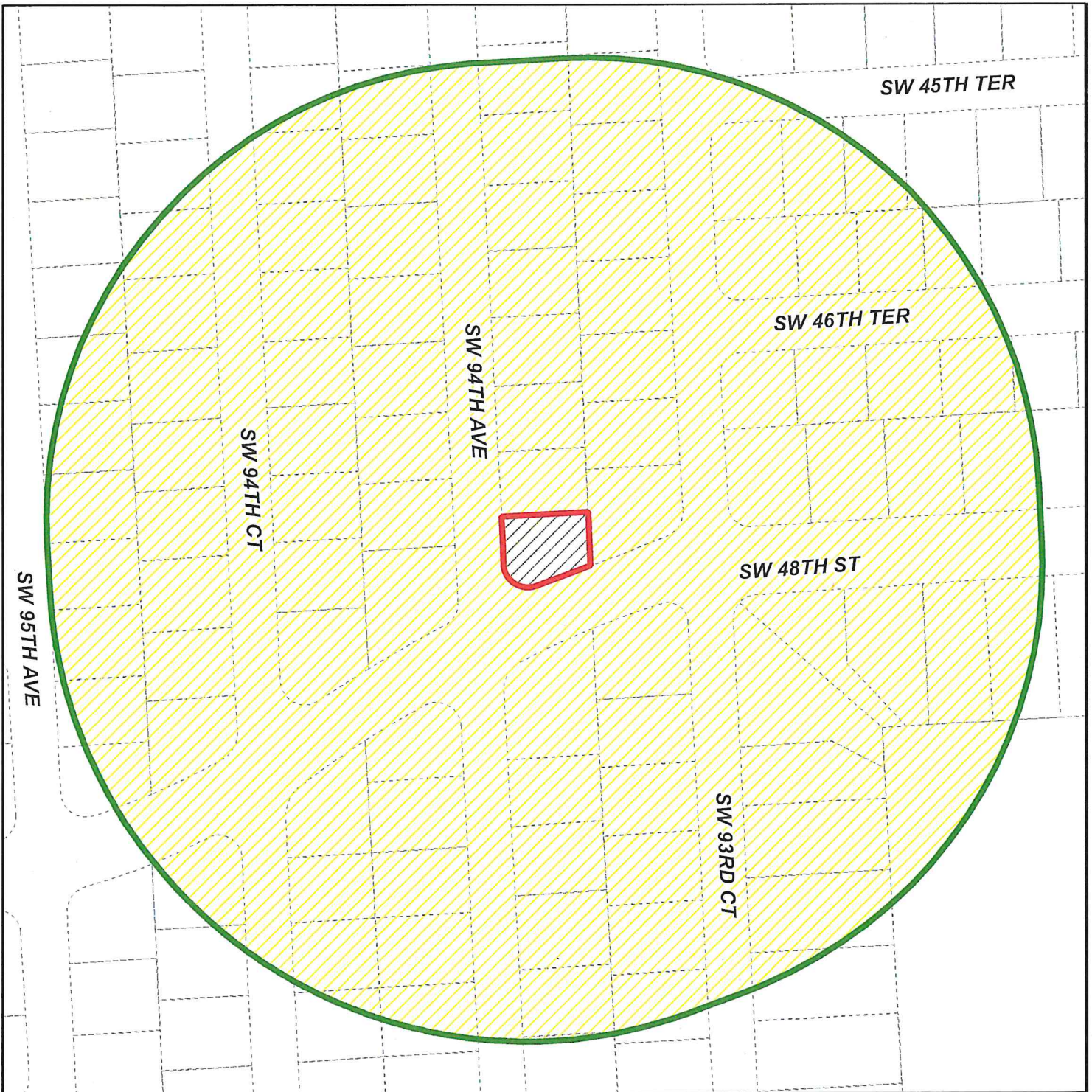


Section: 21 Township: 54 Range: 40  
 Applicant: ROGER GALVEZ  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Monday, July 7, 2025

REVISION	DATE	BY






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 21 Township: 54 Range: 40  
 Applicant: ROGER GALVEZ  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000161**  
 RADIUS: 500

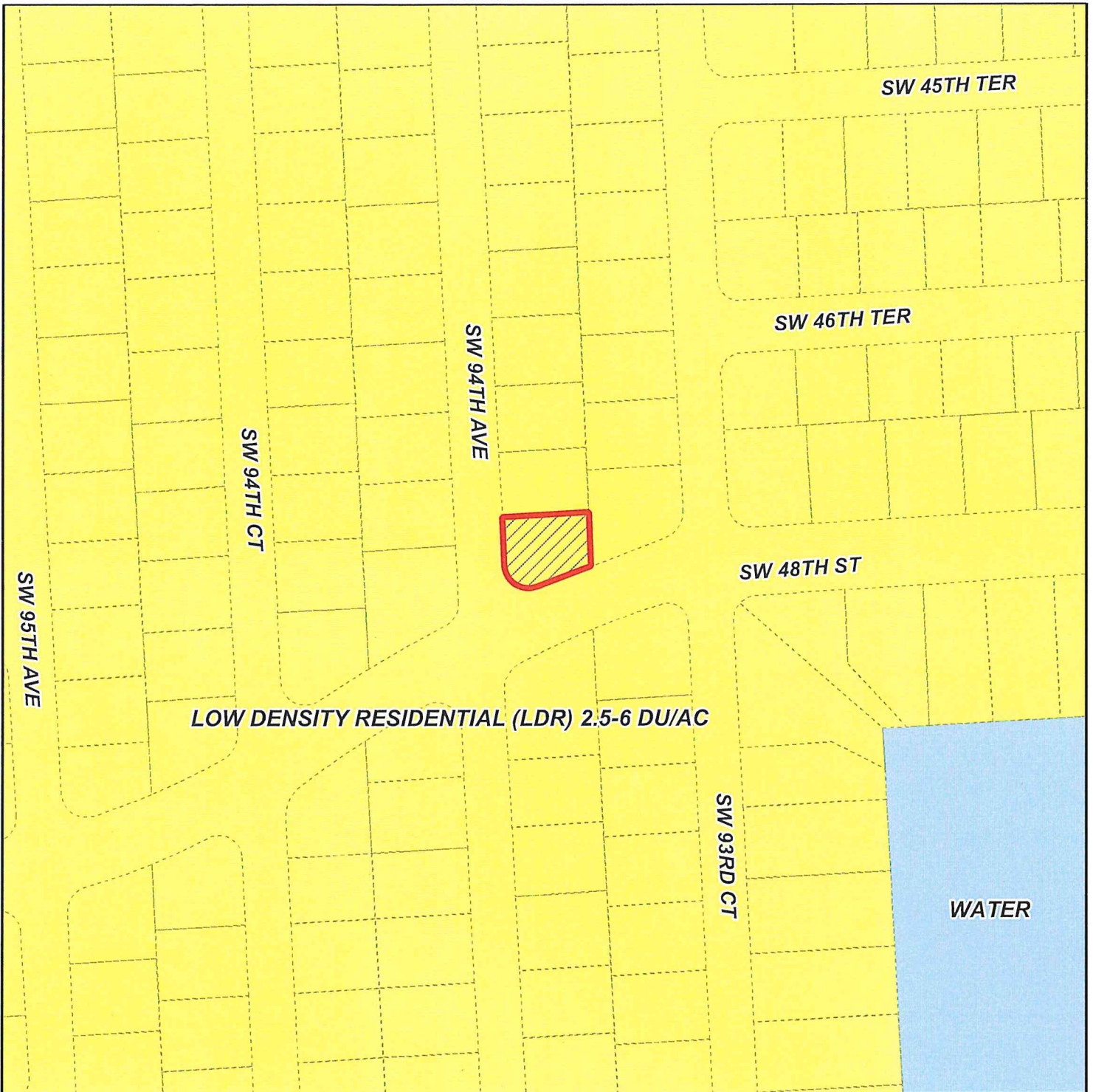
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, July 7, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**22025000161**

Section: 21 Township: 54 Range: 40  
 Applicant: ROGER GALVEZ  
 Zoning Board: C10  
 Commission District: 10  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Monday, July 7, 2025

REVISION	DATE	BY



CONCRETE, GROUT, - 50% PORTLAND CEMENT PASTE IN GROUT - NOT FOR FINISH FINISH

**SCOPE OF WORK** Civil/Architectural  
 BUILDING & STRUCTURAL  
 REAR PORTION ADDITION TO BE LEGAL AND  
 FINISHED FOR RESIDENCE  
**ELECTRICAL**  
 1. ELECTRICAL SYMBOLS AND NOTATION  
 2. ELECTRICAL SCHEDULES  
**PLUMBING**  
 1. PLUMBING SYMBOLS AND NOTATION  
 2. PLUMBING SCHEDULES  
**MECHANICAL**  
 1. MECHANICAL SYMBOLS AND NOTATION  
 2. MECHANICAL SCHEDULES

**WINDOW SCHEDULE**

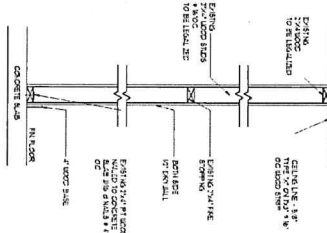
NO.	DESCRIPTION	UNIT	QTY	DATE	REVISIONS
1	1/2" x 4' x 6' WINDOW	EA	1	11/25/25	1.1
2	1/2" x 4' x 6' WINDOW	EA	1	11/25/25	1.1
3	1/2" x 4' x 6' WINDOW	EA	1	11/25/25	1.1
4	1/2" x 4' x 6' WINDOW	EA	1	11/25/25	1.1

**DOOR SCHEDULE**

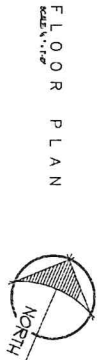
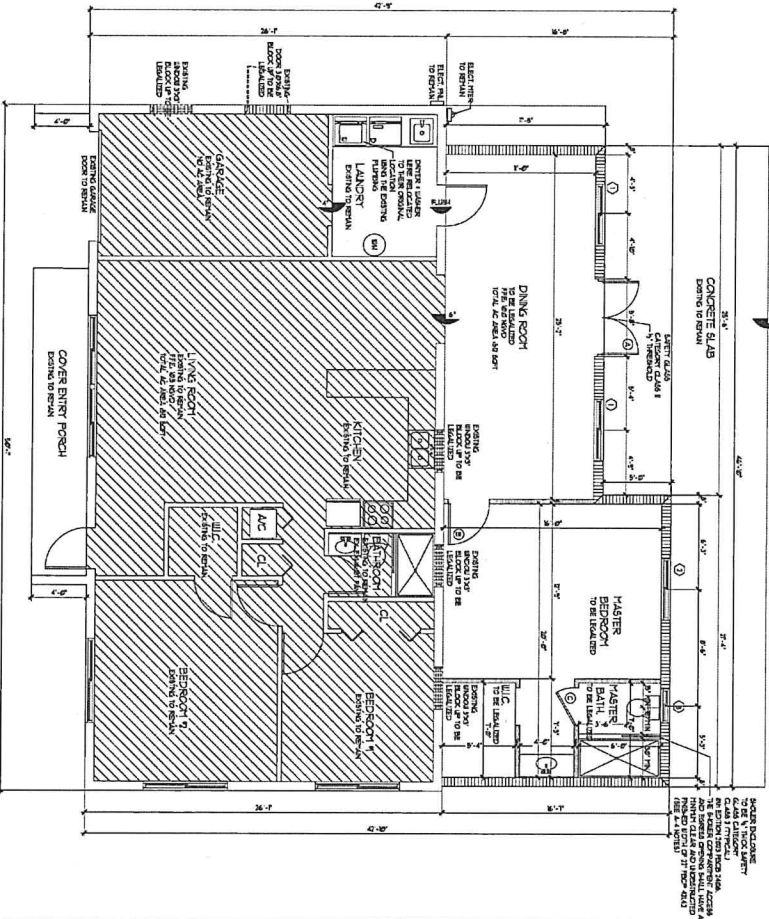
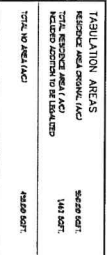
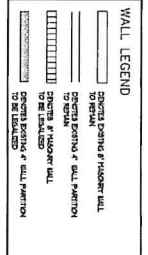
NO.	DESCRIPTION	UNIT	QTY	DATE	REVISIONS
1	1/2" x 4' x 6' WINDOW	EA	1	11/25/25	1.1
2	1/2" x 4' x 6' WINDOW	EA	1	11/25/25	1.1
3	1/2" x 4' x 6' WINDOW	EA	1	11/25/25	1.1
4	1/2" x 4' x 6' WINDOW	EA	1	11/25/25	1.1

**DOOR AND WINDOW BRICK DETAIL**

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



DOOR AND WINDOW BRICK DETAIL

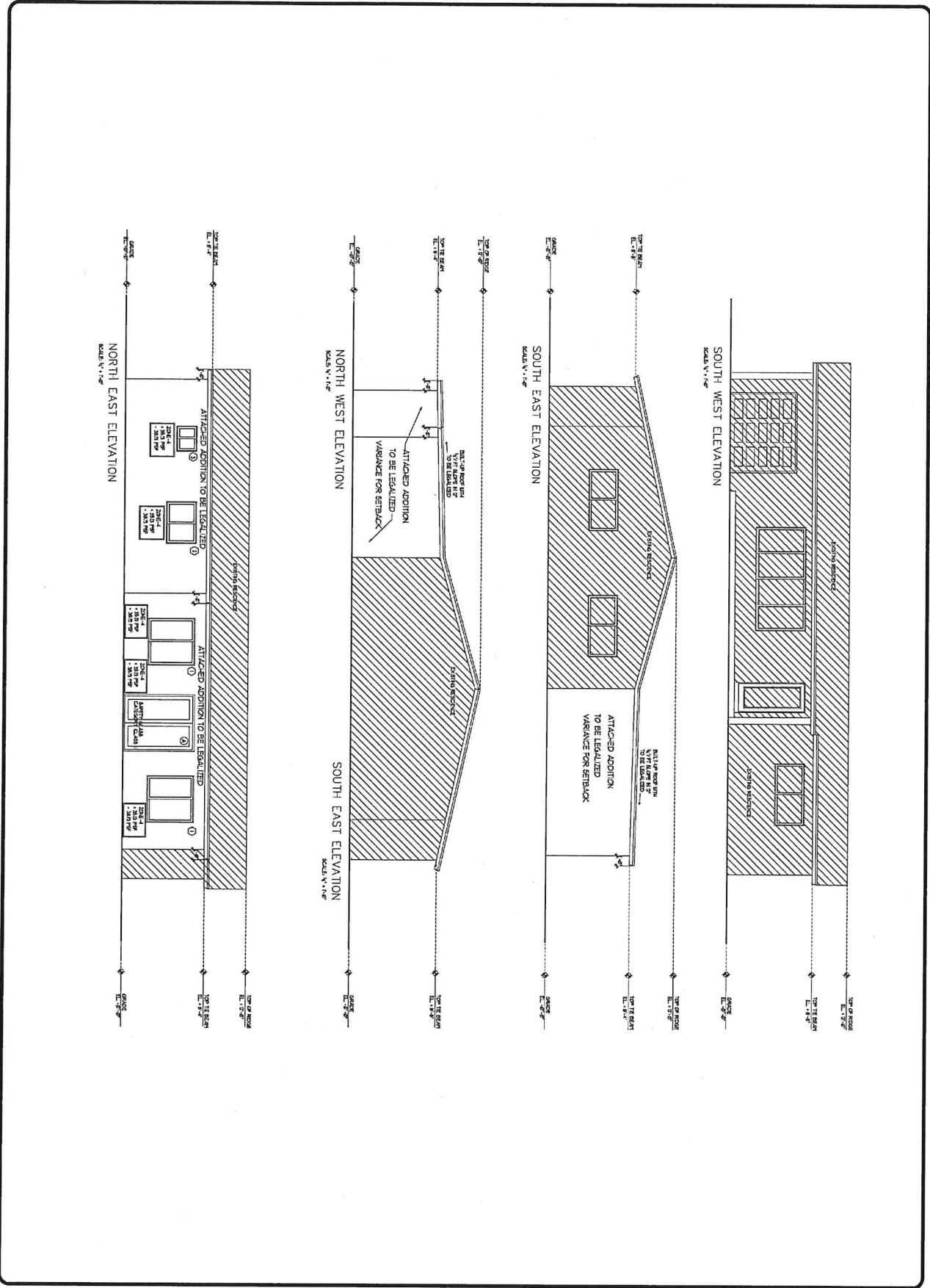


DESIGN: LUCAS  
 CHECKED: J. C. T.  
 DATE: APRIL 25  
 SCALE: AS SHOWN  
 SHEET: A-2  
 OF 4 SHEETS

REAR ADDITION TO BE LEGALIZED  
 RESIDENCE FOR  
**ROGER GALVEZ & VALERY VIRGILIO AMARE**  
 LOCATED AT:  
 4645 SW 34 AVE, MIAMI, FL 33135

**CT ENGINEERING, INC.**  
 CARLOS TELLA, P.E.  
 P.E. NO. 25955, C.A.M. NO. 22558  
 1905 N.W. 11th St., Suite 200  
 Ft. Lauderdale, FL 33309  
 Phone: 754-561-1111  
 Fax: 754-561-1112  
 Email: info@cteng.com

NO.	REVISION



PROJ. NO.	2001013-0000
DATE	APRIL '25
SCALE	AS SHOWN
SHEET	A-3
OF 4 SHEETS	

REAR ADDITION TO BE LEGALIZED  
 RESIDENCE FOR  
**ROGER GALVEZ & VALERY VIRGILIO AMARE**  
 LOCATED AT:  
 4645 SW 94 AVE, MIAMI, FL 33165

CT ENGINEERING, INC  
 CARLOS TELAN, PE  
 PER 65565 CA# 23555  
 1000 N.W. 107th Ave  
 Suite 1000  
 Miami, FL 33177  
 (305) 551-1111  
 www.ct-engineering.com

NO.	REVISION	BY

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-161  
DATE: JUN 24 2025  
BY: GONC OL



FRONT STREET CORNER SIDE VIEW FACING EAST

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-161  
DATE: JUN 24 2025  
BY: GONCALVES



REAR YARD VIEW FACING NORTH

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-161  
DATE: JUN 24 2025  
BY: GONGOL



FRONT INTERIOR SIDE VIEW FACING EAST

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-181  
DATE: JUN 24 2025  
BY: GONGOL



REAR YARD AREA FACING WEST