



FINAL AGENDA

Community Zoning Appeals Board 12
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
Thursday, May 14, 2026 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|-----------------------|-------|----------|---|
| 1. | Z2025000029 | Jaime Castano | 25-29 | 54-40-36 | N |
| 2. | Z2025000067 | Branden Michael Vullo | 25-67 | 55-40-17 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12
MEETING OF MAY 14, 2026

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

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND
ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 12**

PH: Z25-029

May 14, 2026

Item No. 1

Recommendation Summary	
Commission District	7
Applicant	Jaime Castano
Summary of Requests	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.
Location	6480 SW 82 Street, Miami-Dade County, Florida.
Property Size	0.24 Acre
Existing Zoning	RU-1, Single-Family Residential District, 7,500 sq. ft.
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Medium Density Residential, 13 to 25 dua (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(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)
Recommendation	Approval with conditions.

This application was inadvertently advertised for the April 14, 2026, Community Zoning Appeals Board (CZAB) 10 meeting. The application was not considered at said meeting, and the public hearing has not been held. The application has now been readvertised to be heard by CZAB 12, which is the Board having jurisdiction.

The public hearing on this item has not been held.

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.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)
North	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)
South	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)
East	RU-1; single-family residence	Medium Density Residential (13 to 25 dua)
West	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, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Jaime Castano
(PH: Z25-029)

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
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

Medium Density Residential (Pg. I-30)	<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>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

33-13(ii)	<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>																																																																											
33-49	<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
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Section 33-50	<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
33-311(A)(3) Special Exceptions, Unusual and New Uses	<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>				
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>				

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: Z2025000029-2nd 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 82nd 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, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov

Memorandum



Date: 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 or call 305-775-3357.

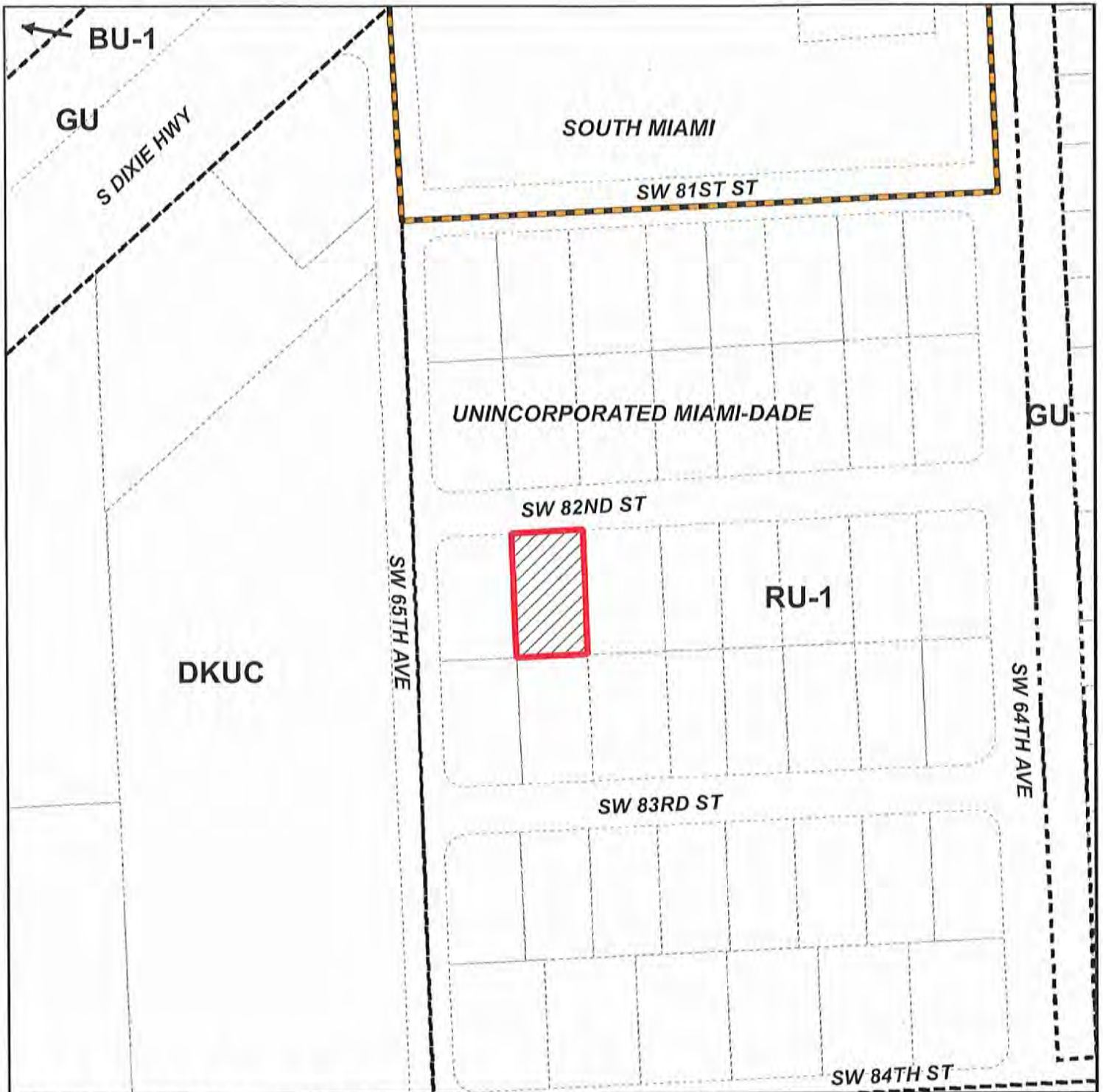
Memorandum



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.





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



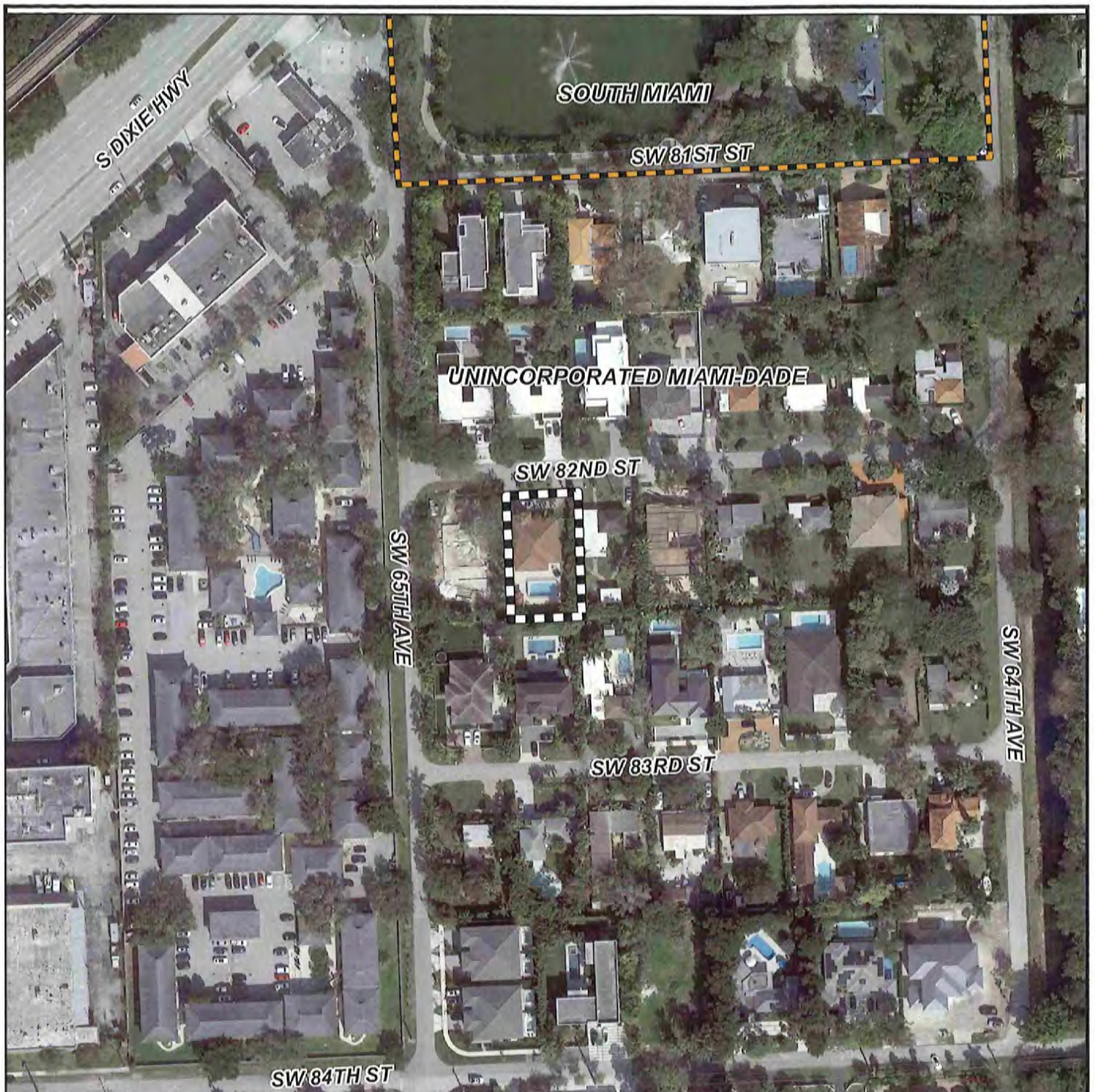
Legend

-  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

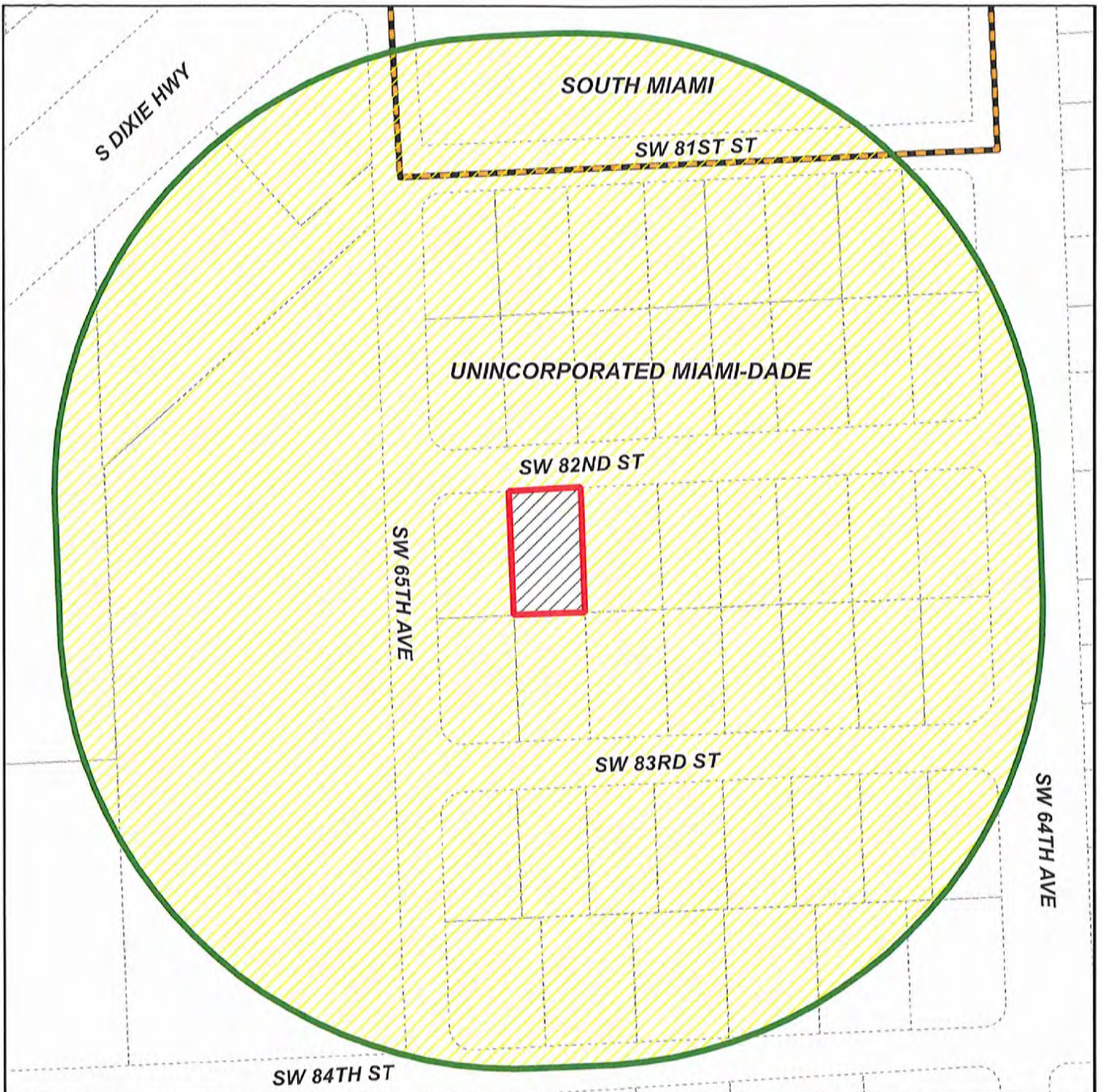


Section: 36 Township: 54 Range: 40
 Applicant: Jaime A Castano
 Zoning Board: C10
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



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

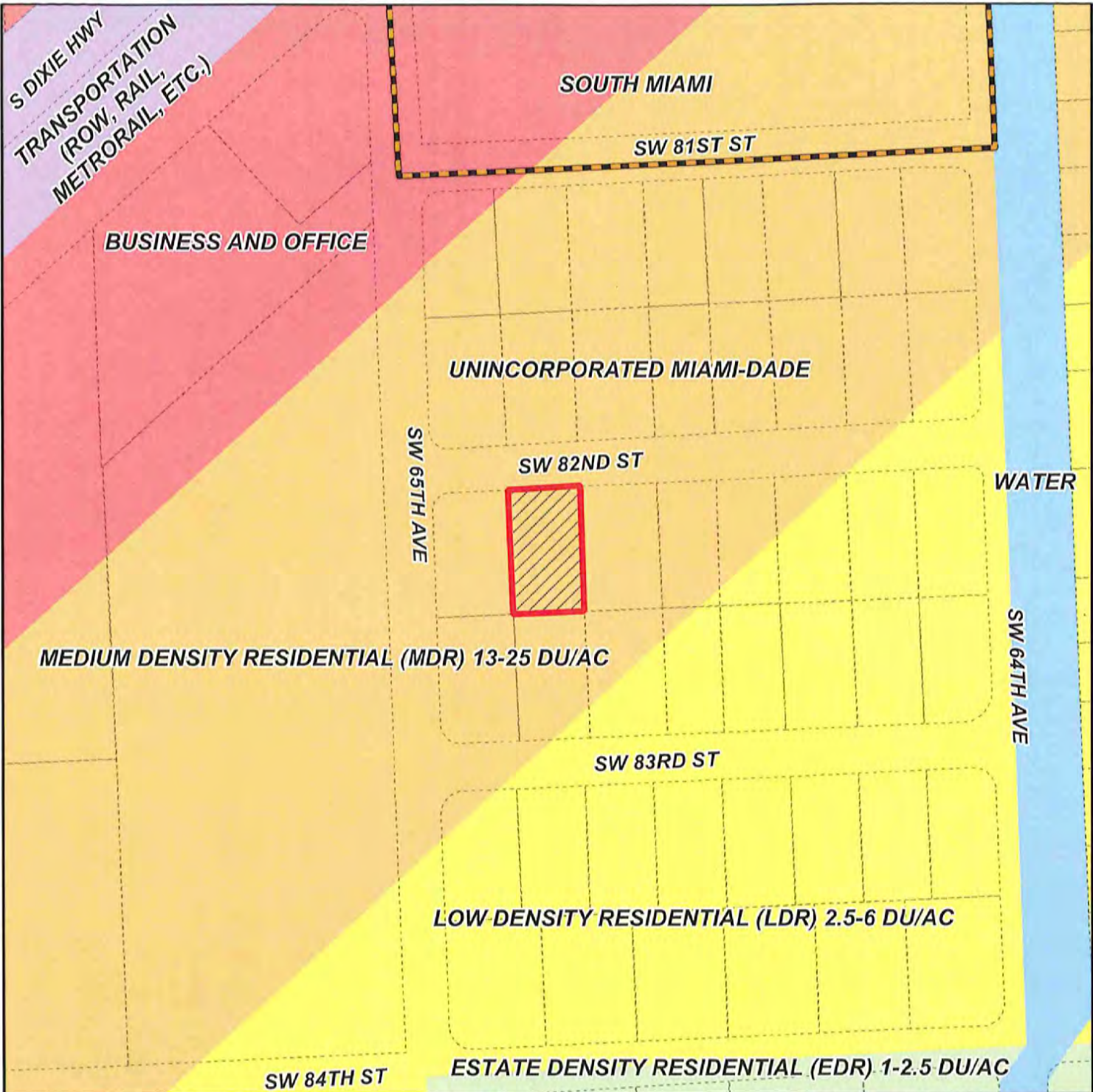
Legend

-  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
Staff Report to the Community Zoning Appeals Board 12**

PH: Z25-067

May 14, 2026

Item No. 2

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

This application was inadvertently advertised for the April 14, 2026, Community Zoning Appeals Board (CZAB) 10 meeting. The application was not considered at said meeting, and the public hearing has not been held. The application has now been readvertised to be heard by CZAB 12, which is the Board having jurisdiction.

The public hearing on this item has not been held.

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.

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

Branden Michael Vullo

Z25-067

Page | 5

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

Branden Michael Vullo
PH: Z25-067

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>* Subject to conditions in their memorandum.</i>	

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

Estate Density Residential (Pg. I-31)	<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>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

ARTICLE XX. EU-M, ESTATE MODIFIED DISTRICT Sec. 33-50 setback parameters	<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>
33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

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: Z2025000067-2nd Review
Branden Vullo
10201 SW 129th 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 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)

Maria Valdes

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

Application Name: Vullo Detached Garage

Location: The proposed project is located on approximately 0.41 acres at 10201 SW 129th 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 129th Street and SW 102nd 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 mavalde@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: December 1, 2025

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

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

Subject: 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 or call 305-775-3357.

Memorandum



Date: April 22nd, 2025

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

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

Subject: Zoning Review Z2025 – 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.





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

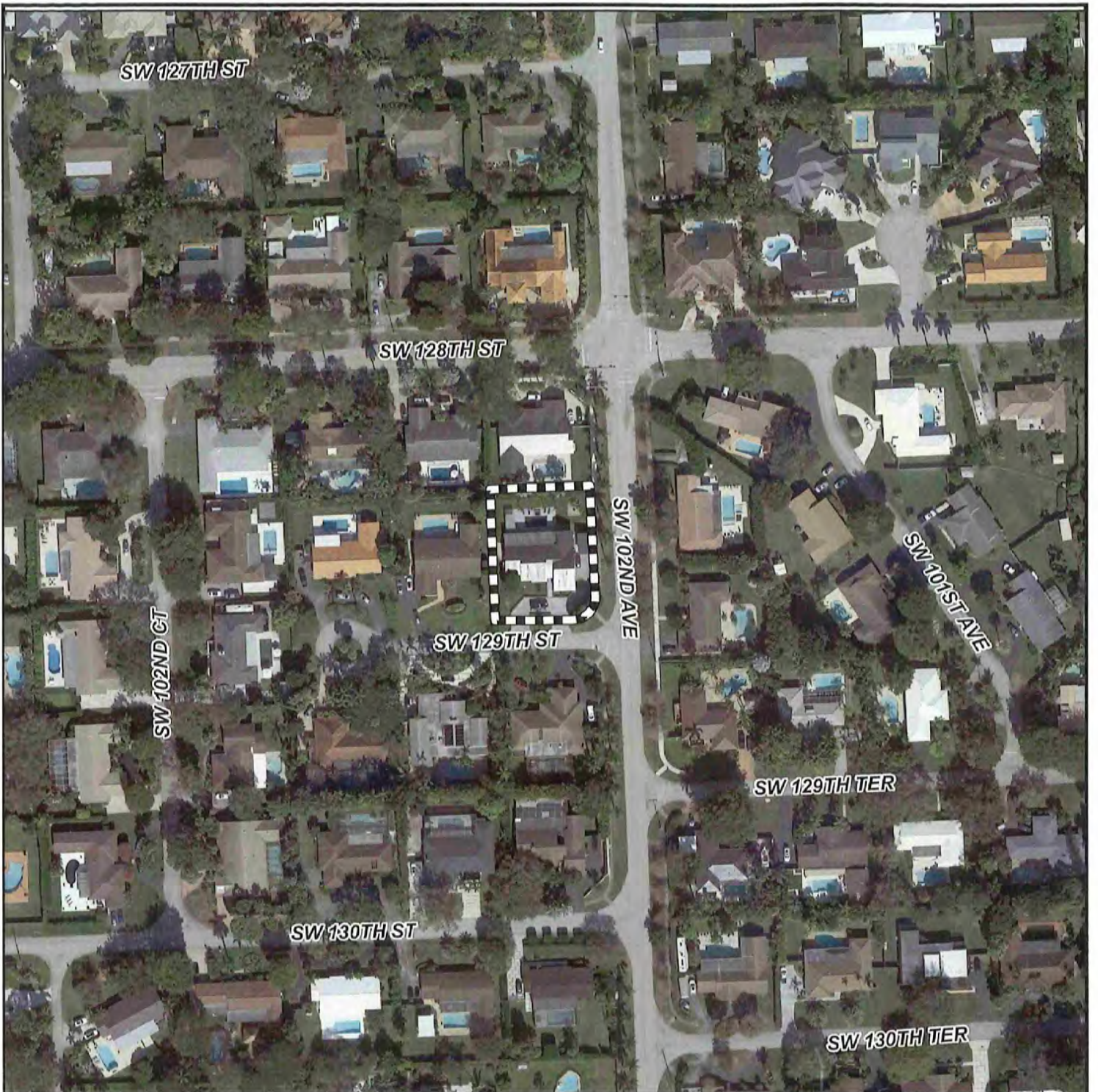
Legend

-  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

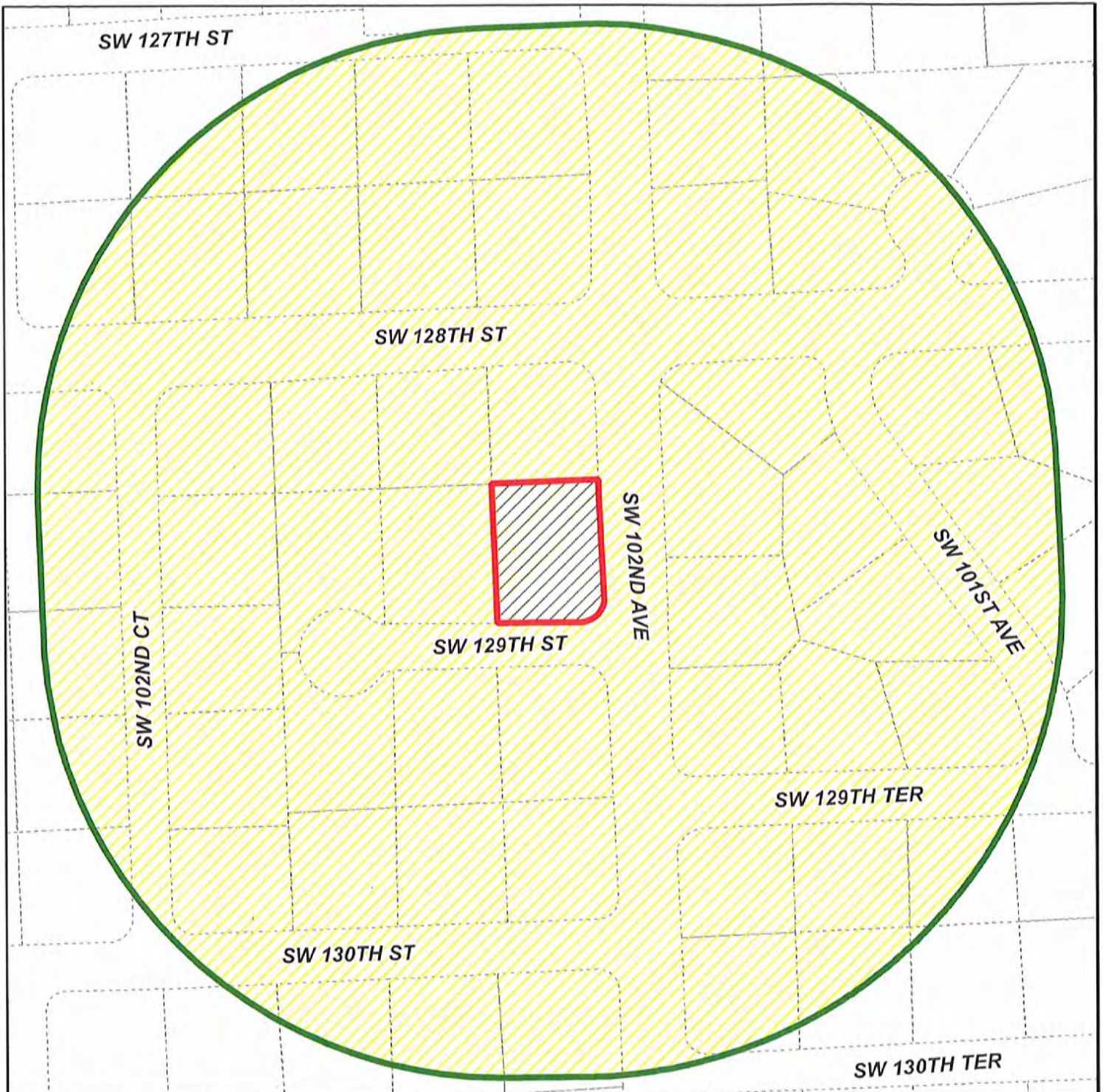


Section: 17 Township: 55 Range: 40
 Applicant: Branden Michael Vullo
 Zoning Board: C10
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



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