



FINAL AGENDA

Community Zoning Appeals Board 14
William F. Dickinson Community Center, 1601 N. Krome Avenue, Homestead, FL
Wednesday, March 11, 2026 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2025000165	Lirida Cuadot	25-165	55-39-34	N
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Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF MARCH 11, 2026

WILLIAM F. DICKINSON COMMUNITY CENTER

1601 N. KROME AVENUE, HOMESTEAD, FL 33030

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.

NOTICE

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

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

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 14**

PH: Z25-165

March 11, 2026

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	Lirida Cuadot
Summary of Requests	The applicant seeks to allow two existing terrace additions to a single-family residence to setback less than required from the side street property line. Additionally, the applicant seeks to allow an existing detached shed structure and a swimming pool to setback less than required from the rear, interior side and side street property lines, and seeks to permit a fence and gate to exceed 2.5' in height when adjacent to a right of way.
Location	14221 SW 172 Terrace, Miami-Dade County, Florida
Property Size	0.14 Acre
Existing Zoning	RU-1Z, Single-Family Zero-Lot-Line Development Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- 1) NON-USE VARIANCE to permit existing terrace #1 addition to setback a minimum of 7'-6" (15' required) from the side street (east) property line.
- 2) NON-USE VARIANCE to permit existing terrace #2 addition to setback a minimum of 11'-4" (15' required) from the side street (east) property line.
- 3) NON-USE VARIANCE to permit an existing swimming pool to setback 14'-4" (15' required) from the side street (east) property line.
- 4) NON-USE VARIANCE to permit an existing detached shed to setback 2'-2" (5' required) from the rear (north) property line, and to setback 1'-6" (5' required) from the interior side (west) property line.
- 5) NON-USE VARIANCE to waive the zoning regulation requiring that no fence or wall exceed 2.5' in height when located within 10' of a driveway leading to a right of way; to permit an existing 6' solid fence and a proposed 11'-9" x 6' aluminum rolling gate within the safe sight distance triangle along the side street (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing Legalization of Two attached Metal Roof, Shed and New Rolling Gate", as prepared by LMU Engineering, LLC., dated stamped received 10/24/2025 and consisting of a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,822 sq. ft. single-family residence with existing terrace additions located on a corner lot. The subject property also includes a swimming pool and a detached shed structure that are located towards the rear and side of the principal residence. There is also an existing 6' metal fence and gates that exceed the permitted height for fences when they are located adjacent to a right-of-way. The applicant seeks to allow two existing terrace additions to setback less than required from the side street property line, and for the detached shed structure and swimming pool to setback less than required from the rear, interior side and side street property lines, and seeks to permit a fence and gate to exceed 2.5' in height when adjacent to a right of way. The submitted plans, photos, and the County's Geographical Information System (GIS) aerial map indicate an existing 6' high wood fence located along the rear and interior side and a 6' metal fence along the side street property lines of the subject property.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 6,159 sq. ft., Zero Lot Line Developments (ZLL) (also known as RU-1Z, zero lot line development single-family residential district), zoned corner lot and located at 14221 SW 172 Terrace. The surrounding area is characterized by existing single-family residences, also developed under the Zero Lot Line Developments (ZLL) regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant the continued maintenance of the existing terraces, swimming pool, detached shed and 6' metal fence and gates on the property. Staff

opines that since the rear yard area is enclosed with a 6' high wood fence along the rear and the interior side and 6' metal fence along the street side property lines, any visual impacts that the single-family residence may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.14-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 terraces, swimming pool, detached shed and metal fence and gates located on the property will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP. Since the applicants are not requesting to add additional dwelling units or change the single-family detached use on the property, staff opines that approval of the application with conditions would be **consistent** with the Low Density Residential Communities designation of the CDMP LUP map.

ZONING ANALYSIS:

When the request to permit the existing terrace #1 addition to setback a minimum of 7'-6" (15' required) (request #1), to permit terrace #2 addition to setback a minimum of 11'-4" (15' required) (request #2), to permit a swimming pool to setback 14'-4" (15' required) from the side street (east) property line (request #3), to permit an existing detached shed to setback 2'-2" (5' required) from the rear (north) property line and to setback 1'-6" (5' required) from the interior side (west) property line (request #4), and to waive the zoning regulation requiring that no fence or wall exceed 2.5' in height when located within 10' of a driveway leading to a right of way; and to permit an existing 6' solid fence and a proposed 11'-9" x 6' aluminum rolling gate within the safe sight distance triangle along the side street (east) property line (request #5), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of these request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not adversely affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence with the existing terraces, swimming pool, shed and fence and gates on a corner lot located towards the rear and side street of the subject property. The applicants seek approval for the existing terraces and swimming pool which are located closer to side street property line and the detached shed closer to the rear 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 applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high wood fence located along the rear and the interior side property lines and 6' metal fence along the side street of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties,

especially to the parcels to the north, south and east of the subject property. Staff further opines that the existing encroachment is minimal in nature and internal to the site and any significant visual impacts generated from the reduced setbacks on the properties to the north would be further mitigated by the 6' wood fence and 6' metal fence that separates the site from the adjacent properties and the official right of way. Staff recommends as a condition for approval that the said wood and metal fence along the rear, side street and the interior side property lines be maintained as a visual buffer, and, if said fences are 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 did find similar approvals within the neighborhood for variances of setbacks of the single-family residential structures. Specifically, a single-family residence located at 17191 SW 142 Court, was approved administratively pursuant to Administrative Adjustment #V1994000467 for an interior side setback of 9.64' (10' required). Also, another Administrative Adjustment application #V1994000467 approved a single-family residence located at 17201 SW 142 Court with an interior side setback of 9.65'(10 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 (RER) Environmental Review 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 the County's Fire Rescue Department in their memorandum indicates no objections. Furthermore, staff opines that the architectural style and scale of the existing terrace additions, swimming pool, detached shed, and fence with its gates 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 Legalization of Two attached Metal Roof, Shed and New Rolling Gate”, as prepared by LMU Engineering, LLC., dated stamped received 10/24/2025 and consisting of a total of 5 sheets. Plans may be modified at public hearing. 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 applicants comply with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section as contained in their memorandum.
6. That the applicants comply with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as contained in their memorandum.
7. That the 6’ wood and metal fences along the rear, side street and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a 6’ high 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:EA:JB:SS:JH

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Lirida Cuadot
PH: Z25-165

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

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

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

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
Sec. 33-284.40.40 setback parameters.	<p><i>All applications for Zero lot Line Developments (ZLL) shall comply with the following applicable development parameters as stated in 33-284.83 (c):</i></p> <p><i>Zero Lot Line Developments (ZLL) Principal Building setback.</i></p> <p><i>Front setback: 20' minimum distance from the front property line, for a minimum of fifty (50) percent of the width of the lot and shall be set back a minimum of ten (10) feet along the remaining width of the lot.</i></p> <p><i>Interior Side Setback: A minimum¹ interior side property line with a zero-setback and the dwelling unit setback on the other interior side property line shall be a minimum of 10' excluding the connecting elements such as fences, walls and trellis. It is provided, however, that units are not required to be placed on the zero-lot line property line when said units fall at the end of a sequential row of units and where said units cannot be placed on a separate zero lot line without attaching the unit to an adjacent unit. In that event a minimum spacing of ten (10) feet shall be provided from the residence on the adjacent zero lot line lot. Patios, pools, garden features and</i></p>

ZONING RECOMMENDATION ADDENDUM

Lirida Cuadot

PH: Z25-165

	<p><i>other similar elements shall be permitted within the ten-foot setback area; provided, however, no structure, with the exception of fences or walls shall be placed within easements required by Subsection (K).</i></p> <p><i>Rear setback. The minimum rear spacing between dwelling units shall be thirty (30) feet between two (2) story units or between a one (1) story and a two (2) story unit. The minimum rear spacing between one (1) story units shall be twenty (20) feet.</i></p> <p><i>Side street setback. The dwelling setback shall be a minimum of fifteen (15) feet from the side street property line.</i></p> <p><i>Principal Building setback structures shall comply with the following minimum setback requirements.</i></p>	
<p>Sec. 33-36.1. - Administrative adjustment procedure</p>	Zoning Districts	AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2
	Setback - Maximum reduction	50% (i.e., if minimum required setback is 10 feet, then setback could not be reduced below 5 feet administratively)
	Lot Coverage - maximum increase for a principal and/or accessory structure	15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5 percent)

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

LIRIDA CUADOT

14221 SW 172 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000165

DATE

HEARING NUMBER

FOLIO No: 30-5934-020-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 30, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20240231367B was opened on 07/01/2024. A Notice of Violation was issued on 07/10/2024 for "*Failure to obtain required building permit(s) prior to commencing work on: 2 attached structures(terraces) on south side of property. Dura fence. detached structure (shed) to include electrical.*" This case is pending a follow-up inspection on or after 01/04/2026. **There are no outstanding fees.**

VIOLATOR:

LIRIDA CUADOT

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: February 23, 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: Z2025000165-2nd Review
Liricla Cuadot
14221 SW 172nd Terrace
Non-Use Variance for setback requirements for the legalization of
several structures and a proposed rolling gate at a single-family
residence.
(RU-1Z) (0.14 acres)
34-55-39

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

Potable Water Supply and Wastewater Disposal

According to RER records, the property is currently connected to public water and sewer. Pursuant to the Code, all 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.

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 prepared by Luis M. Ulloa, P.E., and dated as received by Miami-Dade County on July 14, 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: February 23, 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: Z2025000165-2nd Review
Liricla Cuadot
14221 SW 172nd Terrace
Non-Use Variance for setback requirements for the legalization of
several structures and a proposed rolling gate at a single-family
residence.
(RU-1Z) (0.14 acres)
34-55-39

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

Potable Water Supply and Wastewater Disposal

According to RER records, the property is currently connected to public water and sewer. Pursuant to the Code, all 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.

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 prepared by Luis M. Ulloa, P.E., and dated as received by Miami-Dade County on July 14, 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: December 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: Z2025000165
Name: Linda Cuadot
Location: 14221 SW 172 Terrace
Section 34 Township 55 South Range 39 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 31, Block 1, Plat Book 156, Page 34.

This application does not generate any vehicle trips.

Standard Conditions:

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

Memorandum



Date: November 13, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

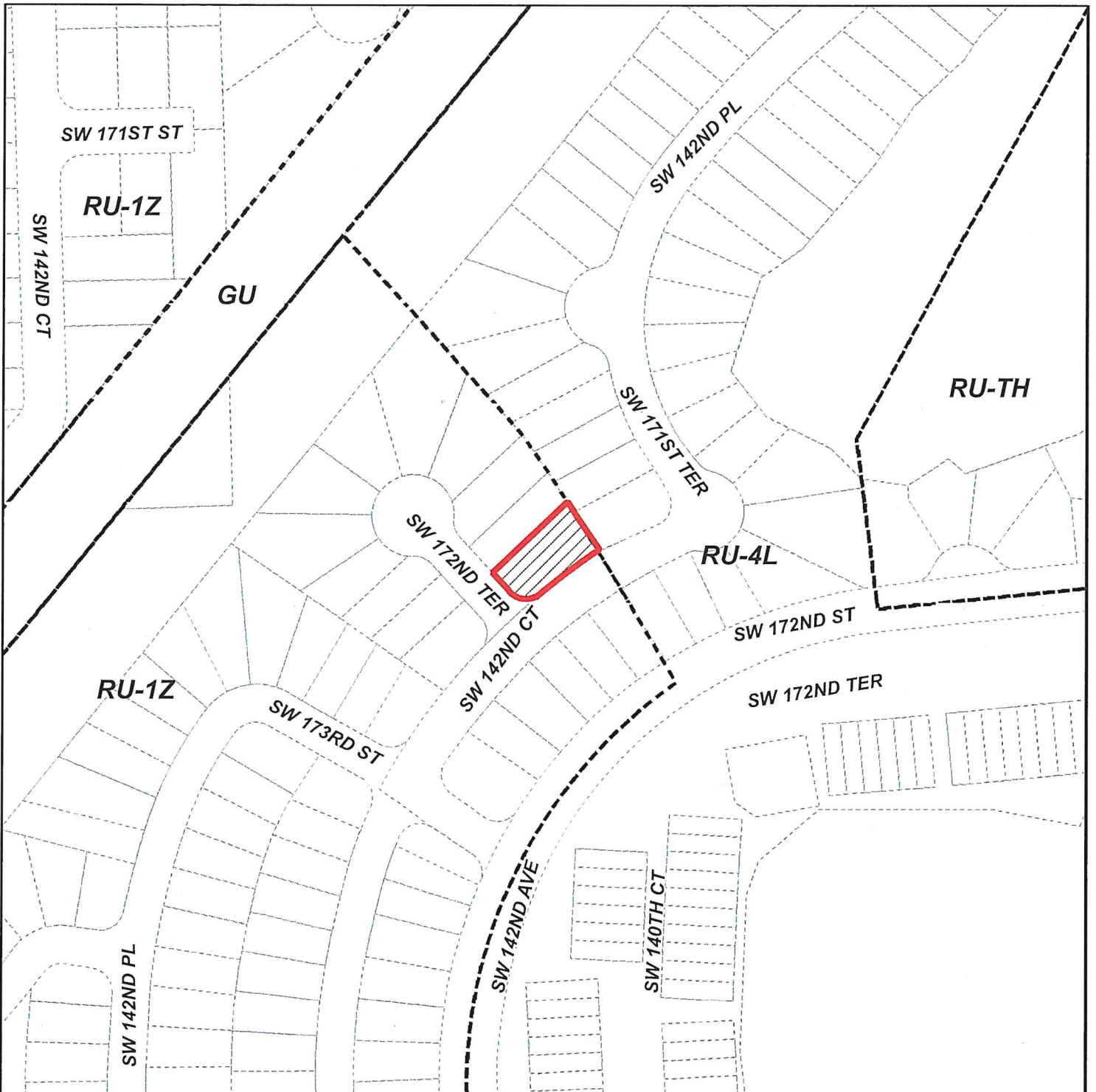
Subject: Z2025000165

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

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

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

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





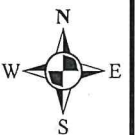
MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000165

Section: 34 Township: 55 Range: 39
 Applicant: Lirida Cuadot
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

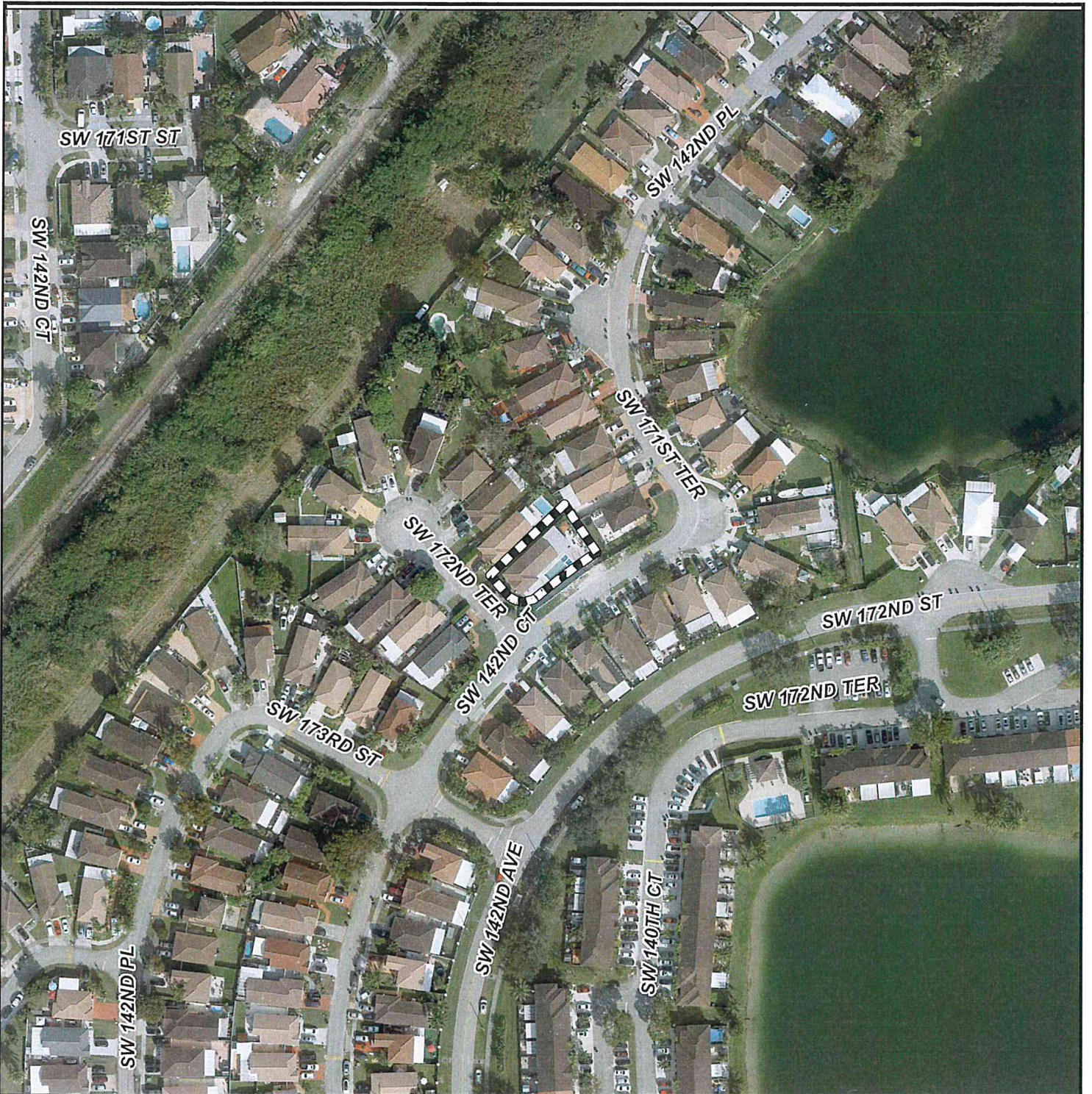
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, July 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000165

Legend



Subject Property



Section: 34 Township: 55 Range: 39
 Applicant: Lirida Cuadot
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, July 18, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 34 Township: 55 Range: 39
 Applicant: Lirida Cuadot
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000165
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, July 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000165

Section: 34 Township: 55 Range: 39
 Applicant: Lirida Cuadot
 Zoning Board: C14
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

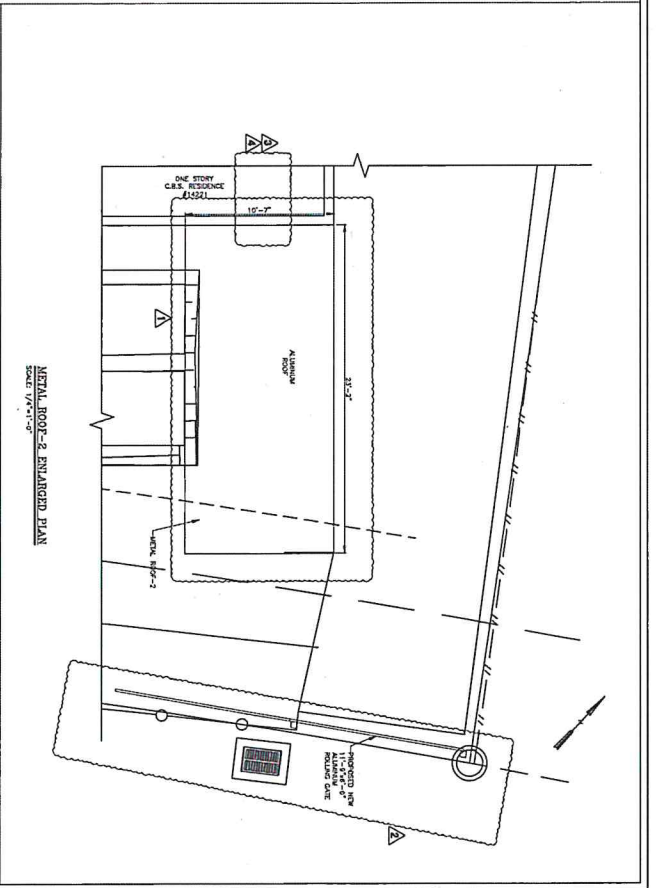
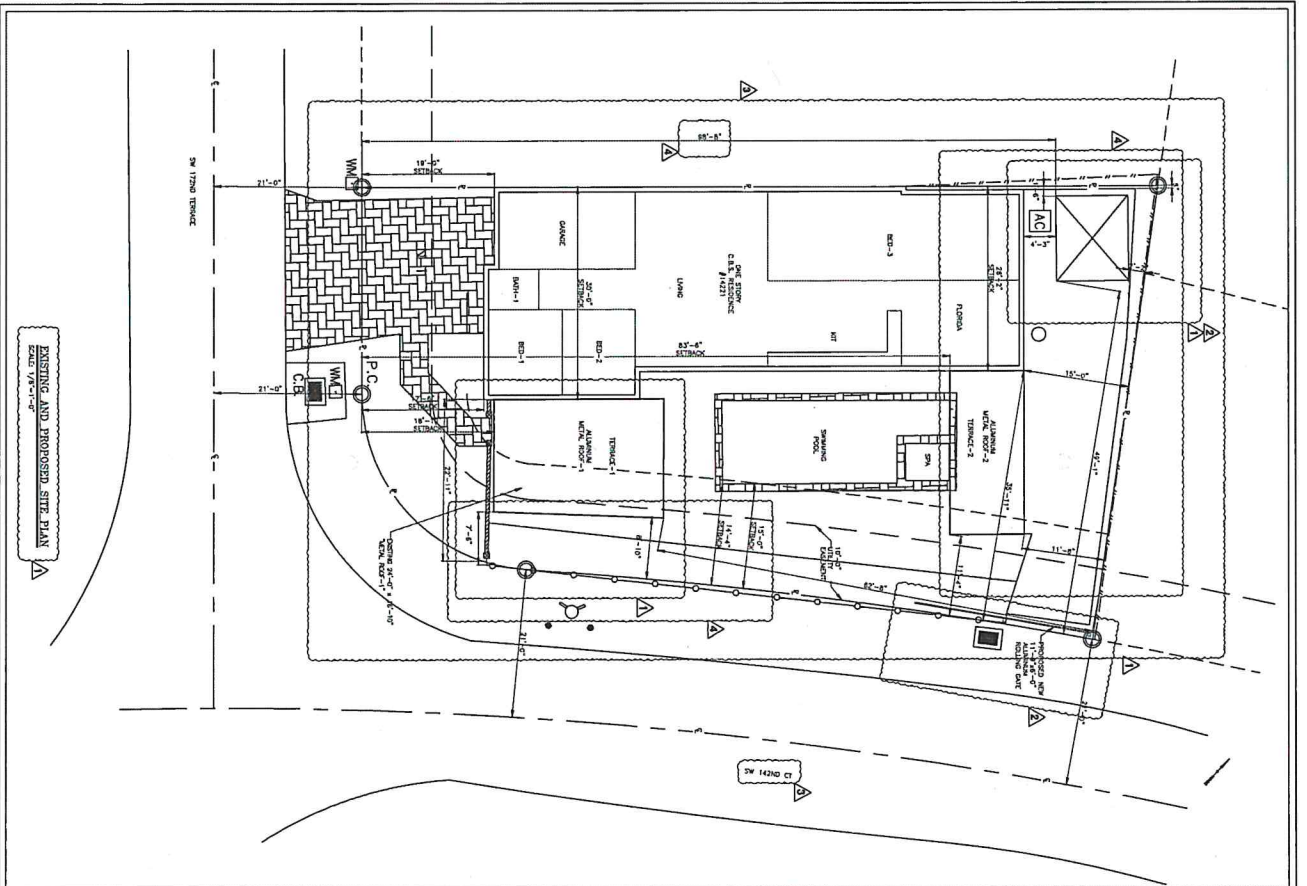
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, July 18, 2025

REVISION	DATE	BY



ZONING CALCULATIONS - ONE STORY RESIDENCE #14221

ITEM	REQUIREMENT	PROPOSED	COMMENTS
1	MIN. LOT AREA	3,200 S.F.	NO CHANGE
2	MIN. LOT FRONT SETBACK	10'-0"	NO CHANGE
3	MIN. LOT SIDE SETBACK	5'-0"	NO CHANGE
4	MIN. LOT REAR SETBACK	5'-0"	NO CHANGE
5	MIN. FRONT YARD SETBACK	5'-0"	NO CHANGE
6	MIN. SIDE YARD SETBACK	5'-0"	NO CHANGE
7	MIN. REAR YARD SETBACK	5'-0"	NO CHANGE
8	MIN. FRONT SETBACK	5'-0"	NO CHANGE
9	MIN. SIDE SETBACK	5'-0"	NO CHANGE
10	MIN. REAR SETBACK	5'-0"	NO CHANGE
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96	MIN. SIDE SETBACK	5'-0"	NO CHANGE
97	MIN. REAR SETBACK	5'-0"	NO CHANGE
98	MIN. FRONT SETBACK	5'-0"	NO CHANGE
99	MIN. SIDE SETBACK	5'-0"	NO CHANGE
100	MIN. REAR SETBACK	5'-0"	NO CHANGE

LMU ENGINEERING, LLC
 500 NW 151 ST SUITE 202
 MIAMI, FL 33157
 (305) 551-1111
 www.lmu-engineering.com

Luis M. Ulioa
 P.E. No. 67830
 11/25/2017
 10/17/2025

ZONING/PERMITS
 ATTACHED METAL ROOF SHED
 AND NEW ROLLING GATE

CLIENT INFORMATION
 LARSEN BUILDING
 14221 SW 172 TERRACE
 MIAMI, FL 33177

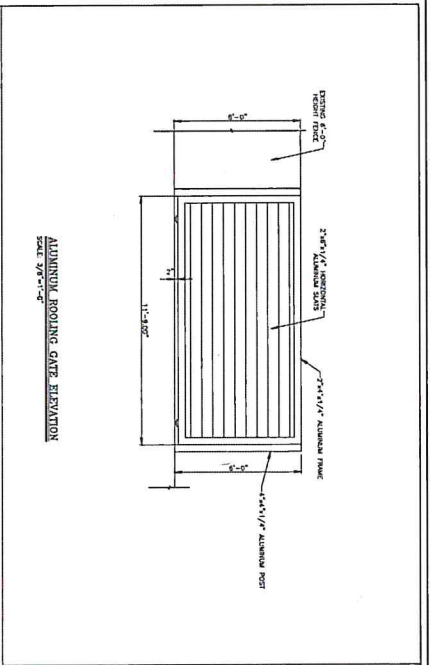
DESCRIPTION
 ZONING/PERMITS
 LEGALIZATION OF TWO
 ATTACHED METAL ROOF
 SHEDS AND ROLLING
 GATE

DATE
 10/17/2025

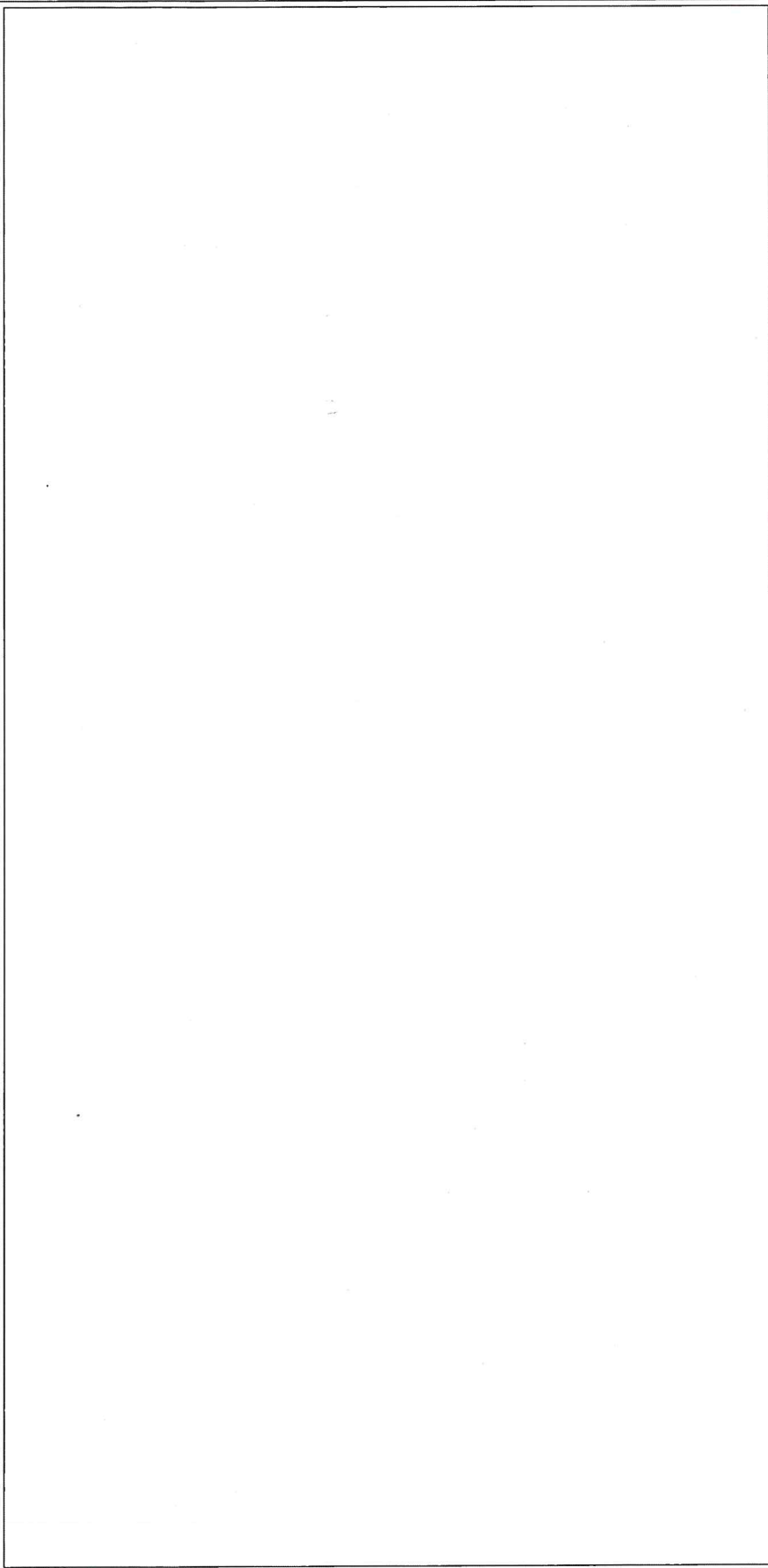
SCALE
 AS NOTED

SHEET NO.
 S-02

TOTAL SHEETS
 241/195



ALUMINUM ROLLING GATE ELEVATION
SCALE 3/8"=1'-0"



APPROPRIATE

LWU
 LWU ENGINEERING, LLC
 12050 SW 15th St
 Suite 1000, Miami, FL 33187
 Phone: 305.864.8819
 Fax: 305.864.8818
 www.lwu-engineering.com



Digitally signed
 Luis M. Ulloa
 2025.10.17
 11:52:53 -0400'

This form has been digitally signed and
 validated by Luis M. Ulloa, PE #12926, and
 is intended to be used as a record of the
 design professional's approval of the
 information and construction depicted and
 any reference thereto.

PROJECT:
 ZONING VARIANCE
 RECONSTRUCTION OF TWO
 ATTACHED METAL ROOF SHEDS
 AND NEW ROLLING GATE

PRODUCT LICENSE:
 14231 SW 172 TERRACE
 MIAMI, FL 33177

CLIENT INFORMATION:
 LIRDA CLADOT
 14231 SW 172 TERRACE
 MIAMI, FL 33177

DESCRIPTION:
 ZONING VARIANCE
 RECONSTRUCTION OF TWO
 ATTACHED METAL ROOF SHEDS
 AND NEW ROLLING
 GATE

OWNER:
 ABOODE

DESIGNED BY:
 LWU

DATE:

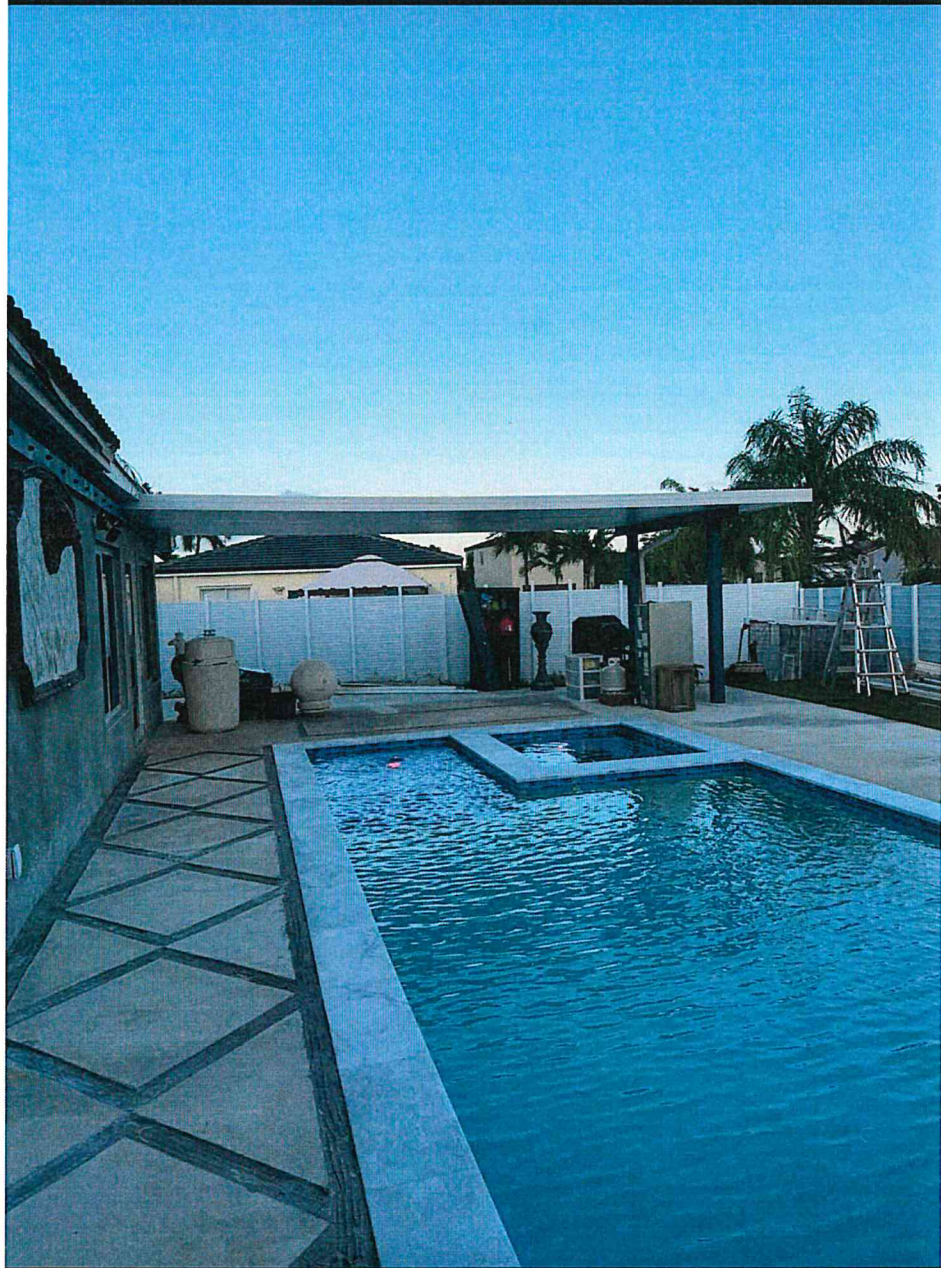
SCALE:
 AS NOTED

DATE:
 08/26/2025

PROJECT:
 241195

S-03

RICARDO
2023



RECEIVED
MAY 15 2010



