



FINAL AGENDA

Community Zoning Appeals Board 15
 Naranja Park, 14150 SW 264 Street, Miami, FL
 Thursday, October 30, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

1.	Z2023000351	Mayte Gonzalez and Jimmy Hernandez	23-351	56-39-13	N
2.	Z2024000044	Wendium of Florida, LLC	24-44	56-39-34	N
3.	Z2024000249	Carlos Enrique Lopez Gordon	24-249	56-40-19	N
4.	Z2025000024	Jonathan Martinez and Adriana Baldwin	25-24	56-40-30	N

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z23-351

October 30, 2025

Item No. 1

Recommendation Summary	
Commission District	9
Applicant	Mayte Gonzalez and Jimmy Hernandez
Summary of Requests	The applicant is seeking to modify a condition of a prior resolution in order to submit a revised site plan for an existing single-family residence with less setbacks than required by code. In addition, the application seeks to permit the existing single-family residence with less height and fenestration than required by code, as well as a driveway wider than what is permitted.
Location	11841 SW 220 Street, Miami-Dade County, Florida.
Property Size	±0.16 Acres
Existing Zoning	Goulds Community Urban Center District (GCUCD)
Existing Land Use	Single-family Residence
2030-2040 CDMP Land Use Designation	Community Urban Center (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)(7) Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions for requests #1 through #4, and denial without prejudice of request #5.

REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution No. CZAB15-7-16, passed and adopted by the Community Zoning Appeals Board #15, reading as follows:

FROM: “2. Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled “Family Residences” as prepared by Cazo Jarro Architect, site plan and landscape plan dated stamped received 4/11/16 and floor plan dated stamped received 2/22/16 for a total of 3 sheets. Except any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.”

TO: “2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled “Project Single Family Homes Mayte Gonzalez” as prepared by Cazo Jarro Architect, consisting of sheet SP-1 dated stamped received 03/13/2025, sheets A-1, A-2 and 18-59D, dated stamped received 09/7/2023 and sheet LP-1 dated stamped received 07/09/2025, for a total of 5 sheets. Except any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

The purpose of the request #1 is to allow the applicant to modify the condition of a prior resolution in order to submit a revised site plan showing the existing setback conditions of the single-family residence.

- (2) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home to setback 4' (10' or 15' maximum permitted).
- (3) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home with 1 story (2 stories required).
- (4) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit an existing single-family home street wall fenestration 11% (30% fenestration required).
- (5) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit driveways between the front property line and build-to line with 21' (maximum 10' permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

In November 2005, the subject property was part of a larger tract of land that, pursuant to Resolution No. Z-25-05, was approved for a district boundary change from multiple zoning districts to the Goulds Community Urban Center District (GCUCD).

More recently, in 2016, pursuant to Resolution No. CZAB15-7-16, the subject property was approved to permit a single residential unit where two units are the minimum allowed and to waive the requirement for a service road at the rear of the site, as required by GCUCD regulations.

As part of the current application, the applicant seeks to modify a condition of the prior resolution to submit a revised site plan for the existing single-family residence with reduced setbacks (request #1). In addition, the application also seeks approval of ancillary non-use variances for the existing residence (requests #2, #3, #4, and #5) in order to have reduced height and fenestration, as well as for a driveway width that is wider than otherwise permitted by Code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GCUCD RM; single-family residence	Community Urban Center
North	GCUCD RM; vacant	Community Urban Center
South	RU-1; single-family residence	Low Density Residential
East	GCUCD RM; vacant	Community Urban Center
West	GCUCD RM; single-family residence	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is developed with a single-family residence and is located at 11841 SW 220 Street. The surrounding area is characterized by residential uses and vacant parcels of land.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to modify the site plans to accurately reflect the existing conditions of the property, including setbacks, height, fenestration, and covered area. Based on the analysis below, staff recommends approval of the requested modification and variances to allow the existing single-family residence to remain as currently constructed, with the exception of request #5, which staff recommends denying.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

In November 2005, pursuant to Resolution No. Z-25-05, the subject parcel was a part of a larger tract of land that was rezoned from multiple zoning districts to the **Goulds Community Urban Center District (GCUCD)**.

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within an **Urban Center**. Urban Centers are identified as hubs for future development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve and are intended to be moderate-to high-intensity design-unified areas that will contain a concentration of different urban functions integrated both horizontally and vertically. Emphasis in design and development of these centers and all of their individual components has been created to promote active pedestrian environments through high-quality design of public spaces as well as private buildings; human scaled appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. All of the parcels within the boundaries of the approved Goulds Community Urban Area District are regulated by plans and descriptive standards described in Ordinance #05-144, which is consistent with the Urban Center interpretative text.

The applicant seeks to permit the continuation of the existing single-family home by modifying the prior approved plans. Staff notes that the residential use is a permitted use within the RM, Residential Modified district of the GCUCD. Since the applicant is not proposing to change the existing residential use within the GCUCD, approval of the application would be **consistent** with the CDMP LUP map Urban Center designation, and the CDMP Land Use Element interpretative text for Urban Centers.

ZONING ANALYSIS:

The applicant is requesting approval to modify condition #2 of a prior Resolution No. CZAB15-7-16 which currently restricts the subject parcel to a previously approved site plan (Request #1). Approval would allow the submission of revised plans reflecting the existing condition of the single-family home. Under Section 33-311(A)(7), Generalized Modification Standards, staff finds that this request is **compatible** with the surrounding area, considering the necessity and reasonableness of the modification in relation to present and future development. Staff notes that this request is necessary to address an oversight at the time of the original building permit, which allowed the single-family home to be constructed with less front setbacks than approved and/or allowed by the GCUCD. Additionally, at the time of the hearing in 2016, necessary variances for height and fenestration under the GCUCD were not included. **Based on the aforementioned, staff recommends approval with conditions of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

Additionally, when the requests to permit the existing single-family home to setback 4' (10' or 15' maximum permitted) (request #2), with 1 story (2 stories required) (request #3) and with street

wall fenestration 11% (30% fenestration required) (request #4), are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff also recommends approval with conditions. Staff note that the home has already been constructed. At the time of the 2016 approval the owner should have requested non-use variances for a single-family home with one story and wall fenestration of 11 %, additionally the home as constructed included a reduced front setback of 4 feet due to driveway dedication issues. Requests #3 and #4 are necessary to address variances that should have been requested in the original 2016 approval,

As part of this application, the applicant also seeks to permit the driveway between the front property line and build-to line with a width of 21 feet (maximum 10 feet permitted). When this request is analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff recommends denial without prejudice. Staff opines that the fully paved front area is inconsistent with Urban Center standards, and a 21-foot-wide driveway constitutes an over-intensification of the frontage area of the site. In 2016, the applicant was explicitly approved to waive a rear service road requirement but concurrently agreed to maintain a 10-foot-wide driveway between the front property line and the build-to line, establishing the intended scale and character for the property. A thorough review of the surrounding area shows no precedent for granting variances of this magnitude under the GCUCD regulations. Approval of this request would set a precedent for excessive hardscape and overbuilding in the Urban Center, undermining the character and intent of the district and potentially conflicting with the future development pattern. **As such, staff recommends approval with conditions for requests #2 through #4, and denial without prejudice of request #5 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: See attached plans.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A.

RECOMMENDATION:

Approval with conditions for requests #1 through #4, and denial without prejudice of request #5.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution No. CZAB15-7-16 remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Project Single Family Homes Mayte Gonzalez" as prepared by Cazo Jarro Architect, consisting of sheet SP-1 dated stamped received 03/13/2025, sheets A-1, A-2 and 18-59D, dated stamped received 09/7/2023 and sheet LP-1 dated stamped received 07/09/2025, for a total of 5 sheets. Except any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the applicant submits a revised site plan prior to proceeding with the Building Permit showing the driveway located between the front property line and the build-to line with a 10-foot in width, as required by the GCUCD.

4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

Mayte Gonzalez and Jimmy Hernandez
PH: Z23-351

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Building and Neighborhood Compliance (BNC)	No objection
Water and Sewer Department (WASD)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
*Subject to conditions in their memorandum.	

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

<p>Urban Centers (Pg. I-45-48)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.</i></p>
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Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. *Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.*

Streets and Public Spaces. *Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

Buildings. *Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JIMMY HERNANDEZ, MAYTE GONZALEZ 11841 SW 220 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000351

DATE

HEARING NUMBER

FOLIO: 30-6913-002-0130

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 1, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case 20230218953B opened on December 7, 2023. Notice of Violation was issued on 12/07/2022 for "*Failure to obtain required building permit(s) prior to commencing work on: Dura fence, Detached structure in rear, and attached structure on east side of property*". Since compliance was not met, the following Civil Violation Notices were issued on 10/02/2024: P055140 "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on attached structure/aluminum terrace at east side and electrical light fixtures at front of property*", P055141 "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on detached structure/shed at east side of property.*", P055142 "*SECTION 105.1 OF THE FLORIDA BUILDING CODE: FAILURE OF OWNER-BUILDER OR CONTRACTOR TO OBTAIN A PERMIT PRIOR TO COMMENCING WORK on metal fence and gates around property.*" Citations are on appeal. There are no outstanding fees.

VIOLATOR:

JIMMY HERNANDEZ, MAYTE GONZALEZ


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: October 5, 2023

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

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

Subject: Z2023000351-1st Review
Mayte Gonzalez and Jimmy Hernandez
11841 SW 220th Street
NUV of setbacks and modification of plans approved under Z2016000018
(GCUC) (0.16 Acres)
13-56-39

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

Potable Water Supply and Wastewater Disposal

According to DERM records and the results of a dye test performed on the property by Miami-Dade Water and Sewer Department, According to DERM records, the subject property is currently connected to public water and sanitary sewers.

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

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

Conditions of Approval: None

Stormwater Management

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day 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 does not indicate the presence of tree resources. 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. 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 for additional information or concerns regarding this review.

Conditions of Approval: None

Enforcement History

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

Concurrency Review Summary

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: April 2, 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

Subject: Zoning Application Comments - Mayte Gonzalez and Jimmy Hernandez
Application No. Z2023000351 (Revision No. 1) - (Previous Zoning App. No. Z16-018)

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

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

Application Name: Mayte Gonzalez and Jimmy Hernandez

Location: The proposed project is located on approximately 0.16 acres at 11841 SW 220th Street, with Folio No. 30-6913-002-0130, within the Gould's Community Urban Center (GCUC) District, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a modification of previous approved Site Plan with zoning application No. Z2016000018 for the existing Single-Family Residence (SFR) of 1,216 sq. ft, per submitted Floor Plan. In addition, the Applicant is requesting a Non-Use Variance to permit zero (0) feet of setbacks from the front of the SFR to the property line.

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

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

Sewer: The proposed development is located within the WASD's sewer service area.

Please note that on October 3, 2023, WASD performed a dye test to confirm if the subject property was connected to the sanitary sewer infrastructure. Said dye test confirmed that the existing single-family residence is connected to sewer. Therefore, the account for the subject property is in the process of being updated to reflect that said property has a water and sewer account.

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: May 15, 2025

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

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

Subject: Z2023000351
Name: Mayte Gonzalez and Jimmy Hernandez
Location: 11841 SW 200 Street
Section 13 Township 56 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 22, Block 1, Plat Book 6, Page 52.

This application does not generate any additional trips.

Standard Conditions:

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

Memorandum



Date: March 18, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

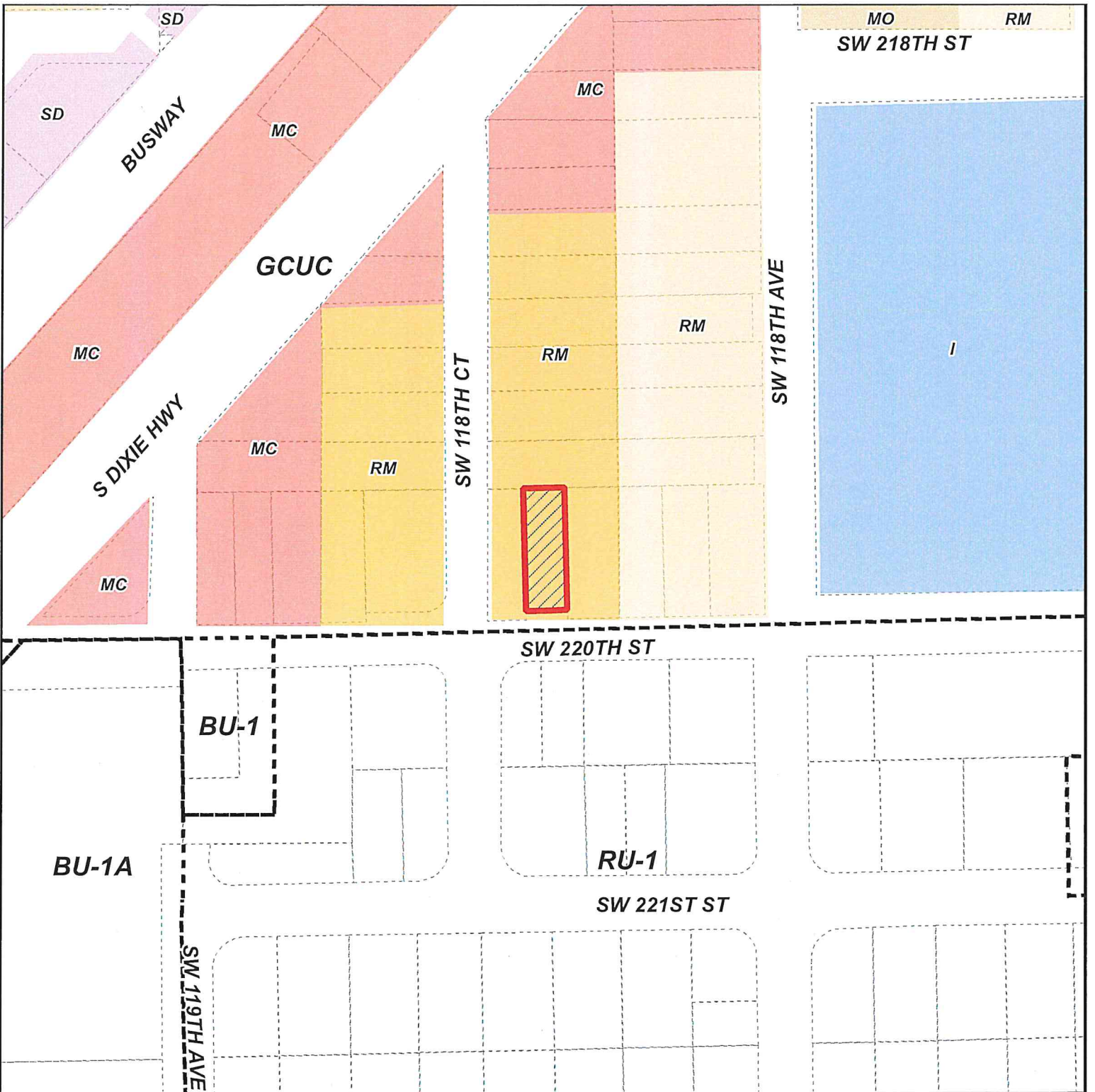
Subject: Z2023000351

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 3/13/2025.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000351



Section: 13 Township: 56 Range: 39
 Applicant: Mayte Gonzalez and Jimmy Hernandez
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, September 8, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000351

Legend
 Subject Property

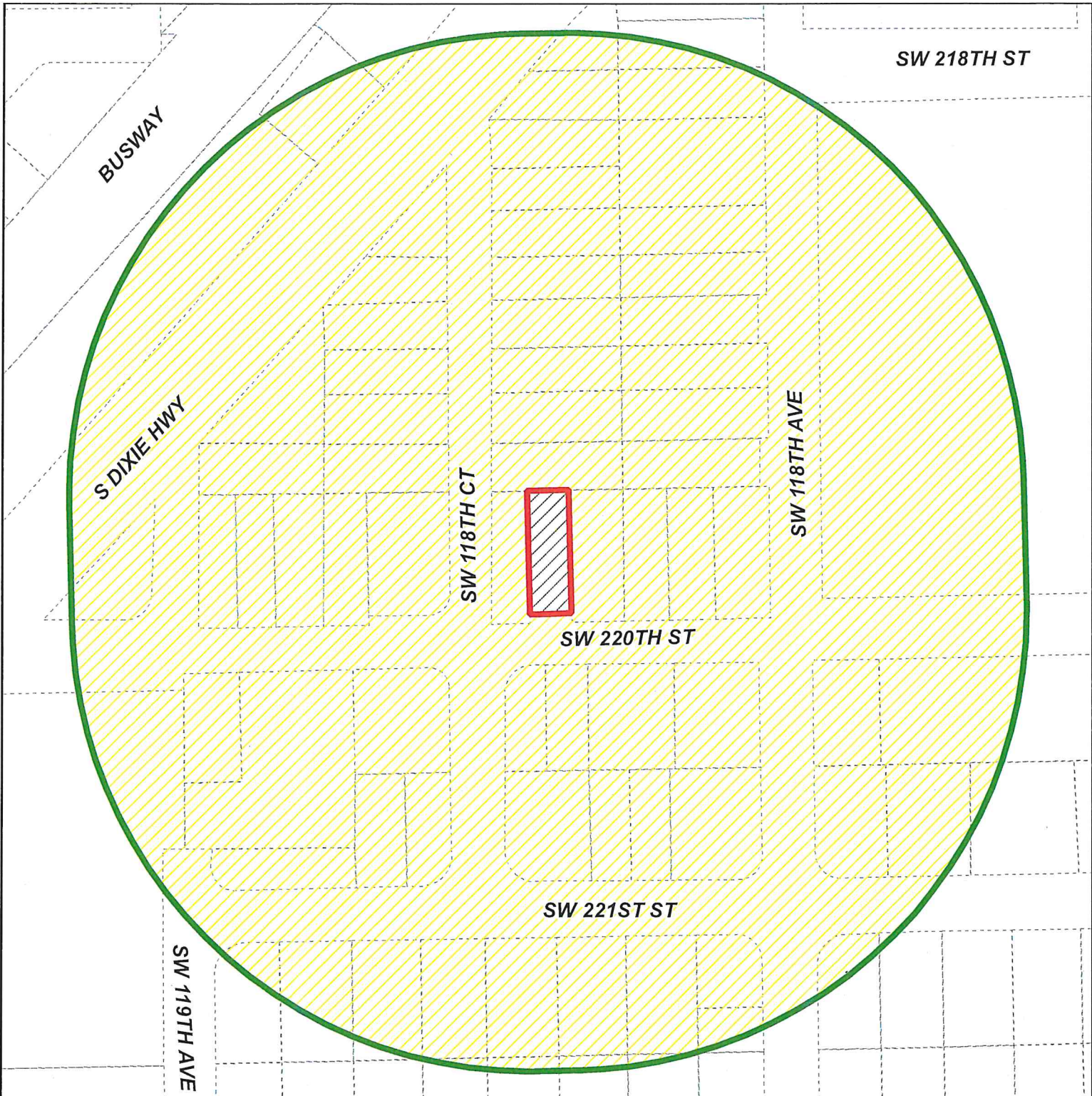


Section: 13 Township: 56 Range: 39
 Applicant: Mayte Gonzalez and Jimmy Hernandez
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, September 8, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2023000351
 RADIUS: 500

Section: 13 Township: 56 Range: 39
 Applicant: Mayte Gonzalez and Jimmy Hernandez
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

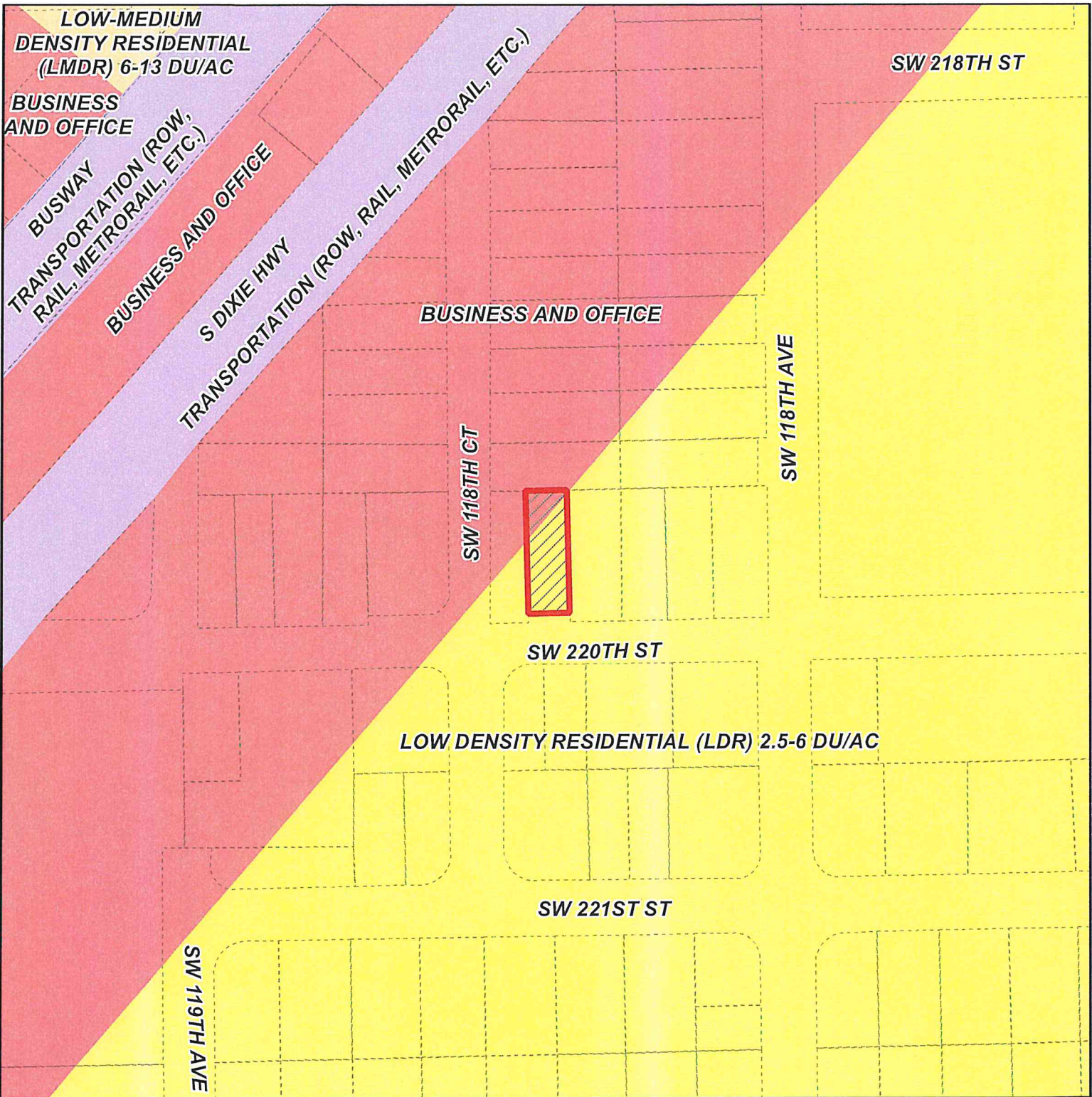
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, September 8, 2023

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000351

Section: 13 Township: 56 Range: 39
 Applicant: Mayte Gonzalez and Jimmy Hernandez
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, September 8, 2023

REVISION	DATE	BY



SITE-LOCATION MAP
 NTS

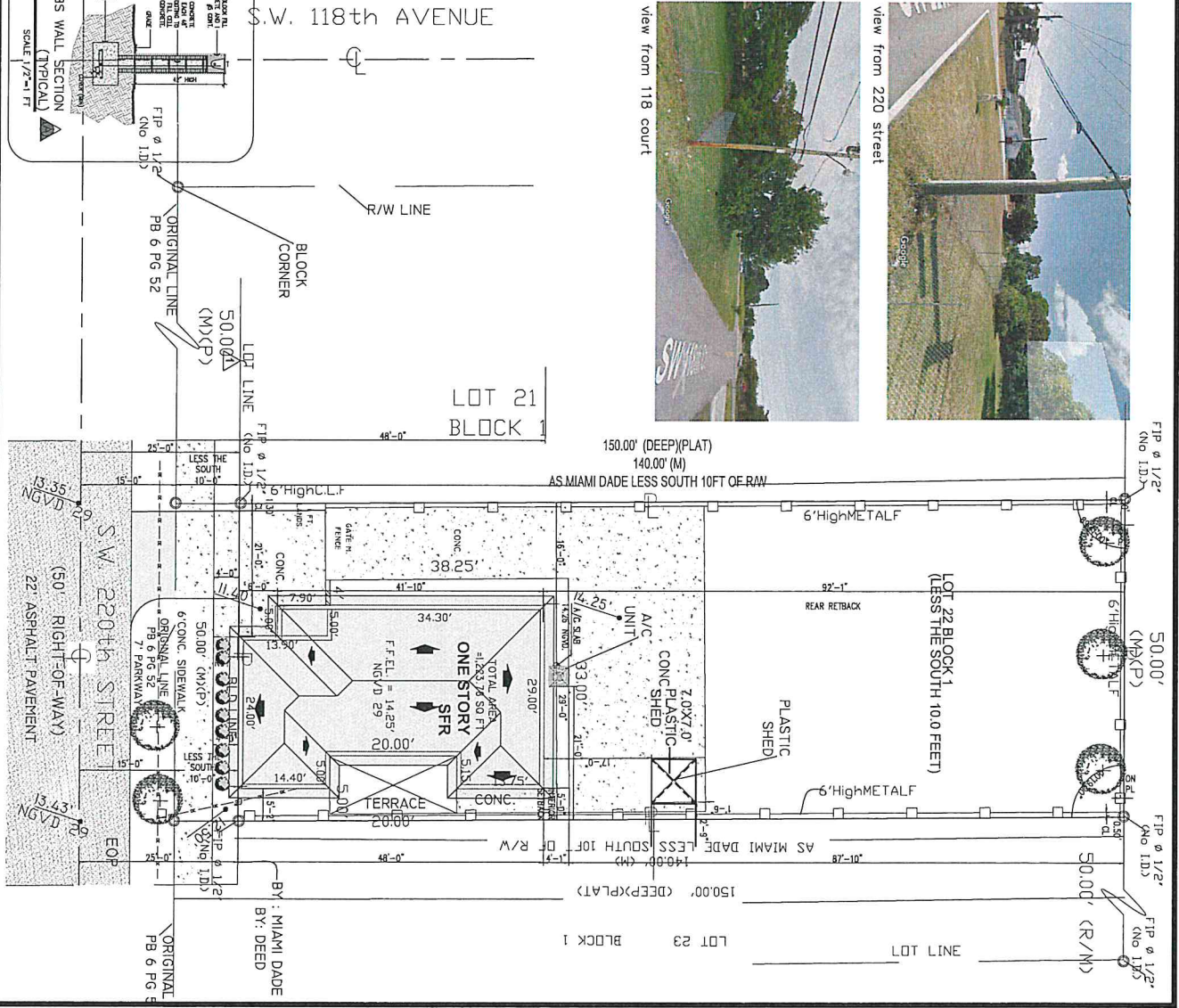
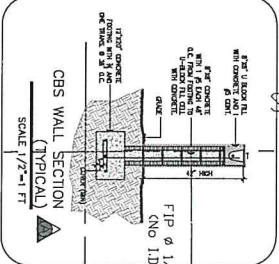
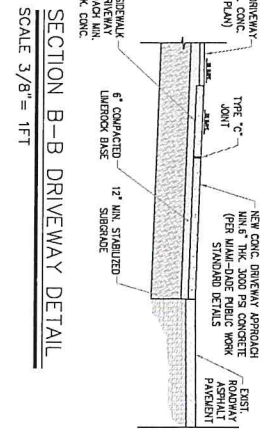
LOT 21, BLOCK 1, LINES 5, 187 FOR 8/4' OF "HARBOR'S ADDITION TO COLLETS" according to the Plat thereof as recorded in Plat Book 8, Page 52 of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION

ADDRESS	11841 SW 220 STREET
MUNICIPALITY	UNINCORPORATED MIAMI-DADE COUNTY
ZONING DISTRICT	URBAN CENTER-COMMERCIAL
MIN. LOT AREA	7,000 SF / 0.16 ACRES
MIN. LOT DEPTH	175'-0"
REQUIRED	PROPOSED
LOT COVERAGE	35% = 2,450 SF
SETBACKS	FRONT 10'-0"
REAR	5'-0"
SIDE	5'-0" / 5'-2'-6"
MINIMUM SIDE	5' TO 10'
MINIMUM SIDE	6'-0"
MINIMUM SIDE	N/A
MINIMUM SIDE	5'-0" / 5'-2'-6"
MINIMUM SIDE	5'-0"

SOIL STANDARD
 THE OWNER CERTIFIES THAT THE MOISTURE CONTENT OF SAND AND ROCK WITH AN ALLOWABLE CAPACITY OF 2000 PPM WHICH COMPLES WITH FBC 2010 18B1 / R4464.21 AND FBC 2010 18B12 THE OWNER WILL PROVIDE A LETTER CONCERNING THE BEARING CAPACITY AS STATED ON DRAWINGS AFTER THE EXAMINATION TAKES PLACE AT THE SITE.

VIOLATIONS REQUIRED
 BASED ON THE COLLIS COMMUNITY URBAN CENTER DISTRICT, AND MORE SPECIFICALLY CENTER SUB DISTRICT, THAT REQUIRES A SERVICE ROAD IN ORDER TO ACCESS THE SITE, THE FOLLOWING VIOLATIONS ARE REQUIRED:
 1. THE SERVICE ROAD IS NOT PERMITTED TO BE ACCESSIBLE FROM THE FRONT PROPERTY, EVEN THESE LOTS PART OF THE PUBLIC HOUSING HOUSING PROGRAM AND ALSO NOT BEEN REPAIRED.
 2. THERE IS NO OTHER WAY BUT TO ACCESS THE PROPERTY FROM THE FRONT, OTHERWISE THESE PROPERTIES ARE USELESS AND WOULD NOT BE ABLE TO BE CREATED.
 3. THE SERVICE ROAD IS NOT PERMITTED TO BE ACCESSIBLE FROM THE FRONT OF THE PROPERTY.
 4. THE SERVICE ROAD IS NOT PERMITTED TO BE ACCESSIBLE FROM THE FRONT OF THE PROPERTY.
 5. THE SERVICE ROAD IS NOT PERMITTED TO BE ACCESSIBLE FROM THE FRONT OF THE PROPERTY.



CAZO
 ARCHITECT P.A.
 LIC # 7338

JARRO
 ARCHITECT P.A.
 LIC # 7338

PROJECT
 SINGLE FAMILY HOMES

ADDRESS:
 11841 SW 220 TERRACE

OWNER:
 MAYTE GONZALES

3461 SW 8 STREET
 MIAMI, FL 33135
 PH: 305.448.3280
 FX: 305.448.4199
 WWW.CAZOGRP.COM

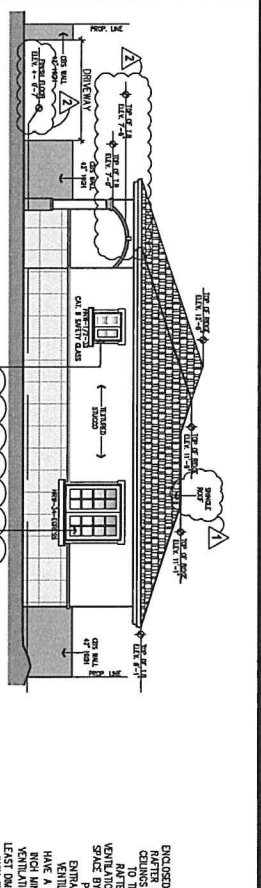
STAFF:
 ARMANDO CAZO
 RA #7338
 armando@cazogrp.com

DRAWING:
 X.A.
 DATE: JUL 17, 2023

REVISIONS:

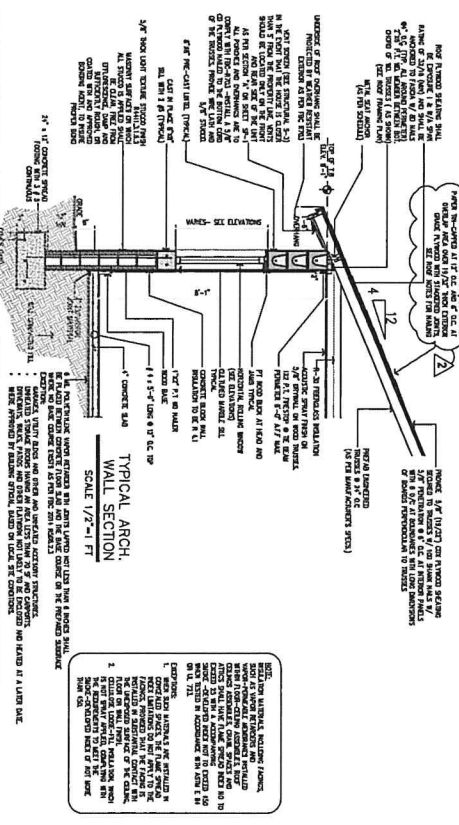
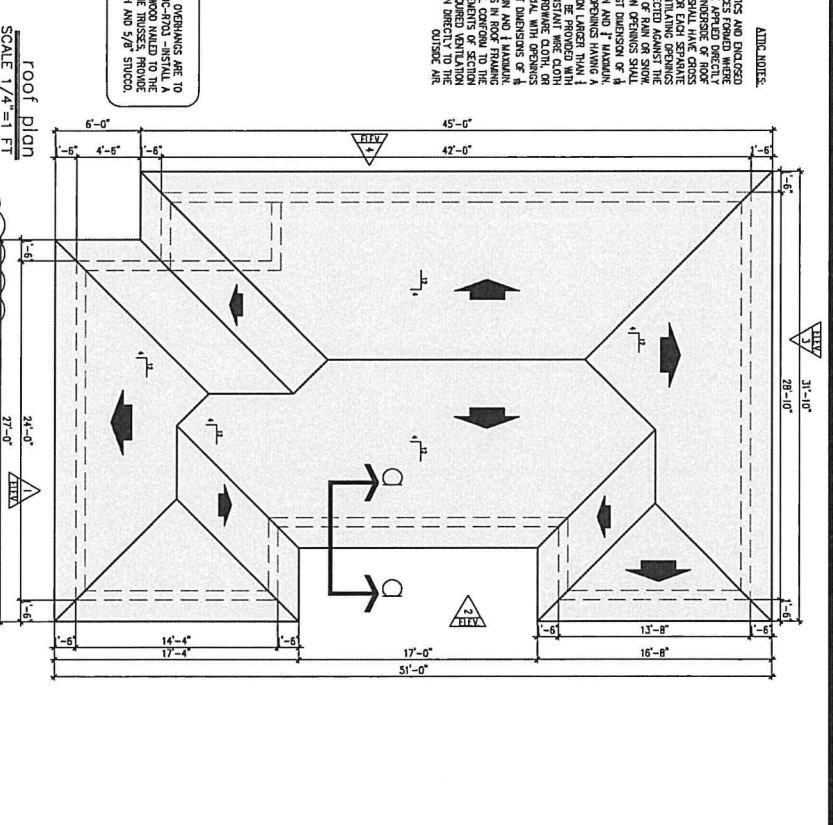
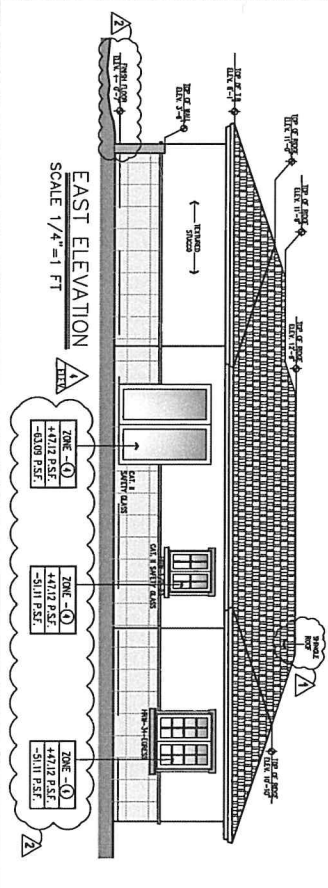
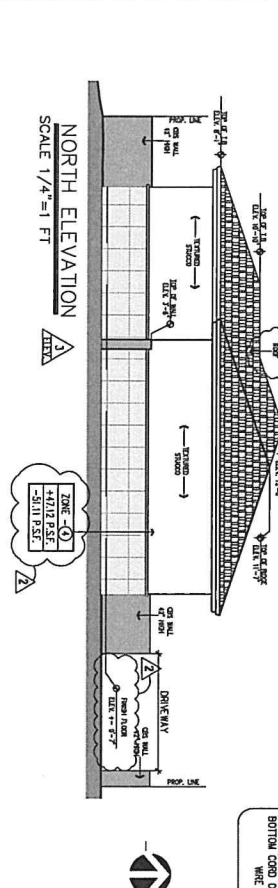
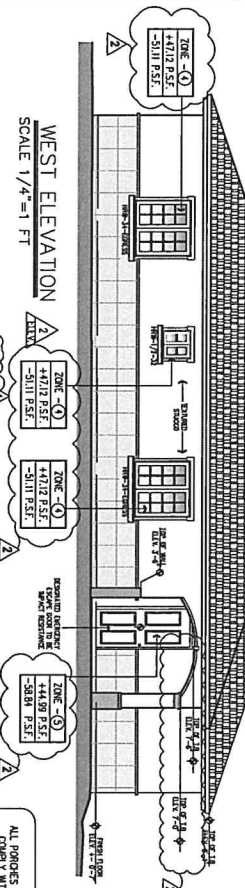
SHEETS:
 SP-1

All drawings and utility related engineering work shall be prepared in accordance with the official rules and regulations of the State of Florida, and any not be duplicated, used or disclosed without the express written consent of CAZO-JARRO ARCHITECTS, P.A.



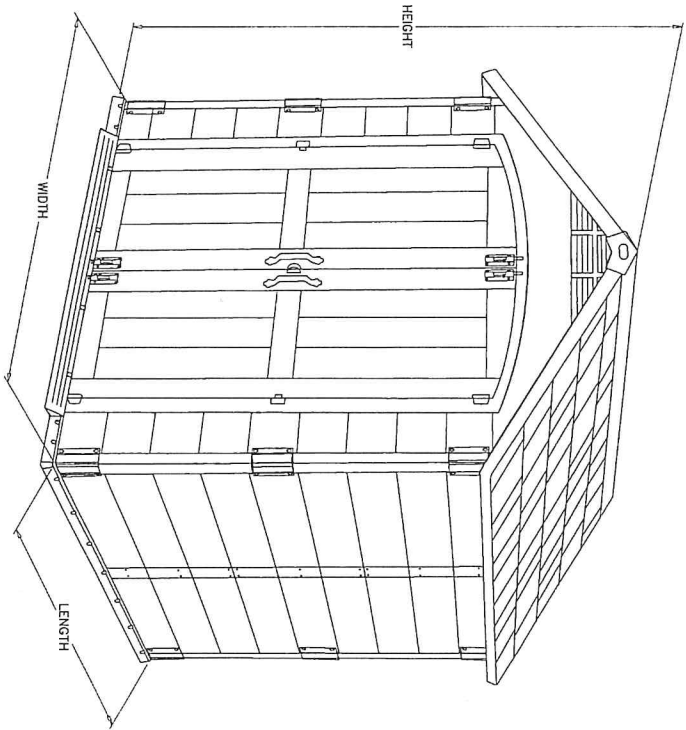
ADDITIONAL NOTES:

DESIGNED AT ITS AND ENCLOSED...
 1. ALL ROOFING AND OPENINGS ARE TO BE...
 2. ALL ROOFING AND OPENINGS ARE TO BE...
 3. ALL ROOFING AND OPENINGS ARE TO BE...
 4. ALL ROOFING AND OPENINGS ARE TO BE...
 5. ALL ROOFING AND OPENINGS ARE TO BE...
 6. ALL ROOFING AND OPENINGS ARE TO BE...
 7. ALL ROOFING AND OPENINGS ARE TO BE...
 8. ALL ROOFING AND OPENINGS ARE TO BE...
 9. ALL ROOFING AND OPENINGS ARE TO BE...
 10. ALL ROOFING AND OPENINGS ARE TO BE...



<p>CZO ARCHITECT P.A. LIC # 2358</p>	<p>JARRO LIC # 2358</p>	<p>3461 SW 8 STREET MIAMI, FLORIDA 33135 PH: 305-448-3280 FX: 305-448-4199 WWW.CZODGROUP.COM</p>	<p>PROJECT SINGLE FAMILY HOMES</p>	<p>ADDRESS: 11841 SW 220 TERRACE OWNER: MAYTE GONZALES</p>	<p>OSCAR MONTALBAN MARCH 2018</p>	<p>REVISIONS: A. MOC-BDC DEPT. CORRECTIONS B. MARCH 2018 C. MOC-BDC DEPT. CORRECTIONS D. MARCH 2018</p>	<p>ARMANDO CAZO P.A. #2328 oscar@czodgroup.com</p>	<p>ARMANDO CAZO P.A. #2328 oscar@czodgroup.com</p>	<p>ARMANDO CAZO P.A. #2328 oscar@czodgroup.com</p>	<p>ARMANDO CAZO P.A. #2328 oscar@czodgroup.com</p>
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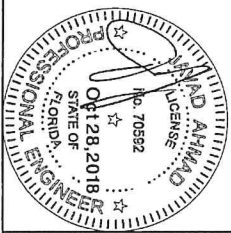
SHEETS:
A-2



MAXIMUM DESIGN LOAD RATING = +15.0 PSF
 -15.0 PSF
 SHED MAX. LENGTH = 85'
 SHED MAX. WIDTH = 79'-1/8"
 SHED MAX. HEIGHT = 99'-3/8"

'MONTFORT' EXTREME WEATHER KIT STORAGE SHED
 STORAGE SHED CAN BE FIXED TO AN ENGINEERED CEMENT PAD WITH ANCHOR BOLTS.
 SEE SHEET 18 FOR INSTALLATION FASTENERS.
 THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE
 REQUIREMENTS OF THE 2017 (6TH EDITION) FLORIDA BUILDING CODE
 INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).
 THIS APPROVAL IS FOR THE STORAGE SHED AS SHOWN ON THESE
 APPROVED DRAWINGS. UP/LIFT, OVERTURNING, FLOOR SLAB AND OTHER ELEMENTS SHALL BE
 DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND REVIEWED BY THE
 STRUCTURAL PLANS EXAMINER OF THE CORRESPONDING BUILDING DEPARTMENT.
 MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT
 COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE
 REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS.
 DESIGN IS BASED ON TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE
 CYCLIC WIND PRESSURE TEST, TAS 203-94.
 STATIC AIR PRESSURE TEST, TAS 202.
 THIS PRODUCT APPROVAL DOCUMENT IS GENERIC AND DOES NOT PROVIDE
 INFORMATION FOR A SITE SPECIFIC PROJECT.
 STORAGE SHED TO BE ASSEMBLED AND INSTALLED AS PER MANUFACTURER'S
 INSTALLATION INSTRUCTIONS.

Approved as complying with the
 Florida Building Code
 Date: 03/28/2019
 Miami-Dade Product Control
 by: *Wesley Hillman*



drawing no. 18-59D sheet 1 of 29	date: 08-17-18	revisions:	'MONTFORT' EXTREME WEATHER KIT STORAGE SHED Keter US, Inc. 6435 S Scatterfield Road Anderson, IN 46013 Phone: (404) 803-7832 Fax: (-)	AL-FAROOQ CORPORATION ENGINEERS & PRODUCT DEVELOPMENT 9360 SUNSET DRIVE, SUITE 220 MIAMI, FLORIDA 33173 (C.A.N. 3538) TEL (305) 264-8100 FAX (305) 262-6978				
	scale: -	no				date	by	description
	dr. by: TARIO							
	chk. by:							

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z24-044

October 30, 2025

Item No. 2

Recommendation Summary	
Commission District	9
Applicant	Wendium of Florida, Inc.
Summary of Requests	The applicant seeks variances of the Naranja Community Urban Center District (NCUCD) regulations to permit a proposed drive-thru restaurant to have less building frontage along the street, have a lesser number of stories for the proposed structure, and to provide no on-street parking spaces as is otherwise required by Code.
Location	Lying South of SW 264 Street, between Harriet Tubman Highway and South Dixie Highway (US-1), Miami-Dade County, Florida.
Property Size	±0.445 acres
Existing Zoning	Naranja Community Urban Center District (NCUCD)
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Community Urban Center <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variance From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE of the Standard Urban Center District Regulations requiring 70% minimum building frontage along the build-to line; to waive same to permit the proposed structure with a building frontage of 46.83%.
- (2) NON-USE VARIANCE of the Standard Urban Center District Regulations to permit a proposed building with a height of 2 stories (minimum 3 stories required).
- (3) NON-USE VARIANCE of the Standard Urban Center District Regulations to provide no on-street parking along Harriet Tubman Highway (7' wide dedicated on-street parking required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Wendy's" as prepared by CKE Group Incorporated, consisting of a total of 14 sheets, all dated stamped received 7/1/2025. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND HISTORY:

Pursuant to Resolution #Z-13-05, the subject property was part of a larger tract of land that was approved in 2005 for a district boundary change from multiple zoning districts to the Naranja Community Urban Center District (NCUCD). All of the parcels within the boundaries of the approved Naranja Community Urban Center District are regulated by plans and descriptive

standards described in Ordinance No. 05-145, as amended, which is consistent with the Urban Center interpretative text of the Comprehensive Development Master Plan. The NCUCD regulations provide the regulatory framework for all development within the NCUCD.

The subject property is a vacant parcel of approximately 19,400 square feet (+/-0.445 acres), located on a rectangular stretch of land bounded by Harriet Tubman Highway (formerly South Dixie Highway), the County Busway, and US-1. The site has a land use designation of Market District (MD) and lies within the Core Sub-District of the NCUCD. The applicant proposes to develop the property with a Wendy’s fast-food restaurant, featuring a drive-thru and an outdoor seating area fronting US-1. The project will also provide 12 on-site parking spaces. As part of this application, the applicant seeks to permit a proposed drive-thru restaurant to have less building frontage along the street, have a lesser number of stories for the proposed structure, and to provide no on-street parking spaces along Harriet Tubman Highway as is otherwise required by Code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	NCUAD; vacant parcel	Community Urban Center
North	NCUAD; commercial	Community Urban Center
South	NCUAD; hotel/motel	Community Urban Center
East	NCUAD; school and vacant	Community Urban Center
West	NCUAD; busway	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property, consisting of one parcel totaling approximately 0.445 acres, is located between US-1, Harriet Tubman Highway and the County Busway. The surrounding area is predominantly commercial to the north and south, with the County Busway immediately to the west, and an existing school and a vacant parcel to the east. All adjacent properties are located within the Community Urban Center (CUC) radius.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to establish fast-food drive-thru restaurant and would provide additional services to the community in the area. Based on memoranda from the departments reviewing this application, staff opines that approval of the application will not create significant traffic or environmental impacts on the surrounding area. Staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicate in their memorandum that the application meets traffic concurrency and constitutes an Initial Development Order while generating 35 PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located in an area designated as a **Community Urban Center** on the Land Use Plan Map of the County’s Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more*

compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate-to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Furthermore, the CDMP text states where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern.

Objective **LU-7** of the CDMP addresses new development and redevelopment in existing and planned transit corridors and urban centers. Said Objective states that *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that promotes the use of rapid transit services. Policy LU-7A states: ...Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential land and non-residential land uses and activities in nodes around transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Further, said text requires that buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interests for the passing pedestrian.*

Said text also states that the *range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Metropolitan Urban Centers shall not be less than are shown in the table below.*

	<i>Average Floor Area Ratios (FAR)</i>	<i>Max. Densities Dwellings per Gross Acre</i>
<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	<i>125</i>

Objective LU-7 of the CDMP requires all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services. Additionally, the CDMP LUE interpretative text for urban centers states that in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F. As previously mentioned, the subject property is situated along the Harriet Tubman Highway corridor, a significant north-south route characterized by diverse land uses and high traffic volumes.

The NCUCD implements the urban center and mixed-use corridor policies and interpretative text of the CDMP. The applicant intends to develop the site with a fast-food drive-thru restaurant, a permissible use within the Community Urban Center, although such uses are required to be conducted within an enclosed building. The proposed development is **compatible** with the

surrounding area, aligns with the underlying land use designations, and supports the Goals, Objectives, and Policies of the CDMP, particularly the County's vision of creating "town centers" that foster live, work, and play environments. Staff opines that the approval of the requested uses will not alter the existing use on the property. Therefore, staff further opines that approving the application will be **consistent** with the CDMP Land Use Element for **Community Urban Center** properties and will be **compatible** with the surrounding area based on the zoning analysis provided.

ZONING ANALYSIS:

The subject property is located between US-1, Harriet Tubman Highway and the County Busway. It is within the Core Sub-District of the Naranja Community Urban Center District (NCUCD) and carries a land use designation of Market District (MD), Core Sub-District. The applicant proposes to develop the site with a two-story fast-food drive-thru restaurant fronting US-1, which will include an outdoor seating area and a drive-thru lane along the south side of the building. Parking will be screened from the street by a 5-foot landscape strip and a 3.5-foot-high wall, providing both visual buffering and an enhanced streetscape. The proposed street design for Harriet Tubman Highway and US-1 complies with the Urban Center Regulations, with the exception of parallel parking along Harriet Tubman Highway. The Department of Transportation and Public Works (DTPW) Traffic Engineering Division has determined that parallel parking at this location cannot be permitted due to safety concerns and existing speed limits along Harriet Tubman Highway. Approval of this application would allow the development and establishment of the proposed fast-food drive-thru restaurant on the site.

When the requests to permit a proposed drive-thru restaurant to provide reduced building frontage along the street (Request #1), construct a two-story building instead of the minimum three stories required (Request #2), and eliminate on-street parking spaces along Harriet Tubman Highway (Request #3) are analyzed under Section 33-311(A)(4)(b) of the County Code, staff finds that these ancillary non-use variances would be consistent with the character of the area and supportive of the proposed development. The submitted plans illustrate the proposed restaurant occupying 46.83% of the Building Frontage, whereas 70% is required for lots with a single frontage. Staff notes that this reduction of approximately 23% is minimal and largely due to the narrow dimensions of the parcel, which necessitate additional space for driveway aisles and the drive-thru lane. The remainder of the frontage remains fully developed and contributes to streetscape continuity. Accordingly, staff opines that the requested variances will not adversely impact the intent of the NCUCD regulations, will not significantly alter the visual rhythm of the street, and will maintain the overall urban design character of the area while allowing for a functional drive-thru configuration.

With regard to Request #2, staff recognizes that designing a three-story fast-food restaurant can be challenging and may be unnecessary given the nature of the proposed restaurant. The original submittal included a one-story building, which, following staff review and recommendations to better comply with Urban Center standards, was revised to a two-story design. Staff finds that the two-story configuration adequately balances functional requirements with the intent of the NCUCD standards.

Lastly, Request #3, to eliminate on-street parking along Harriet Tubman Highway (seven-foot-wide dedicated on-street parking required), is necessary to address Department of Transportation and Public Works (DTPW) Traffic Engineering Division safety concerns due to the highway's speed limits, proximity to the SW 264 Street intersection, and potential encroachment of parallel parking into the visibility triangle. Staff notes that, given the narrow

dimensions of the site, this variance would eliminate only a single on-street parking space. The proposed development complies with all other Urban Center standards, including landscape open space, street and lot trees, screening, and building frontage fenestration.

Based on the memoranda submitted by other departments reviewing the application, approval of the requests would not have an adverse impact on the environment, natural resources, or the economy of Miami-Dade County, and would be compatible with the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum, states that they have no objections to the proposal and confirms that the application will generate 35 PM peak hour vehicle trips. This level of traffic meets the traffic concurrency criteria, as the property lies within an Urban Center, where traffic concurrency requirements do not apply. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum, indicates that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. Additionally, the memorandum from the Department of Transportation and Public Works (DTPW), indicates that there are no objections to the application. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of request #1, #2 and #3 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan indicates a single ingress and egress point for direct vehicular access along US-1, and one (1) egress point along Harriet Tubman Highway. Off-street parking is provided on the northern portion of the site. The plan shows a total of 12 parking spaces, exceeding the nine (9) spaces required by code.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Wendy's" as prepared by CKE Group Incorporated, consisting of a

total of 14 sheets, all dated stamped received 7/1/2025. Plans may be modified at public hearing.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer (WASD) Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division as indicated in the attached memorandum.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

Wendium of Florida, Inc.
PH: Z24-044

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

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

<p>Urban Centers (Page I-45)</p>	<p><i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i></p> <p><i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i></p> <p><i>The core of the centers should contain business, employment, civic, and/or high- or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i></p> <p><i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their</i></p>
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surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately

Policies for Development of Urban Centers

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius. The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but

elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
Average Floor Area Ratios (FAR)

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.

Policy LU-1A (Page I-2) *High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.*

Objective LU-7 (Page I-13) *Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.*

Policy LU-7A (Page I-13) *Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*

Policy LU-7F (Page I-14) *Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i></p>
<p>Sec. 33-284.84.1. - Density, Building Height, and Intensity</p>	<p><i>Community Urban Centers along South Dade Transitway 125 units per acre/ 3—15 stories</i></p>
<p>Sec. 33-284.85. - Building Placement Standards</p>	<p><i>Building Frontage Required: Seventy (70) percent minimum at build-to line in all Sub-districts. Minimum frontage requirement applies along the front property line only.</i></p>
<p>Sec. 33-284.86. - General Requirements</p>	<p><i>Type 4 Minor Street (Parking one side) Core/Center/Edge Parking Lane 7' on one side</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

WENDIUM OF FLORIDA
LLC/DOMINGUEZ, RAUL

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000044

DATE

HEARING NUMBER

FOLIO: 30-6934-004-0380

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 25, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

WENDIUM OF FLORIDA, LLC/DOMINGUEZ, RAUL

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: October 20, 2025

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

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

Subject: Z2024000044-4th Review
Wendium of Florida, Inc.
South of SW 264th Street, between US1 and Old Dixie Highway
NUV for building height, lot frontage, and landscaping requirements
for new fast-food restaurant
(NCUC) (0.445 Acres)
34-56-39

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

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Naranja Park Wellfield. The site is situated within the 210-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by section 24-43(5) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored on the subject property.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of this application, the proposed development is within feasible distance to connect to public water and public sanitary sewer. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect

to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Official Records: Book 34304, Page 2754.

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

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

Please be advised, RER-Environmental Plan Review, review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

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

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

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

The proposed development is located within the 210-day travel time contour of the Naranja Park Wellfield Protection Area. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

Conditions of Approval: None

Pollution Remediation Review

All construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, entitled "Wendys" prepared by Eduardo L. Carcache, P.E., and dated as received by Miami-Dade County on July 18, 2024, was submitted with the subject application, and indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 15, 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) *Maria Valdes*

Subject: Zoning Application Comments - Wendy's Restaurant Naranja
Application No. Z2024000044 (Revision No. 3) - (Pre-App. No. Z23P-255)

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. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Wendy's Restaurant Naranja

Location: The proposed project is located on approximately 0.45 acres at 264XX South Dixie Highway, with Folio No. 30-6934-004-0380, within the Naranja Community Urban Center (NCUC), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking to develop the property with a 2,000 square feet fast food Wendy's restaurant, along with 325 square feet outside sitting patio area. Therefore, the total square footage is 2,325 square feet.

The estimated total water demand for the proposed project will be 1,511 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the South Dade System. Currently, there is adequate treatment and water supply capacity, consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 12-inch water main (E716-1), abutting the property along Old Dixie Highway to where the developer may connect to provide service to the proposed project. Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to:
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program, please go to:
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch sanitary gravity sewer (ES 7843-23) abutting the property along Old Dixie Highway and another 8-inch gravity sewer (ES 7843-24) along South Dixie Highway, to where the developer may connect to provide sewer service for the proposed project. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.*

If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1116 and PS No. 692B. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 1116

Existing NAPOT: 4.91 hrs.

Proposed Development: 1,511 gpd

Proposed Projected NAPOT: 4.97 hrs.

P.S. 692B

Existing NAPOT: 5.18 hrs.

Proposed Development: 1,511 gpd

Proposed Projected NAPOT: 5.18 hrs.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent

decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>


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: August 25, 2025

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

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

Subject: Z2024000044
Name: Wendium of Florida, Inc.
Location: South of SW 264 Street, Between US 1 and Old Dixie Highway
Section 34 Township 56 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 Lots 4 & 5, Block 8, Plat Book 1, Page 106. A Unity of Title approved by the Platting and Traffic Review Section will be required.

This application meets the traffic concurrency criteria because it lies within an Urban Center where traffic concurrency does not apply. It will generate approximately **35 PM** daily peak hour vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

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

Memorandum



Date: July 07, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000044

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to “EnerGov” on 07/01/2025.

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

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

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

Memorandum



Date: Wednesday, July 16, 2025
Subject: Review Type: Z2024000044
Applicant Name: Wendium of Florida, LLC

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:

PROJECT LOCATION:

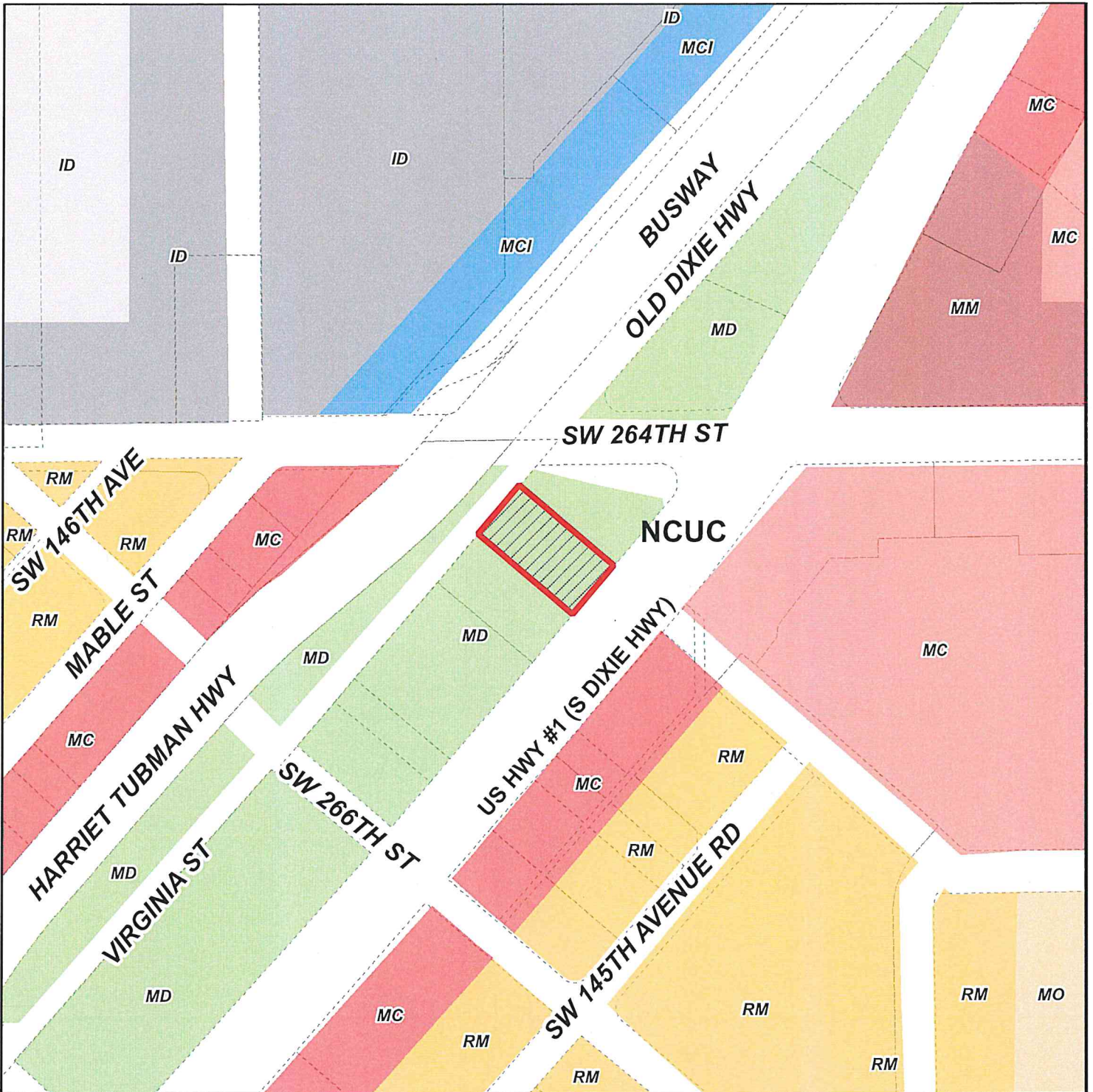
The property is located at 26480 South Dixie Highway in Miami-Dade County.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

- This development is approved for a proposed 1,930 square-foot fast food restaurant with a drive-thru lane. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
- Any improvements within the right of way of US 1 requires review and approval by the Florida Department of Transportation. Please note that driveway connections along US 1 must meet FDOT access management requirements.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000044

Section: 34 Township: 56 Range: 39
 Applicant: Wendium of Florida LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

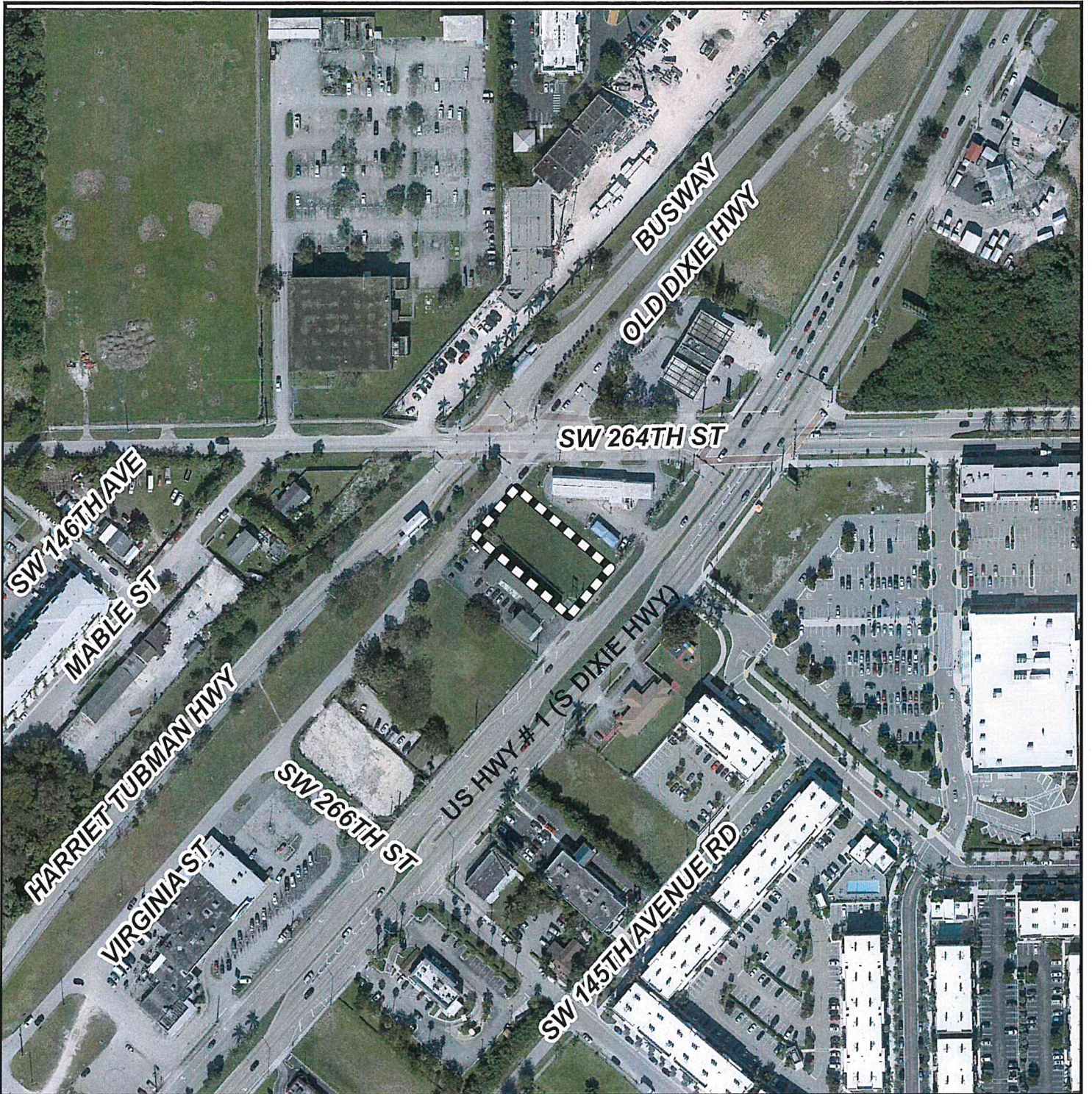
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, March 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000044

Legend
 Subject Property



Section: 34 Township: 56 Range: 39
 Applicant: Wendium of Florida LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, March 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 34 Township: 56 Range: 39
 Applicant: Wendium of Florida LLC
 Zoning Board: C15
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000044
 RADIUS: 2640

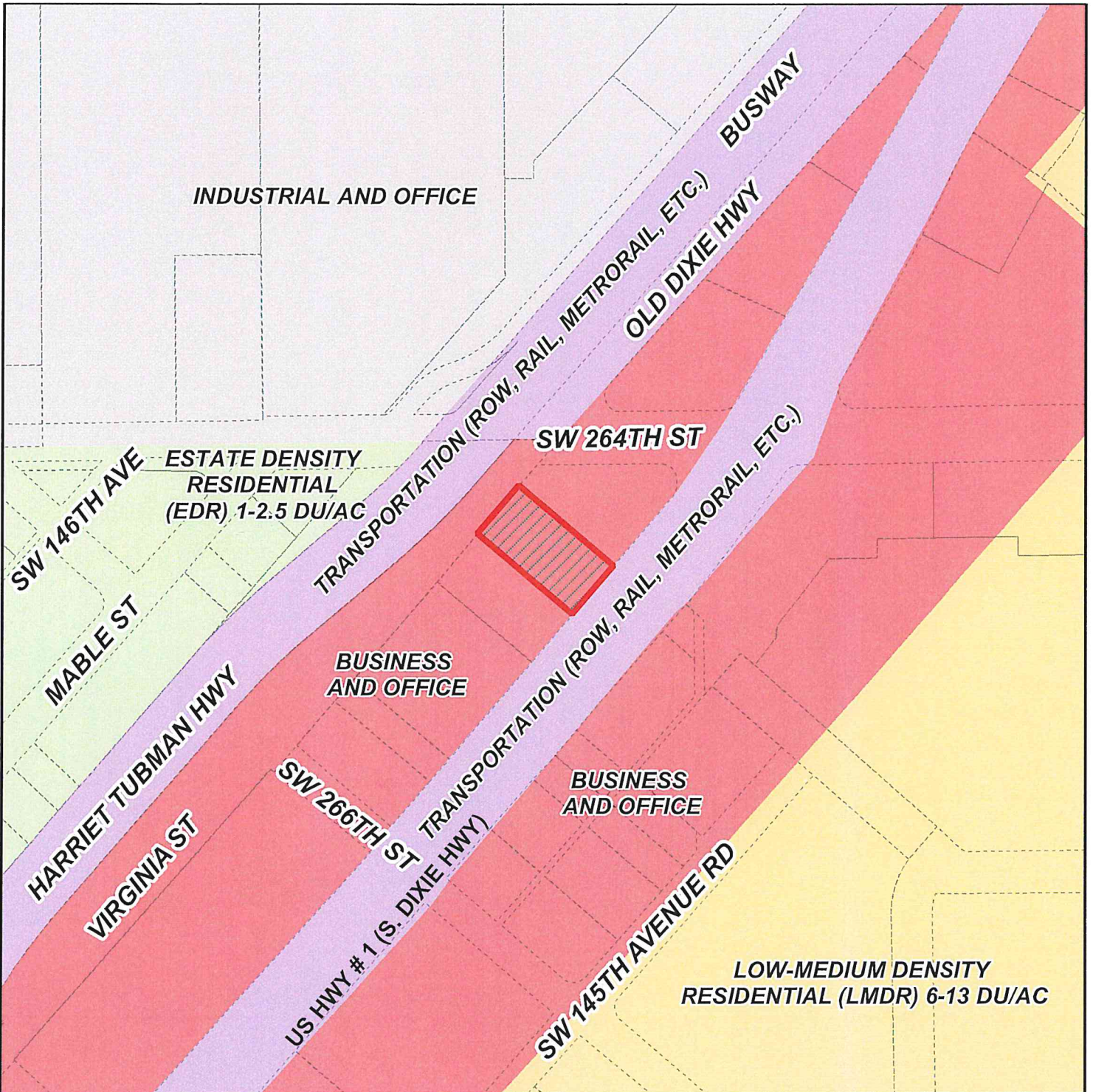
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 19, 2024

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000044

Section: 34 Township: 56 Range: 39
 Applicant: Wendium of Florida LLC
 Zoning Board: C15
 Commission District: 9
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 Scale: NTS

Legend

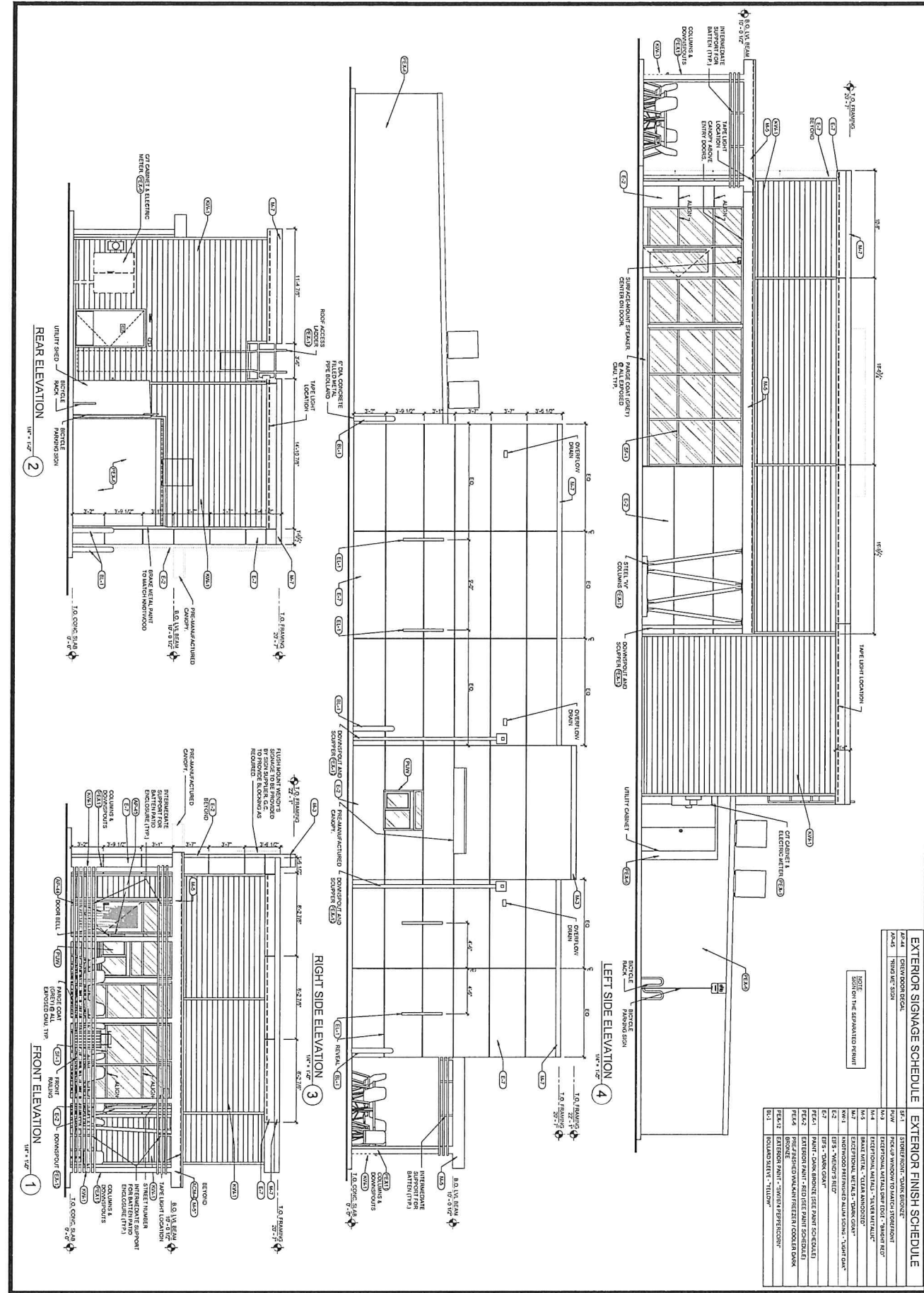
 Subject Property Case



SKETCH CREATED ON: Tuesday, March 19, 2024

REVISION	DATE	BY

W:\P\1\NEW\FOUND UP\PROJECTS\2025\224-044\ARCH\0225\GAS\B\1\044\0225\CONTRACT\MEP\MEP.dwg 11/15/2025 4:32:11 PM



Store #14308
26480 Dixie Hwy.
NARANJA, Florida 33032

CKE GROUP
INCORPORATED
ARCHITECTURAL
ELEVATIONS

A2.1

PROJECT TYPE: CUSTOM NARROWING

DATE: 06/24/2025

DESIGNER: 06/24/2025

PROJECT NUMBER: 11-10-2025

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

CLIENT: WENDY'S

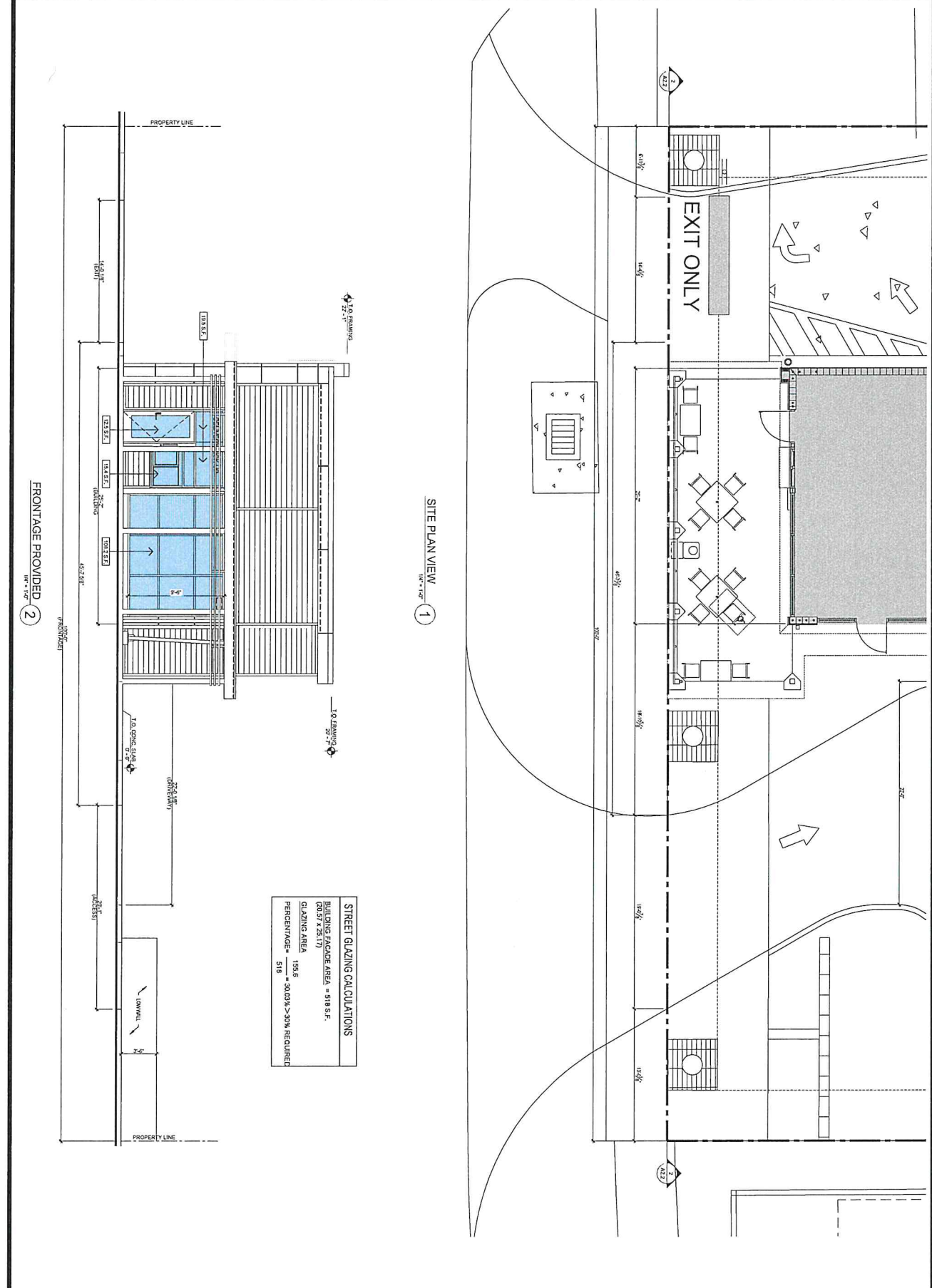
LOCATION: NARANJA, FL

PROJECT NUMBER: 11-10-2025

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

EXTERIOR ELEVATIONS

1. FRONT ELEVATION
2. REAR ELEVATION
3. RIGHT SIDE ELEVATION
4. LEFT SIDE ELEVATION



<p>Wendy's Store #14308 26480 Dixie Hwy. NARANJA, Florida 33032</p>	<p>CKE GROUP 17000 W. UNIVERSITY BLVD SUITE 100 DALLAS, TEXAS 75248 TEL: 214.435.1100 WWW.CKEGROUP.COM</p>	<p>PROJECT TYPE: CUSTOM NARROWING</p>	<p>SITE NUMBER: 14308 BUILDING TYPE: RESTAURANT ASSET TYPE: FF&E CLASSIFICATION: NEW OWNER: WENDY'S DATE VERSION: 2025 PROJECT CLASIFICATION: 2025 PROJECT TEAM: NEWFIELD DESIGN TYPE: 2025 DESIGNER: NEWFIELD DRAWING RELEASE:</p>	<p>DATE: 06/24/2025 SCALE: 1/8" = 1'-0"</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>06/24/2025</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>06/24/2025</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>06/24/2025</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	06/24/2025	ISSUED FOR PERMIT	2	06/24/2025	ISSUED FOR PERMIT	3	06/24/2025	ISSUED FOR PERMIT	<p>ARCHITECT: EDUARDO L. GARCIA, P.E. #13914 RUBEN GONZALEZ, P.E. #13914 LUIZ VARELA, LEED AP C/O NEWFIELD GROUP, INC. C/O 2000 W. UNIVERSITY BLVD SUITE 100 DALLAS, TEXAS 75248</p>	<p>SEAL: Professional Engineer Eduardo L. Garcia No. 13914 State of Florida Professional Engineer Ruben Gonzalez No. 13914 State of Florida Professional Engineer Luis Varela No. 13914 State of Florida</p>	<p>GLAZING CALCULATIONS & FRONTAGE</p> <p>A.2.2</p>
NO.	DATE	DESCRIPTION																		
1	06/24/2025	ISSUED FOR PERMIT																		
2	06/24/2025	ISSUED FOR PERMIT																		
3	06/24/2025	ISSUED FOR PERMIT																		

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY

PROCESS NO.: Z24-044

DATE: MAR 14 2024

BY: ISA

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Wendium of Florida, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Raul Dominguez</u>	<u>50%</u>
<u>Georgina M. Dominguez</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
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RECEIVED

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchaser's name and address including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

PROCESSED BY: ISA
DATE: MAR 14 2024
COUNTY: DECO
PROCESS NO: 224-044

NAME OF PURCHASER: N/A

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
<u>N/A</u>	

Date of contract: N/A

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

N/A

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 7 day of March, 2024. Affiant is personally known to me or has produced FLID: D532-720-58-459-0 as identification.

[Signature]
Adrian Almeida
(Notary Public)



ADRIAN ALMEIDA
Notary Public
State of Florida
Comm# HH438336
Expires 8/28/2027

My commission expires 08/28/2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z24-044

DATE: MAR 14 2024

BY: ISA



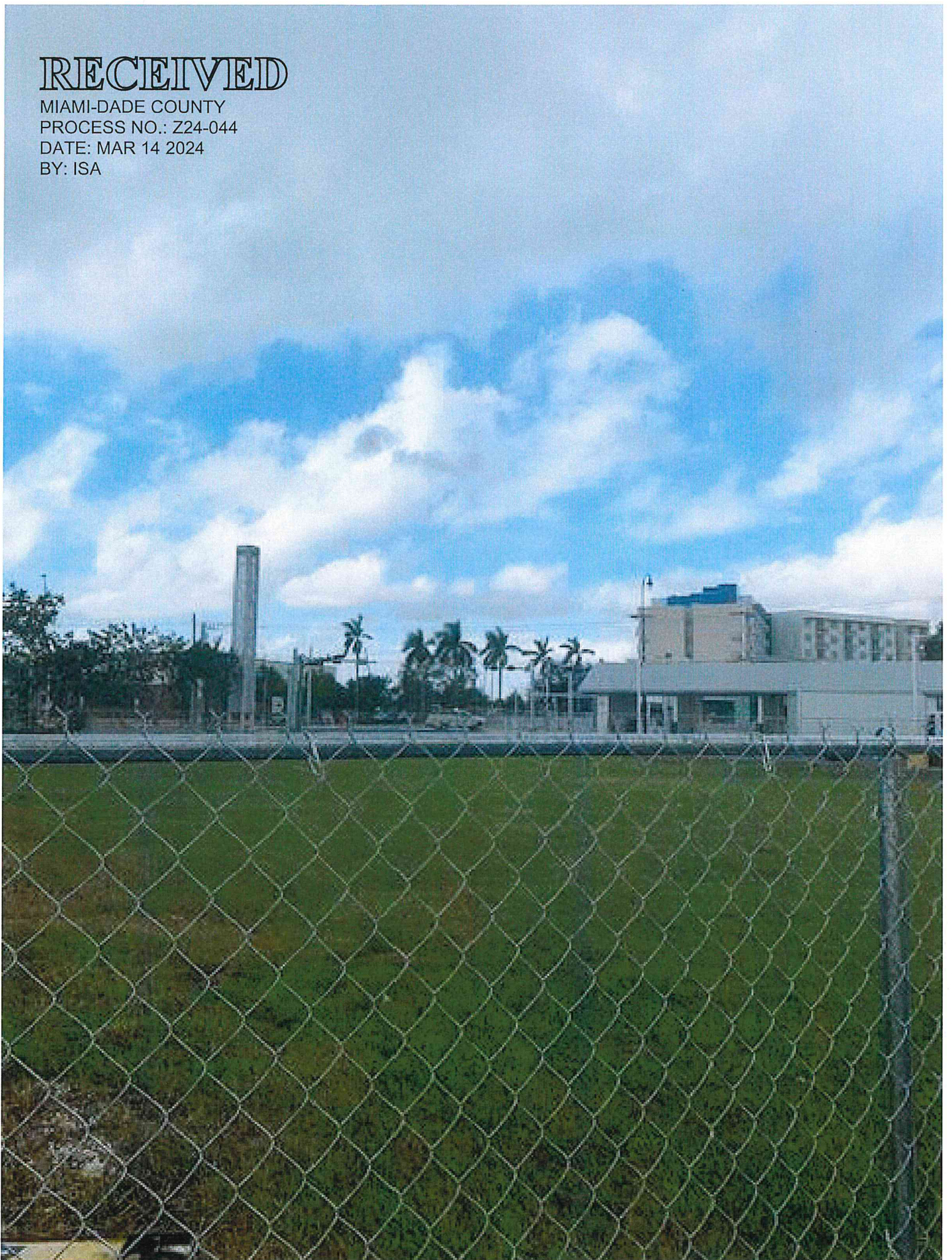
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-044
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BY: ISA



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-044
DATE: MAR 14 2024
BY: ISA



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z24-249

October 30, 2025

Item No.3

Recommendation Summary	
Commission District	8
Applicant	Carlos Enrique Lopez Gordon
Summary of Requests	The applicant seeks to permit an existing detached accessory shed structure to setback less from the rear property line, and for it to have a greater height than is otherwise permitted by Code.
Location	10909 SW 237 Terrace, Miami-Dade County, Florida
Property Size	0.13 Acres
Existing Zoning	RU-TH, Townhouse District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 du <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing detached accessory shed structure to setback 4' (5' required) from the rear (north) property line.
- (2) NON-USE VARIANCE to permit an existing detached accessory shed structure with a height of 9' (maximum 6' permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing to legalize shed project", as prepared by Soil Concrete LLC, dated stamped received 7/22/25 consisting of a total of 9 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The submitted plans show an existing one (1)-story, 1,310 sq. ft. single-family townhouse unit on a corner lot that fronts along both SW 237 Terrace and SW 109 Avenue roadways, with an existing detached accessory shed structure located towards the rear of the 0.13-acre subject property. The detached accessory shed structure is situated 4' from the rear (north) property line where a minimum of 5' is otherwise required, and has a height of 9' when the maximum height permitted for accessory structures is 6', and the code also requires that the accessory structure cannot exceed the height of the wall. 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, interior side, and side street property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac
North	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac
South	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac
East	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac
West	RU-TH, townhomes	Low-Medium Density Residential, 6-13 du/ac

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing townhouse unit on a 5,877-square-foot corner lot that is zoned RU-TH, located at 10909 SW 237 Terrace. The surrounding area is predominantly developed with townhouse units to the north, south, east, and west, all of which are also governed by the RU-TH zoning regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to legalize reduced setbacks for an existing detached accessory shed structure that is located towards the rear of their principal residence building. Staff opines that since the rear yard area is enclosed with a 6' high wood fence along the rear, side street and interior side property lines, together with the additional separation provided by the SW 109 Avenue right-of-way, any visual impact that the detached accessory shed structure may have on the surrounding properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.13-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low Density Residential**. The CDMP Land Use Element interpretative text for Low Density Residential states that *the residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre, and is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses*. Staff opines that the approval of the requests for reduced setback and great height sought in the application for an existing detached accessory shed structure 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 requests to permit an existing detached accessory shed structure to setback a minimum of 4' (5' required) from the rear (north) property line (request #1), and the request to permit an existing detached accessory shed structure with a greater height of 9' (6' maximum permitted) from the interior side (west) property line (request #2), are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval with conditions of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

The plans submitted in conjunction with this application depict the existing single-family residence on a corner lot, with an existing detached accessory shed structure located towards the rear of the subject property. The detached accessory shed structure encroaches into the rear setback area than is permitted under the zoning standards. Staff supports the requests and opines that approval with conditions of these non-use variances would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high wood fence located along the rear, side street and interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north and west of the subject property. Staff further opines that the existing encroachment towards the rear by the detached accessory shed structure is minimal in nature and internal to the site that is enclosed from view from the outside by the wood fence, and any significant visual impacts generated from the encroachments on the single-family residences to the west would be further mitigated by the 6' high wood fence. Staff recommends as a condition for approval that the said wood fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did not find any similar approvals within the neighborhood for variances of the setback requirements for detached accessory shed structure. Notwithstanding, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the Shed 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 setback and greater height 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. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Zoning Hearing to legalize shed project", as prepared by Soil Concrete LLC, dated stamped received 7/22/25 consisting of a total of 9 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 within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the 6' high wood fence along the rear, side street and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:JH



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

10/16/2025

ZONING RECOMMENDATION ADDENDUM

Carlos Enrique Lopez Gordon
PH: Z24-249

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-Medium</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

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

<p>Sec. 33-202.3 setback parameters.</p>	<p><i>All applications for RU-TH Townhouse District shall comply with the following applicable development parameters as stated in 33-50:</i> <i>RU-TH; Principal Building setback.</i> <i>Front setback: 15' minimum distance from the nearest edge of roadway pavement.</i> <i>Interior Side Setback: A minimum of 15' between the end of a group of townhouses and the right of way line or private street. A spacing of 20' shall be provided between each group of townhouses.</i> <i>Rear setback. 10' rear setback for enclosed additions, 5' for open structures and 0' for screen enclosure without a solid roof.</i> <i>Side street setback. A minimum of 15' between the end of a group of townhouses and the right of way line or private street. A spacing of 20' shall be provided between each group of townhouses.</i> <i>Principal Building setback structures shall comply with the following minimum setback requirements.</i></p>
<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CARLOS ENRIQUE, LOPEZ GORDON 10909 SW 237 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000249

DATE

HEARING NUMBER

FOLIO: 30-4033-006-0360

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 14, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case #20240230188-B was opened on 5/13/2024 for Failure to obtain required building permit(s) prior to commencing work on: Multiple detached structures to include electrical, Wooden fence and gates. A Notice of Violation (NOV) was issued and 5/15/2024 and recorded on 5/20/2024 under Book 34231 Page 4707. Citation #P063982, was issued and posted on 3/6/2025. The Citation was appealed on 3/22/2025. The case remains open pending the results of the Citation Appeal Hearing. There are no fees due at this time.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no closed cases

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, fines, or fees.

Memorandum



Date: April 8, 2025

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

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

Subject: Z2024000249- 1st Review
Carlos Lopez Gordon
10909 SW 237th Terrace
Special exception to legalize a storage shed that exceeds
townhome fence regulation
(RU-TH) (0.13 acres)
19-56-40

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

Potable Water Supply and Wastewater Disposal

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

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

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

Conditions of Approval: None

Water Control Review

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources; however, the site plan submitted with the subject application, stamped received by Miami-Dade County on March 13, 2025, indicates that tree resources onsite will not be removed. Please note that a Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources


Memorandum



Date: April 7, 2025

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

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

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

Subject: Zoning Application Comments - Carlos Enrique Lopez Gordon
Application No. Z2024000249

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: Carlos Enrique Lopez Gordon

Location: The proposed project is located on approximately 0.13 acres at 10909 SW 237th Terrace, with Folio No. 30-6019-008-0720, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a Special Exception to legalize an existing Utility Shed located on the northwest side of the existing townhome, that is exceeding the fence height limitation.

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

Please note that the subject property has a 10 feet Utility Easement within and along the southern boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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


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

Memorandum



Date: May 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: Z2024000249
Name: Carlos Enrique Lopez Gordon
Location: 10909 SW 237 Terrace
Section 19 Township 56 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 19, Block 10, Plat Book 161, Page 51.

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: March 18, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

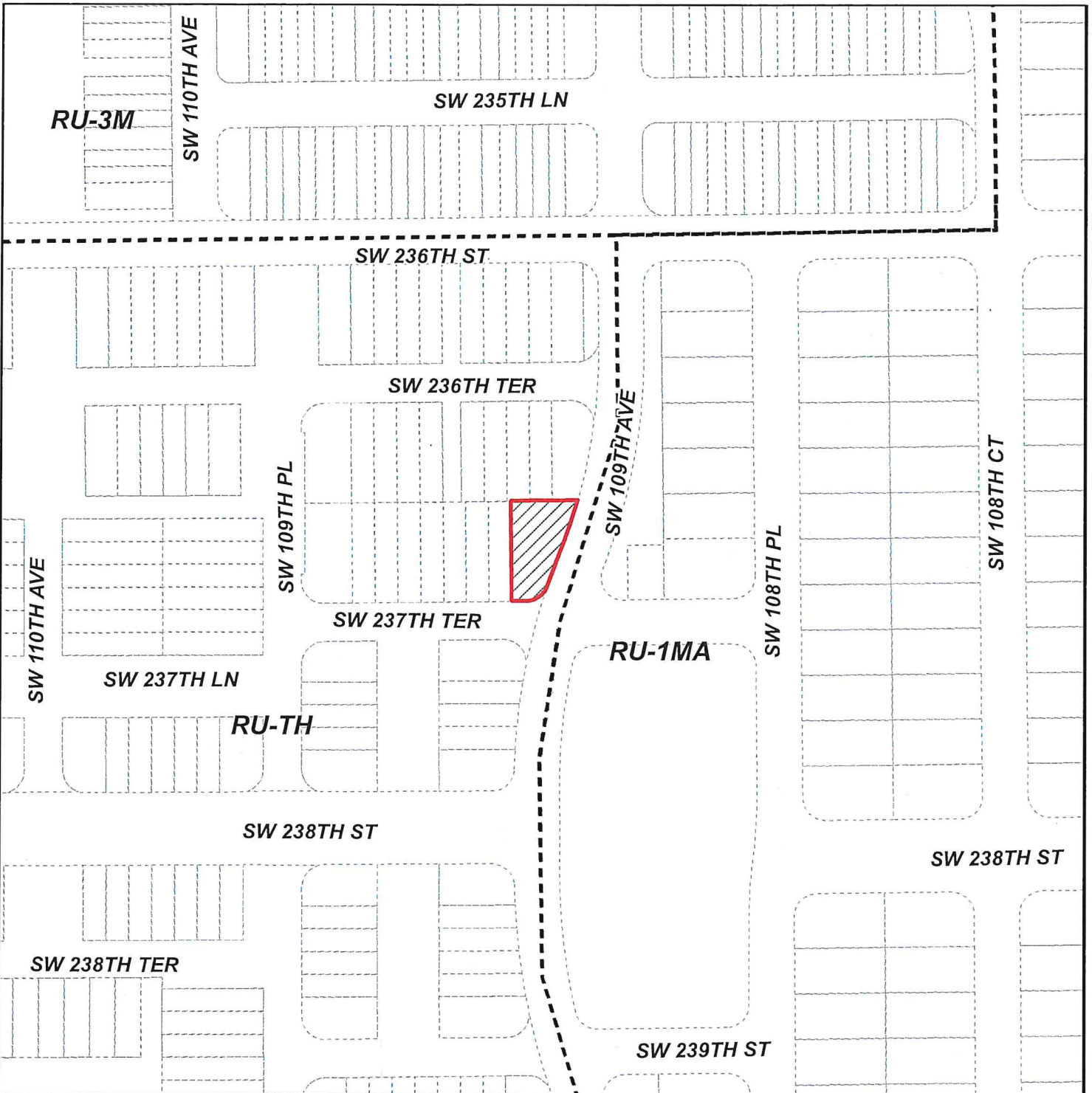
Subject: Z2024000249

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 3/13/2025.

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

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

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





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000249

Section: 19 Township: 56 Range: 40
 Applicant: Carlos E Lopez
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



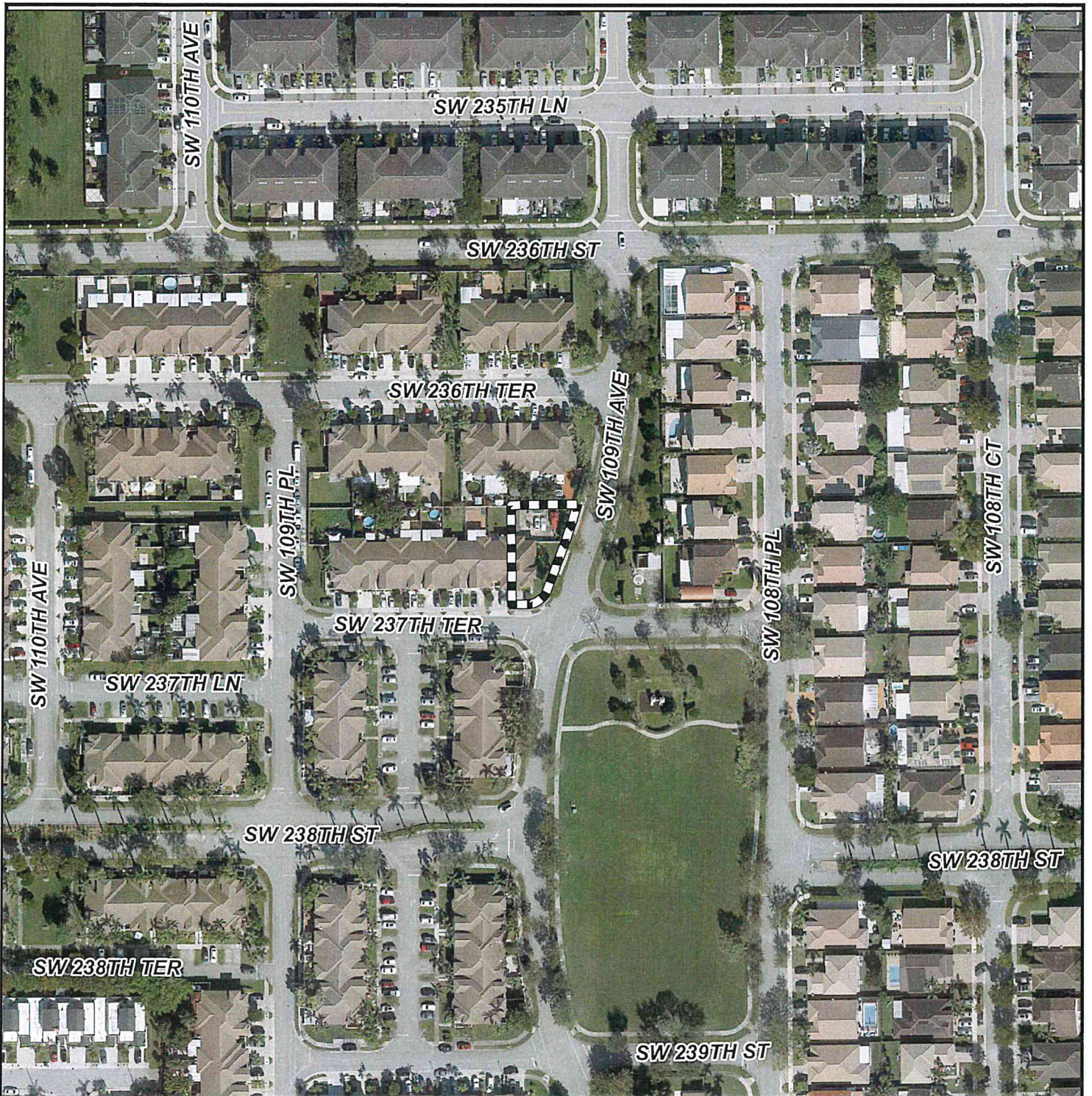
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000249

Legend
 Subject Property

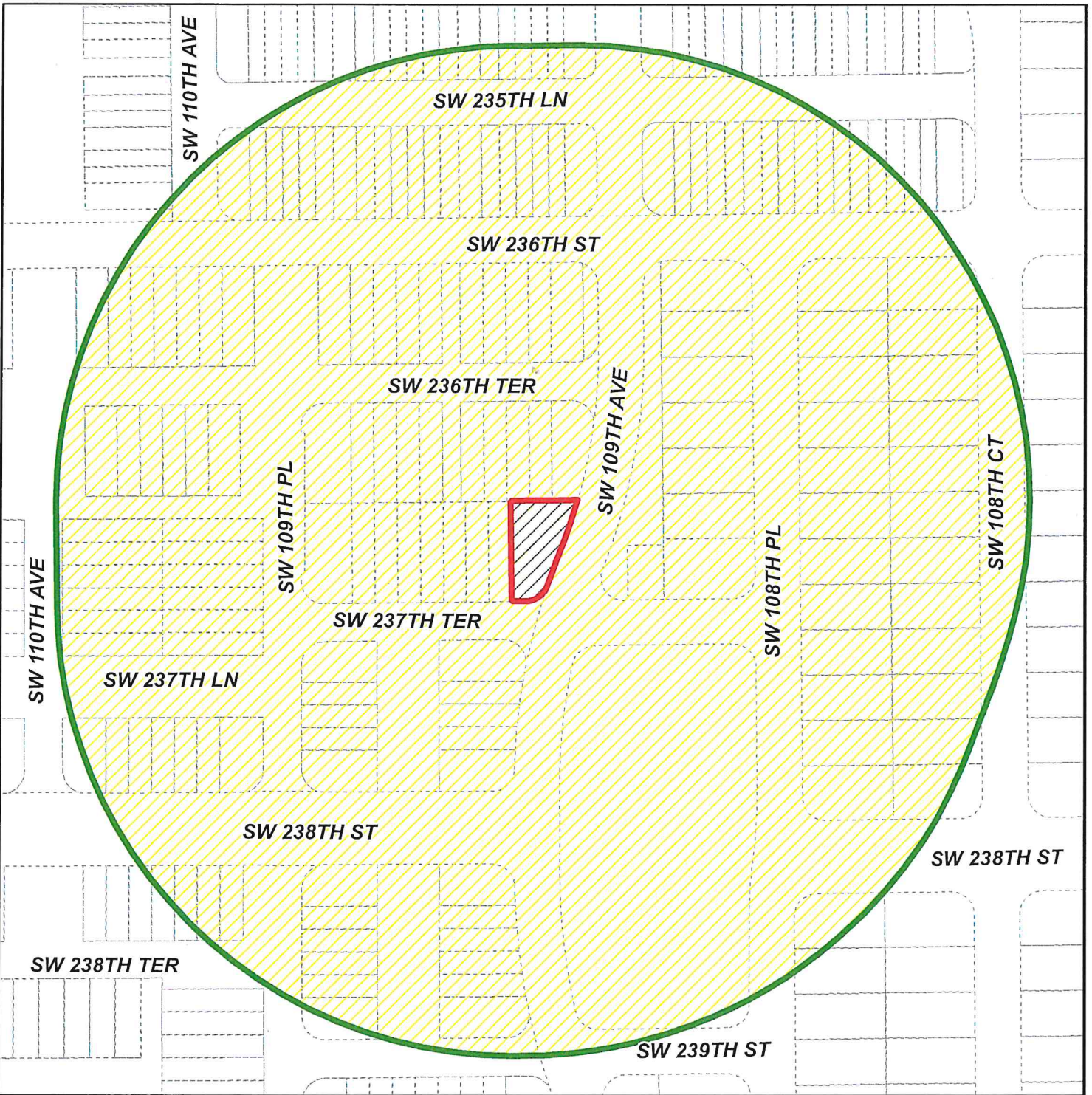


Section: 19 Township: 56 Range: 40
 Applicant: Carlos E Lopez
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 19 Township: 56 Range: 40
 Applicant: Carlos E Lopez
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2024000249
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000249

Section: 19 Township: 56 Range: 40
 Applicant: Carlos E Lopez
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, March 18, 2025

REVISION	DATE	BY

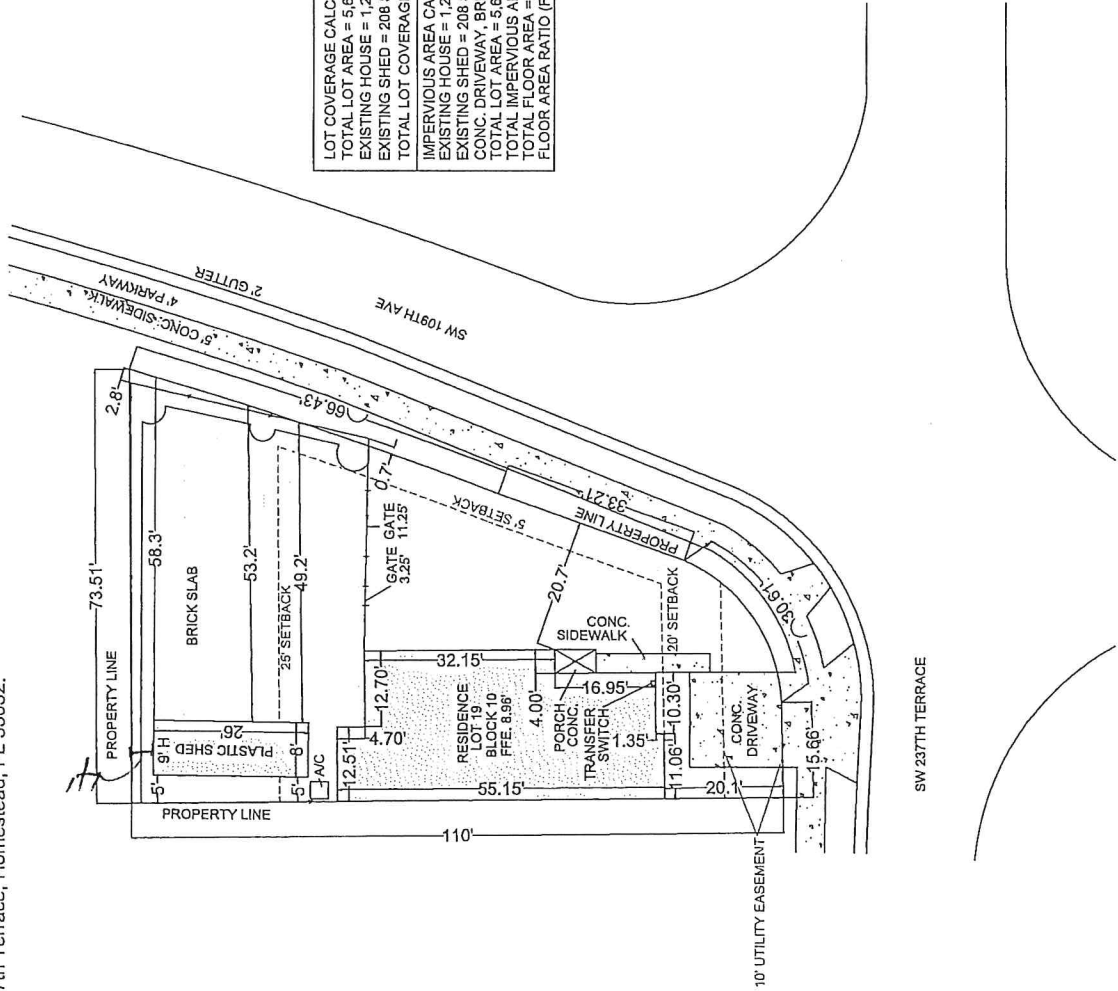
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z24-249
DATE: JUL 22 2025
BY: CABR

Zoning Hearing to Legalize shed project

Case Z2024000249

Location: 10909 SW 237th Terrace, Homestead, FL 33032.



<p>LOT COVERAGE CALCULATIONS: TOTAL LOT AREA = 5,662 SQ.FT. EXISTING HOUSE = 1,243 SQ.FT. EXISTING SHED = 208 SQ.FT. TOTAL LOT COVERAGE: SQ.FT. = 1,451 = 25.62%</p>	<p>IMPERVIOUS AREA CALCULATIONS: EXISTING HOUSE = 1,243 SQ.FT. EXISTING SHED = 208 SQ.FT. CONC. DRIVEWAY, BRICK SLAB & SIDEWALK = 2,278 SQ.FT. TOTAL IMPERVIOUS AREA = 3,729 SQ.FT = 65.86% TOTAL FLOOR AREA = 1,451 SQ.FT. FLOOR AREA RATIO (FAR): 25.62%</p>
--	--

NOTES:

ZONING CODE - RU-TH
ZONING DESCRIPTION
TOWNHOUSE DISTRICT 8.5
UNITS PER NET ACRE
ZONING TYPE - RESIDENTIAL
ZONING SUBTYPE - SINGLE FAMILY
BUILDING HEIGHT - 8.98'

ADDRESS:

10909 SW 237TH TERRACE
HOMESTEAD, FL 33032

SITE PLAN

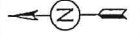
PARCEL ID: 3060190080720

LOT AREA: 0.13 ACRES

PLOT SIZE: 8.5' X 11"

WEBSITE: USASITEPLANS.COM

DRAWING SCALE: 1"=30'



HEADER/STUD/STRAP CHART (NON-MATERIAL)

HEADER SIZE	MAXIMUM SPAN @ EACH END	STUDS @ EACH END	FULL LENGTH STUDS @ EACH END	STRAPS @ EACH END OF HEADER
12"x4"	3'-1"	1	1	1
12"x6"	6'-0"	2	2	2
12"x8"	9'-0"	2	2	2
12"x12"	11'-4"	2	2	2

OPT. DOOR / WINDOW SCHEDULE

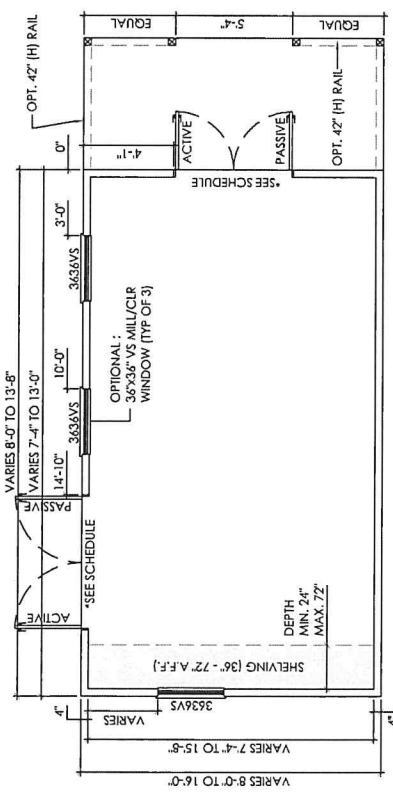
SWING DOORS	3,4,5,6 FT.
WIDTH	6'-0", 6'-3" OR 8'-0"
HEIGHT	6'-7, 8, 9, 10 FT.
ROLL-UP DOORS	6'-7, 8, 9, 10 FT.
WIDTH	7'-0", 8'-0" OR 9'-0"
HEIGHT	7'-0", 8'-0" OR 9'-0"
WINDOWS	22"x36" 36"x36"
	30"x30"

NOTE: ALL ITEMS ABOVE ARE LISTED IN QUALITY CONTROL MANUAL WITH PRODUCT APPROVAL REFERENCE PER RULE 9N-3.

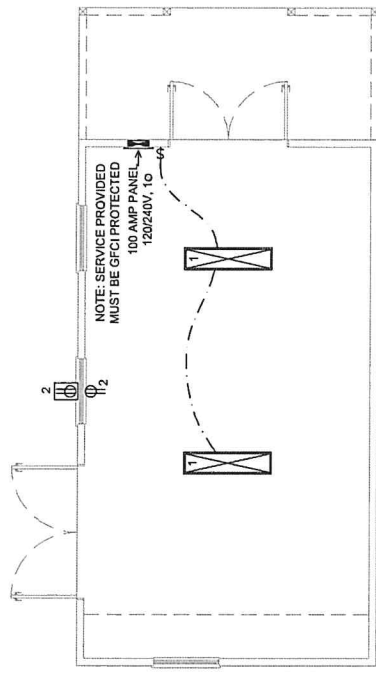
DESIGN PRESSURES

DOORS (BY ELIXIR)	+/- 38.0 PSF
ROOF UP DOORS (BY JANUS INTERNATIONAL GROUP)	+/- 43.0 PSF
WINDOWS (BY SYBECTEST)	+/- 58 PSF

D/P INFO. PROVIDED BY SUNCREST



FLOOR PLAN
SCALE: 3/16" = 1'-0"



ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

OPTIONAL ELECTRICAL PANEL SCHEDULE

DESCRIPTION	Z70
.0035 KW X 720 SF (MAX) X 1.25	1.25
Z. RECEPTS @ 160 VA / 1000	4.00
1. DED. RECEPTS @ 3.20 KW X 1.25	

TOTAL 2.98 KW
240 X 1000 = 33.25 AMPS
INSTALL 100 AMP PANEL 120 / 240 V 1P

ELECTRICALSCHEDULE

CIRCUIT	NOMENCLATURE	BREAKER (AMPS)	WIRE SIZE CU. IN. WEG
1	LIGHTING	15A 1P	14-2 MC
2	RECEPTS	15A 1P	14-2 MC
3	DED. RECEPT	15A 1P	14-2 MC
4	DED. RECEPT	20A 1P	12-2 MC

NOTES:

ELECTRICAL LEGEND

- ⊖ DUPLEX RECEPTACLE @ 16" A.F.F.
- ⊕ DUPLEX RECEPTACLE @ 42" A.F.F.
- ⊖ DUPLEX RECEPTACLE @ 16" A.F.F.
- ⊕ DUPLEX RECEPTACLE @ 42" A.F.F.
- G.F.J. DUPLEX RECEPTACLE
- W WEATHERPROOF COVER
- \$ W.M.SWITCH @ 48" A.F.F.

ELECTRICAL NOTES 2020 NEC (NFPA-70)

- ALL CIRCUITS AND EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE (NEC).
- WHEN LIGHT FIXTURES ARE INSTALLED, THEY SHALL BE SURFACE MOUNTED OR RECESSED. INCANDESCENT FIXTURES SHALL HAVE A MINIMUM CLEARANCE OF 12 INCHES AND ALL OTHER FIXTURES SHALL HAVE A MINIMUM CLEARANCE ON 6 INCHES FROM "STORAGE AREA" AS DEFINED IN (10).
- PROVIDE AND LABEL THE ELECTRICAL SYSTEM THE INTERRUPTING RATING OF THE MAIN BREAKER MUST BE DESIGNED AND VERIFIED AS BEING COMPLIANCE.
- THE MAIN SERVICE PANEL AND FEEDERS ARE DESIGNED BY OTHERS, SITE INSTALLED AND SUBJECT TO LOCAL JURISDICTION APPROVAL.
- ALL RECEPTACLES INSTALLED IN WET LOCATIONS (EXTERIOR) SHALL BE IN WEATHER PROOF (WP) ENCLOSURES. THE INTEGRITY OF WHICH IS NOT AFFECTED WHEN ATTACHMENT PLUG CAP IS INSERTED OR REMOVED.
- ALL ELECTRICAL IS AN OPTION PER EACH BUILDING PER OWNER REQUEST. (SERVICE PROVIDED MUST BE GFCI PROTECTED)

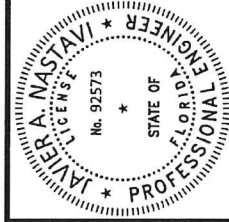
Zoning Hearing to Legalize shed project

Case Z2024000249

Location: 10909 SW 237th Terrace, Homestead, FL 33032.

SOIL CONCRETE LLC
ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
4300 BISCAYNE BLVD. STE. 203
MIAMI, FL 33137
PH: (954) 316-1244

DATE: 02-07-2024
DRAWN: A.R
JOB: 24-035 SS700
SHEET NO.



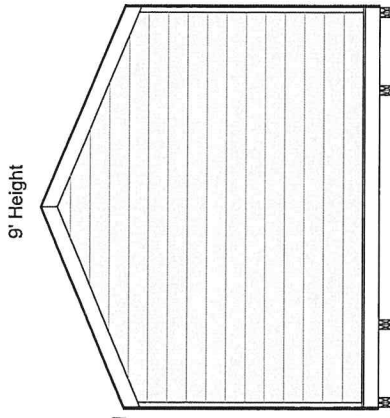
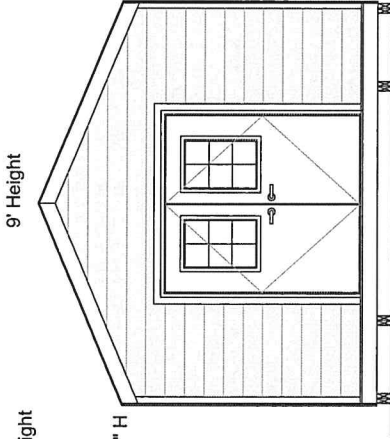
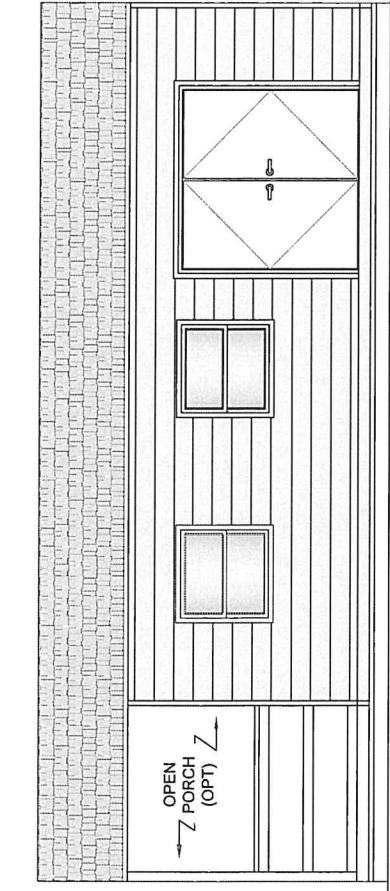
MODULAR STRUCTURE FOR:
SUNCREST SHEDS
(863) 675-8600
1451 COMMERCE DRIVE LABELLE, FL 33935

Rao Designs, LLC
ANTONIO RAO 239-243-1534
3808 ENTERPRISE AVE #210 NAPLES, FLORIDA 34104
antoniorao1@gmail.com

A3

SS-700-S-23

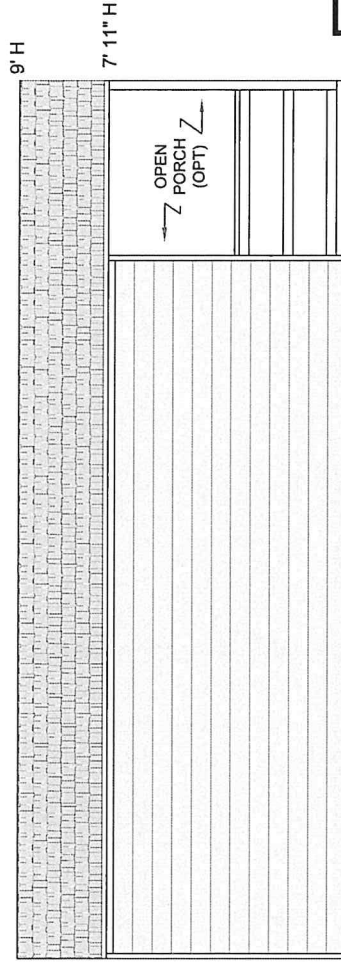
STANDARD: "CENTER PEAK" STYLE ROOF



RIGHT SIDE ELEVATION 26' Length
SCALE: 1/4" = 1'-0"

FRONT END ELEVATION
SCALE: 1/4" = 1'-0"

REAR END ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION 26' Length
SCALE: 1/4" = 1'-0"

Zoning Hearing to Legalize shed project

Case Z2024000249

Location: 10909 SW 237th Terrace, Homestead, FL 33032.

SS-700-S-23

MODULAR STRUCTURE FOR:
SUNCREST SHEDS
 (863) 675-8600
 1451 COMMERCE DRIVE LABELLE, FL 33935

Rao Designs, LLC
 ANTONIO RAO 239-243-1534
 3008 ENTERPRISE AVE #210 NAPLES, FLORIDA 34104
 antonio@rd1.com

JAVIER A. NASTAVI
 LICENSE
 No. 92573
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

SOIL CONCRETE LLC
 ENGINEERING SERVICES
 JAVIER A. NASTAVI, P.E.
 4900 DISCAYNE BLVD. STE. 309
 MIAMI, FL 33137
 PH: (659) 316-1344

DATE: 02-07-2024
 DRAWN: A.R.
 JOB: 24-035 SS700
 SHEET NO. **A1**

TILE ENGINEERING INC
 William E. Rowdy, III
 SFW-51,546-79, LCC 5185050
 Title: Professional Engineer
 State: Florida 3931

2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL

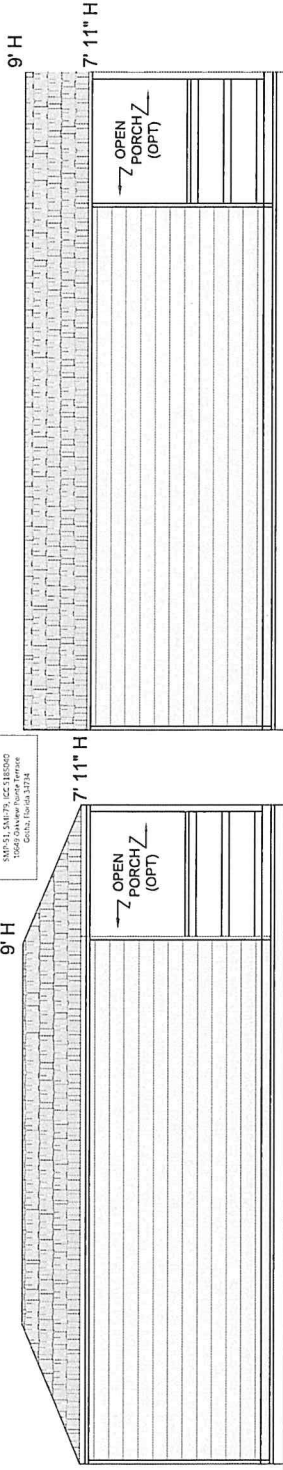
SS-700-S-23 2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL

OPTIONAL: "HIP" STYLE ROOF

OPTIONAL: "SINGLE SLOPE" STYLE ROOF

TILE ROOF OPTION COMPLIES WITH
FBC, 8TH EDITION (2023), 180 MPH
(EXP. D)
TOP LINE ENGINEERING, LLC
10909 SW 237th Terrace
Homestead, FL 33032

* SINGLE SLOPE ROOF OPTION
COMPLIES WITH FBC, 8TH EDITION
(2023), 180 MPH (EXP. D)

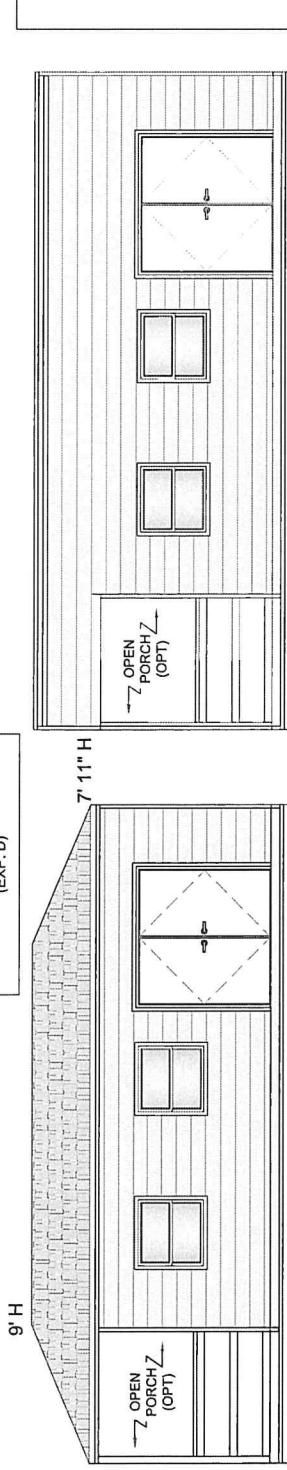


FRONT END ELEVATION
SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

REAR END ELEVATION
SCALE: 3/16" = 1'-0"



FRONT END ELEVATION
SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

REAR END ELEVATION
SCALE: 3/16" = 1'-0"

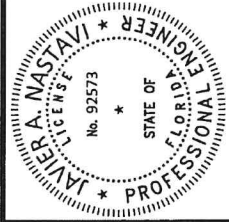
CONVENTIONAL FRAMING SPAN	2x4 16" O.C. 8'-11"
RAFTER SPAN (SINGLE SLOPE ONLY)	2x6 16" O.C. 12'-0"
	2x8 16" O.C. 16'-0"

Zoning Hearing to Legalize shed project
Case Z2024000249
Location: 10909 SW 237th Terrace,
Homestead, FL 33032.

SS-700-S-23

MODULAR STRUCTURE FOR:
SUNCREST SHEDS
(863) 675-8600
1451 COMMERCE DRIVE LABELLE, FL 33935

RAO Rao Designs, LLC
ANTONIO RAO 238-243-1534
3006 ENTERPRISE AVE #210 NAPLES, FLORIDA 34104
antoniorao1@gmail.com



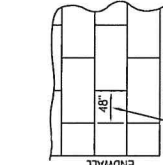
SOIL CONCRETE LLC
ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
430 BRICAYNE BLVD. STE. 303
MIAMI, FL 33134
PH: (854) 316-1244

DATE: 02-07-2024
DRAWN: A.R.
JOB: 24-035 SS700
SHEET NO.

A2

2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL

NOTE
TRUSS PLATE: ALPINE



1/2" APA RATED PLYWOOD SHEATHING TO BE FASTENED TO TRUSSES WITH NAILS @ 4" O.C. (EDGES) AND 6" O.C. (FIELD)

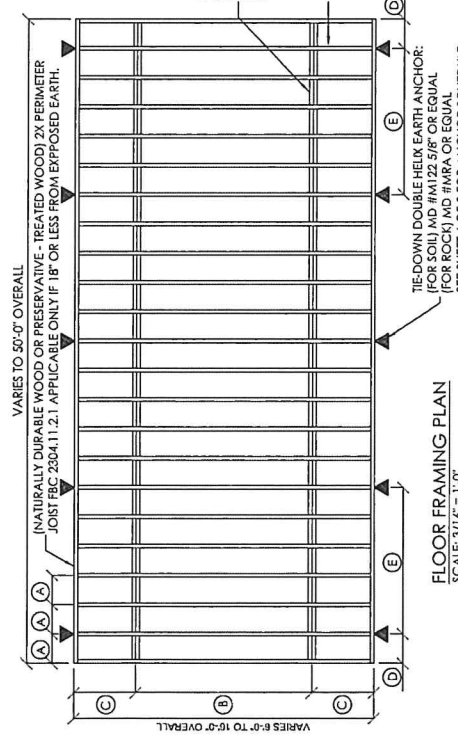
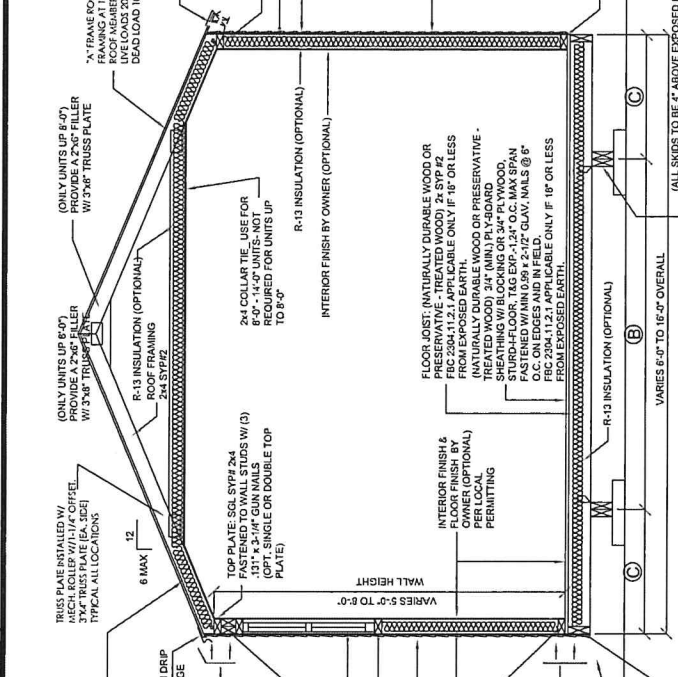
ROOF SHEATHING DETAIL
SCALE: NOT TO SCALE

FLOOR JOIST SCHEDULE	UNIT WIDTH	6'-0"	8'-0"	10'-0"	11'-5"	13'-5"
FLOOR JOISTS	2x4	2x4	2x4	2x6	2x6	2x6
PERIMETER JOIST	2x4	2x4	2x4	2x4	2x4	2x6
A. O.C. SPACING	24"	16"	16"	16"	16"	16"
B. DIM.	40"	60"	84"	84"	96"	96"
C. DIM.	16"	18"	18"	28"	34"	34"
D. DIM.	16"	16"	16"	16"	16"	16"
E. DIM.	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
	MAX.	10'-0"	10'-0"	MAX.	MAX.	MAX.

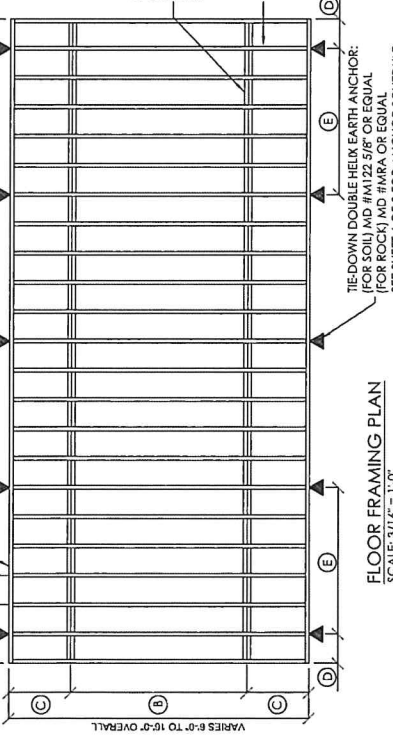
*ALL 5'-0" MAX. FOR DBL WIDE UNITS

1. PERMANENT RESISTANCE TO STEEL ROOFING MATERIAL (REFER TO LOCAL CODES FOR FASTENING ON SINGLE LAYER 15# FELT (ASTM D 226 TYPE II) OVER 3/8" CDX PLYWOOD DECKING. FASTEN TO PLYWOOD DECK FOR MANUFACTURE SPECIFICATION REFER TO NOAA FOR FASTENING PATTERN AND SIZE
-OR-
THREE TAB OR 25 YEAR MIN. OAKRIDGE PRO COR RESISTANCE (SEE SEALING ALGAE RESISTANCE) SEE SEALING ALGAE RESISTANCE (SEE SEALING ALGAE RESISTANCE)
15# FELT UNDERLAYMENT OVER 3/8" CDX PLYWOOD DECKING (A 20% UPLIFT INCREASE FOR ROOF SHEATHING UPLIFT LOAD HAS BEEN APPLIED -OR-
PER MANUFACTURE SPECIFICATION REFER TO NOAA FOR FASTENING PATTERN AND SIZE
1-1/4" x 16GA. x 12' STEEL STRAP FROM PERIMETER JOIST TO WALL STUDS PER STRAP END (TYPICAL SIDEWALLS) (A 20% UPLIFT INCREASE FOR ROOF-TOWALL UPLIFT LOAD HAS BEEN APPLIED -OR- STRAP INSTALLED ON TOP OF THERMO-PLY BRD.)
STRUCTURAL HEADER DBL 2x4 SYP#2 BETWEEN WALL STUDS
TYPICAL WINDOW (SEE FLOOR PLAN)

SILL PLATE: 2x4 SYP#2
SIDING OVER 3/8" THERMO-PLY BOARD OR 3/8" CDX PLYWOOD
CRIPPLE STUDS: 2x4 SYP #2 @ 16" O.C.
BOTTOM PLATE: SGL (NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD) SYP #2 2x4 FASTEN TO WALL STUD W/ (6) 1-1/4" x 16GA. NAILS FROM EXPOSED EARTH.
1-1/4" x 18 GA x 12' STEEL STRAP FROM WALL STUD TO FLOOR JOIST AT OPENING STUD AND STRAP END (TYPICAL SIDEWALLS) MAINTAIN COIL STRAP (STRAP INSTALLED ON TOP OF THERMO-PLY BOARD)
SEE "FLOOR FRAMING PLAN" BELOW
FASTEN TO EACH FLOOR JOIST W/ (8) 131"x5" GAL NAILS PER END
FBC 2304.11.2.1, APPLICABLE ONLY IF 16" OR LESS FROM EXPOSED EARTH



CROSS SECTION
SCALE: 3/8" = 1'-0"



FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"

SOIL CONCRETE LLC
ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
4300 BISCAYNE BLVD, STE. 203
MIAMI, FL 33137
PH: (954) 310-1244

DATE: 02-07-2024
DRAWN: A.R
JOB: 24-035 SS700
SHEET NO. **A4**

JAVIER A. NASTAVI, P.E.
No. 92573
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MODULAR STRUCTURE FOR:
SUNCREST SHEDS
(863) 675-8600
1451 COMMERCE DRIVE LABELLE, FL 33935

Rao Designs, LLC
ANTONIO RAO 239-243-1534
3006 ENTERPRISE AVE #210 NAPLES, FLORIDA 34104
antoniorao1@gmail.com

Zoning Hearing to Legalize shed project
Case Z2024000249
Location: 10909 SW 237th Terrace, Homestead, FL 33032.

SS-700-S-23

DBL (NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD) SYP#2 2x6 SKIDS (ALL SKIDS TO BE 6" ABOVE EXPOSED EARTH)
(NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD) SYP#2 2x FLOOR JOISTS SGL 2x4 (11.2.1 APPLICABLE ONLY IF 16" OR LESS FROM EXPOSED EARTH)

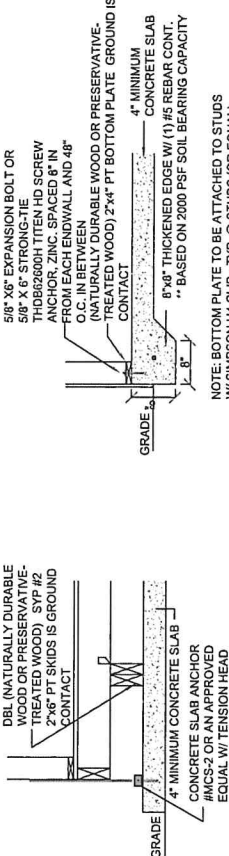
TITLE ENGINEERING SERVICES, INC.
Whitney E. Hooper, P.E.
14450 SW 10th St, Suite 100
25099 SW 10th Avenue, Fort Lauderdale, Florida 33334

SOIL ANCHOR SCHEDULE * IF SIZE IS NOT LISTED USE SCHEDULE FOR NEXT SIZE UP

SIZE OF SHED (WAL FEET)	TOTAL NO. OF ANCHORS	SIZE OF SHED (WAL FEET)	TOTAL NO. OF ANCHORS
3x5	4	8x22	6
3x6	4	8x24	6
3x8	4	8x26	6
3x10	4	10x14	4
4x6	4	16x22	12
4x8	4	16x24	12
4x10	4	16x30	14
4x12	4	16x40	14
5x7	4	20x20	6
6x8	4	20x24	6
6x10	4	20x28	6
6x12	4	20x30	6
6x14	4	20x34	6
6x16	4	20x36	6
7x8	4	22x22	6
8x8	4	22x24	6
8x10	4	22x26	6
8x12	4	22x28	6
8x14	4	22x30	6
8x16	4	24x24	6
8x18	6	24x26	6
8x20	6	24x28	6
		24x30	6

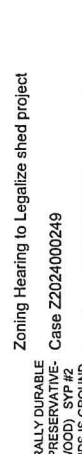
ALL UNITS: END ANCHOR @1'-4" MAX INTERIOR ANCHOR @ 8'-0"

2024-02-07 TOP LINE ENGINEERING, LLC APPROVAL



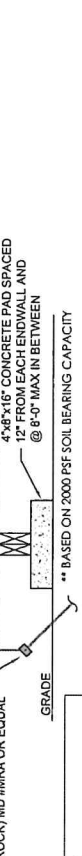
TIE DOWN TO SLAB

SCALE: NOT TO SCALE



TIE DOWN TO GROUND

SCALE: NOT TO SCALE



NOTE: FIELD TIE-DOWN DETAILS ARE SUBJECT TO LOCAL REVIEW AND INSPECTION, JURISDICTION AND APPROVAL

NOTE: EXTERIOR WALL STUDS ARE REQUIRED TO BE 6\"/>

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NOTE: EXTERIOR WALL STUDS ARE REQUIRED TO BE 6\"/>

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(STRAP INSTALLED ON TOP OF THERMO PLY BOARD OR 1/2\"/>

TOP PLATE: SINGLE SYP #2 2x4 FASTENED TO WALL STUDS W/ (3) .131X 3-1/4\"/>

STRUCT. HEADER: DBL 2x SYP#2 WITH 1/2\"/>

EXTERIOR WALL STUDS 2x4 SYP #2 @ 16\"/>

BOTTOM PLATE: SGL P.T. SYP #2 2x4 FASTENED TO WALL STUDS W/ (3) .131X3-1/4\"/>

MIN. (1) JACK STUD EITHER SIDE OF OPENING

MIN. (1) FULL STUD EITHER SIDE OF OPENING

DBL P.T. SYP#2 2x6 SKIDS

STRAP INSTALLED ON TOP OF THERMO PLY BOARD) 1-1/4\"/>

FROM WALL STUD TO PERIMETER FLOOR JOIST AT 16\"/>

MINUTE MAN COIL STRAP OR EQUAL

STRAP END (TYPICAL SIDEWALLS)

1-1/4\"/>

FROM WALL STUD TO PERIMETER FLOOR JOIST AT 16\"/>

MINUTE MAN COIL STRAP OR EQUAL

STRAP END (TYPICAL SIDEWALLS)

BRACING REQUIREMENT: USE 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

OR 1/2\"/>

SOIL CONCRETE LLC
ENGINEERING SERVICES
JAVIER A. NASTAVI, P.E.
4300 BISCAYNE BLVD, STE. 203
MIAMI, FL 33137
PH: (954) 310-1244

DATE: 02-07-2024
DRAWN: A.R
JOB: 24-035 SS700
SHEET NO.

A5



Rao Designs, LLC
ANTONIO RAO 239-243-1534
3800 ENTERPRISE AVE #210 NAPLES, FLORIDA 34104
antoniorao1@gmail.com

MODULAR STRUCTURE FOR:
SUNCREST SHEDS
(863) 675-8600
1451 COMMERCE DRIVE LABELLE, FL 33935

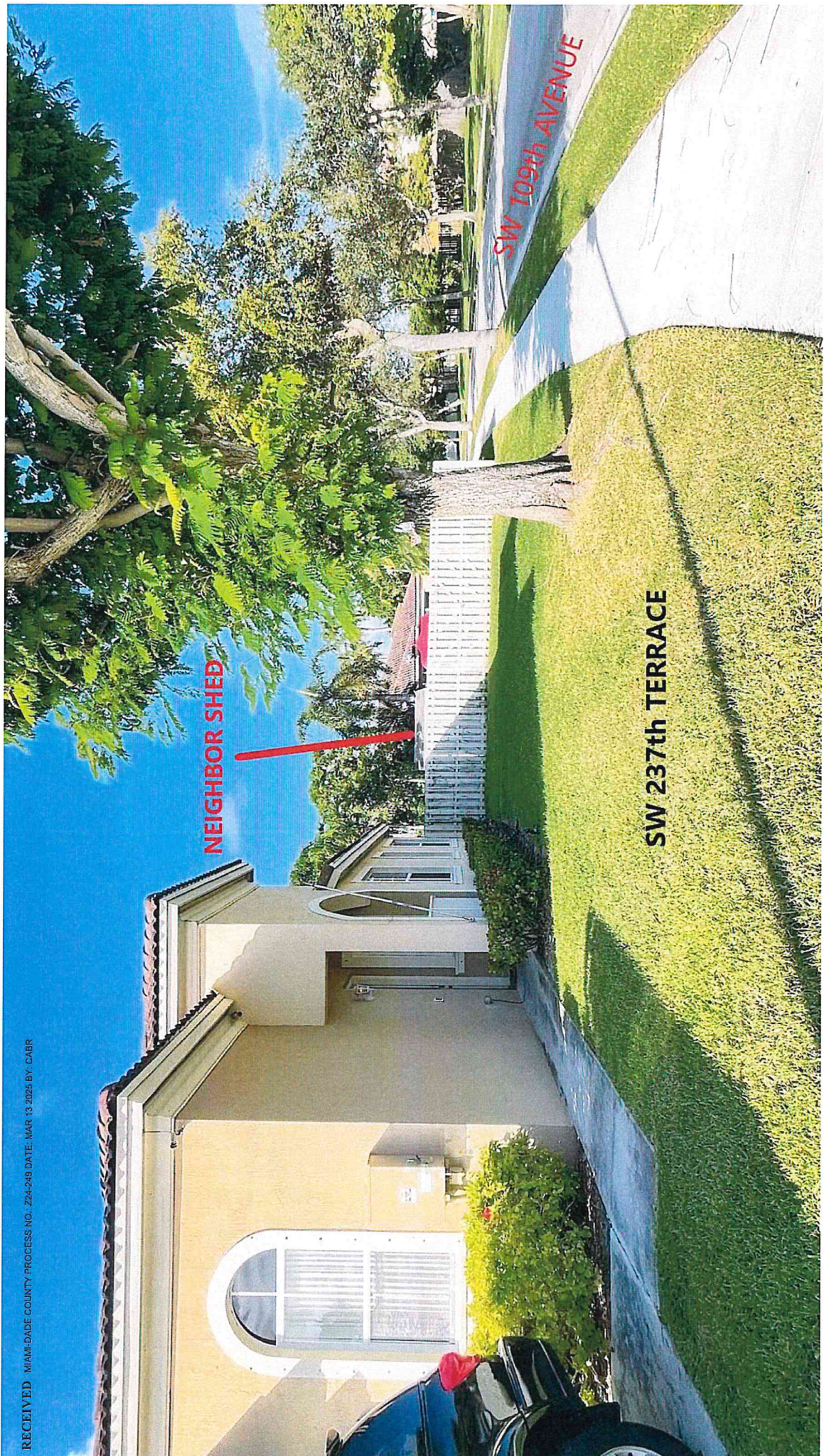
SS-700-S-23



NEIGHBOR SHED

MY SHED

SW 109th AVENUE

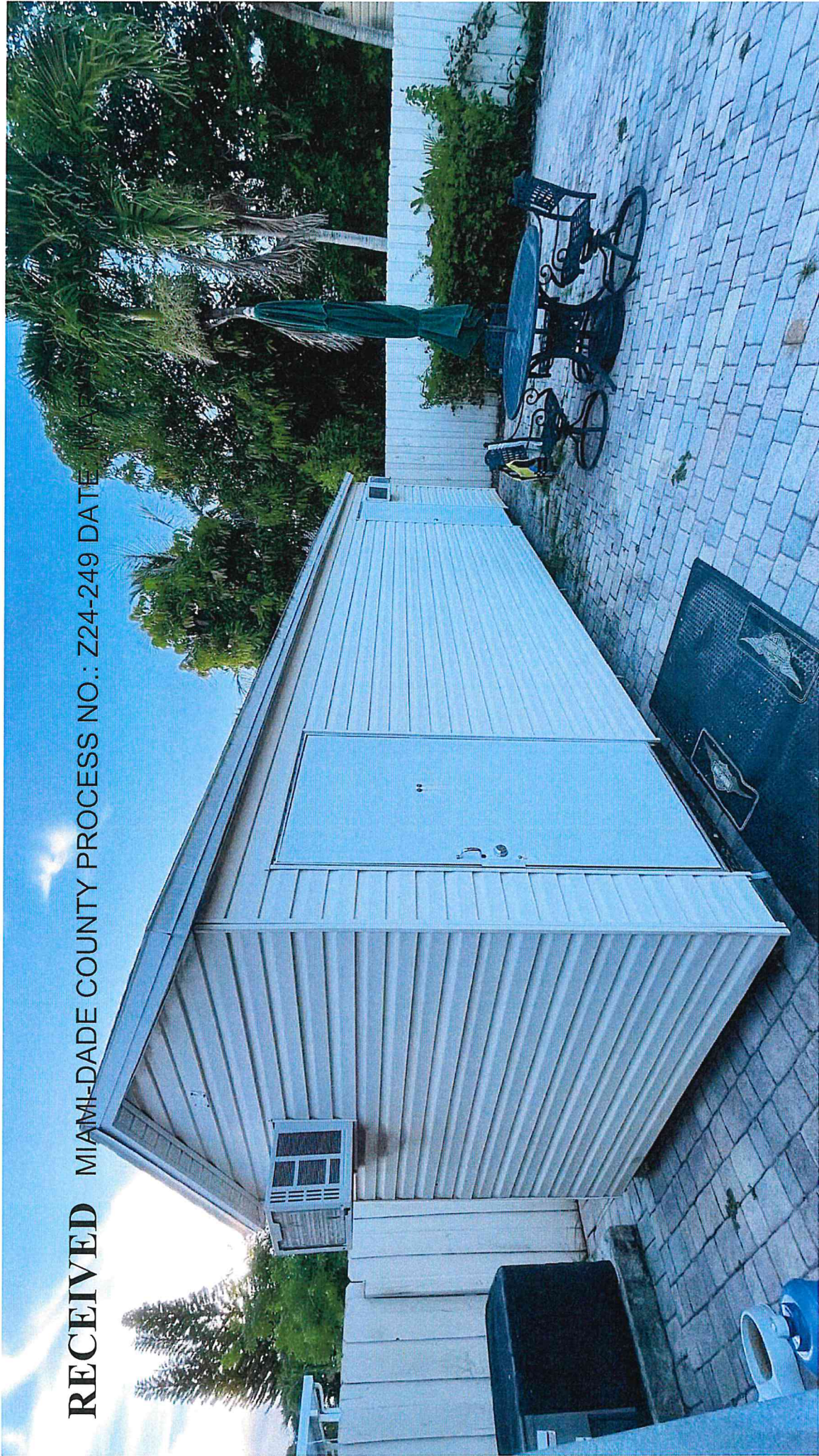


NEIGHBOR SHED

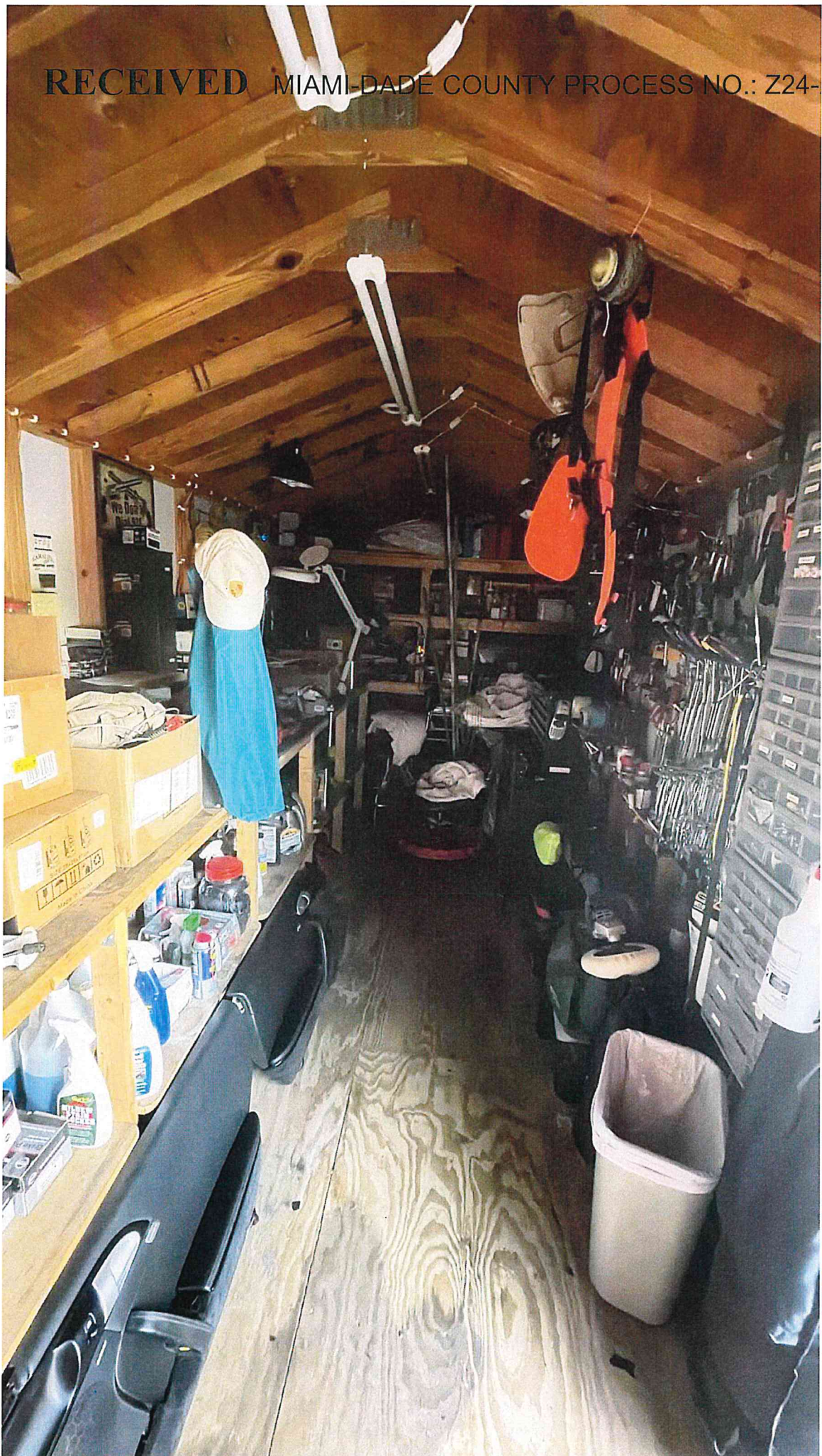
SW 237th TERRACE

SW 109th AVENUE

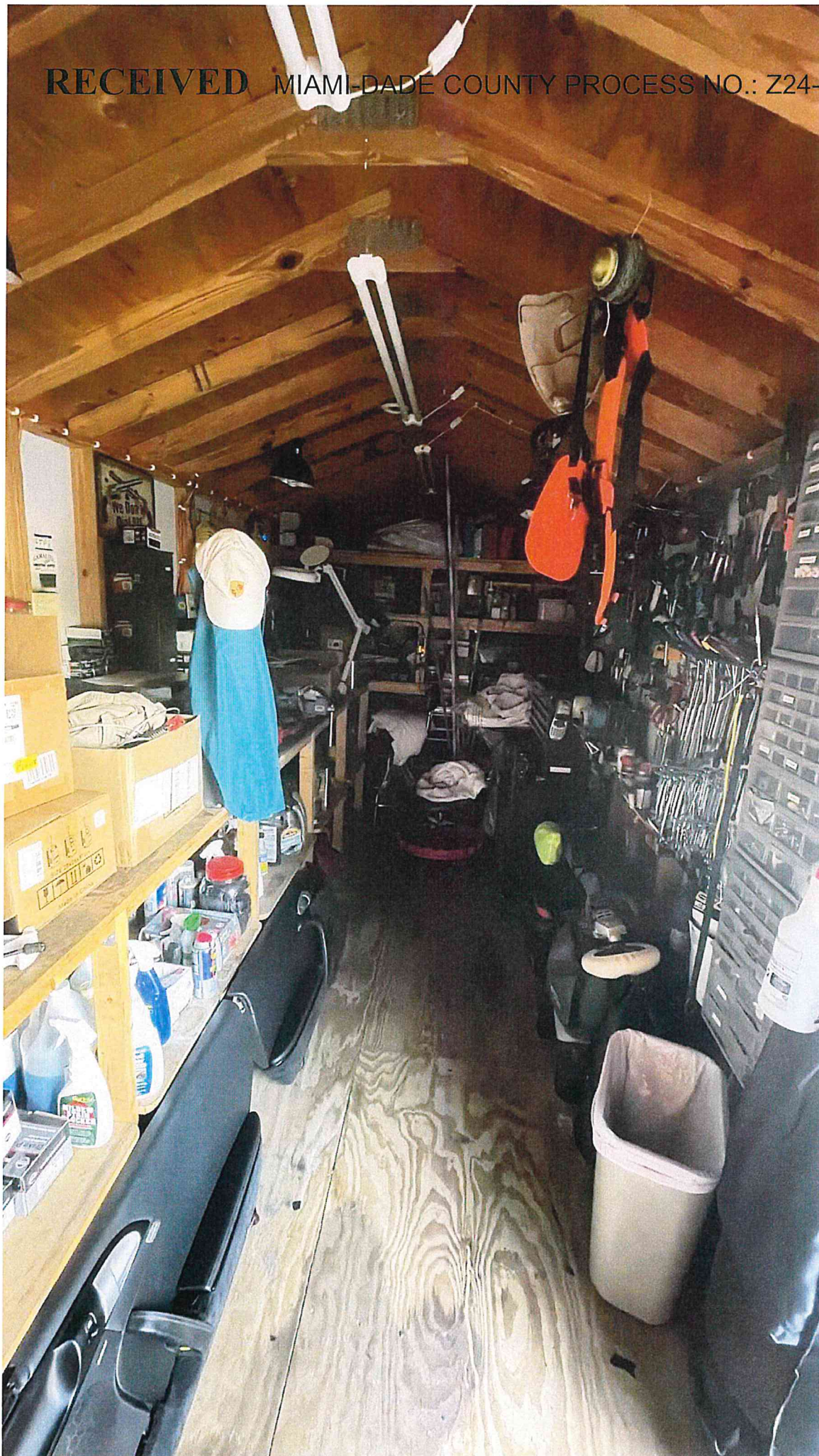
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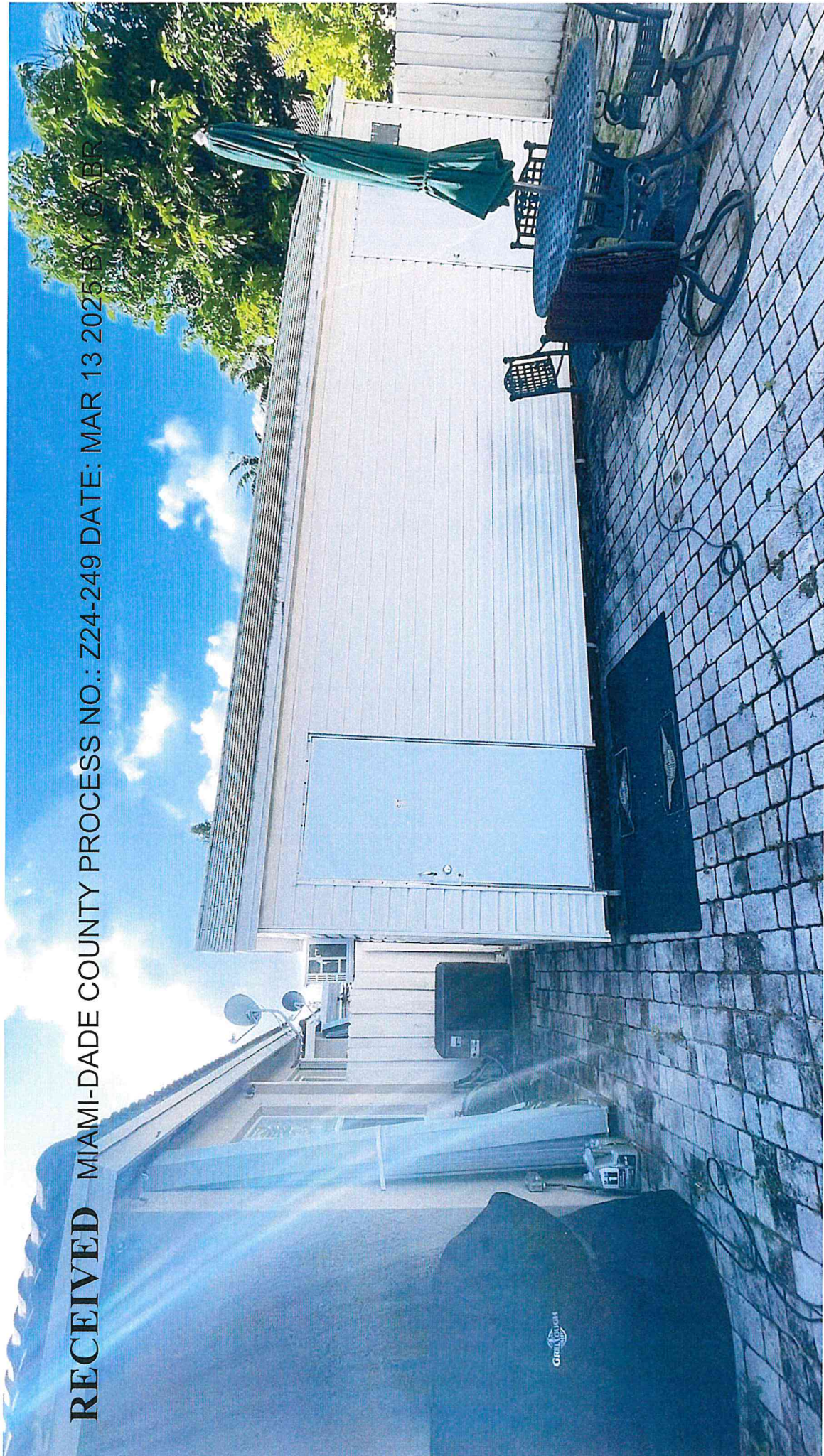


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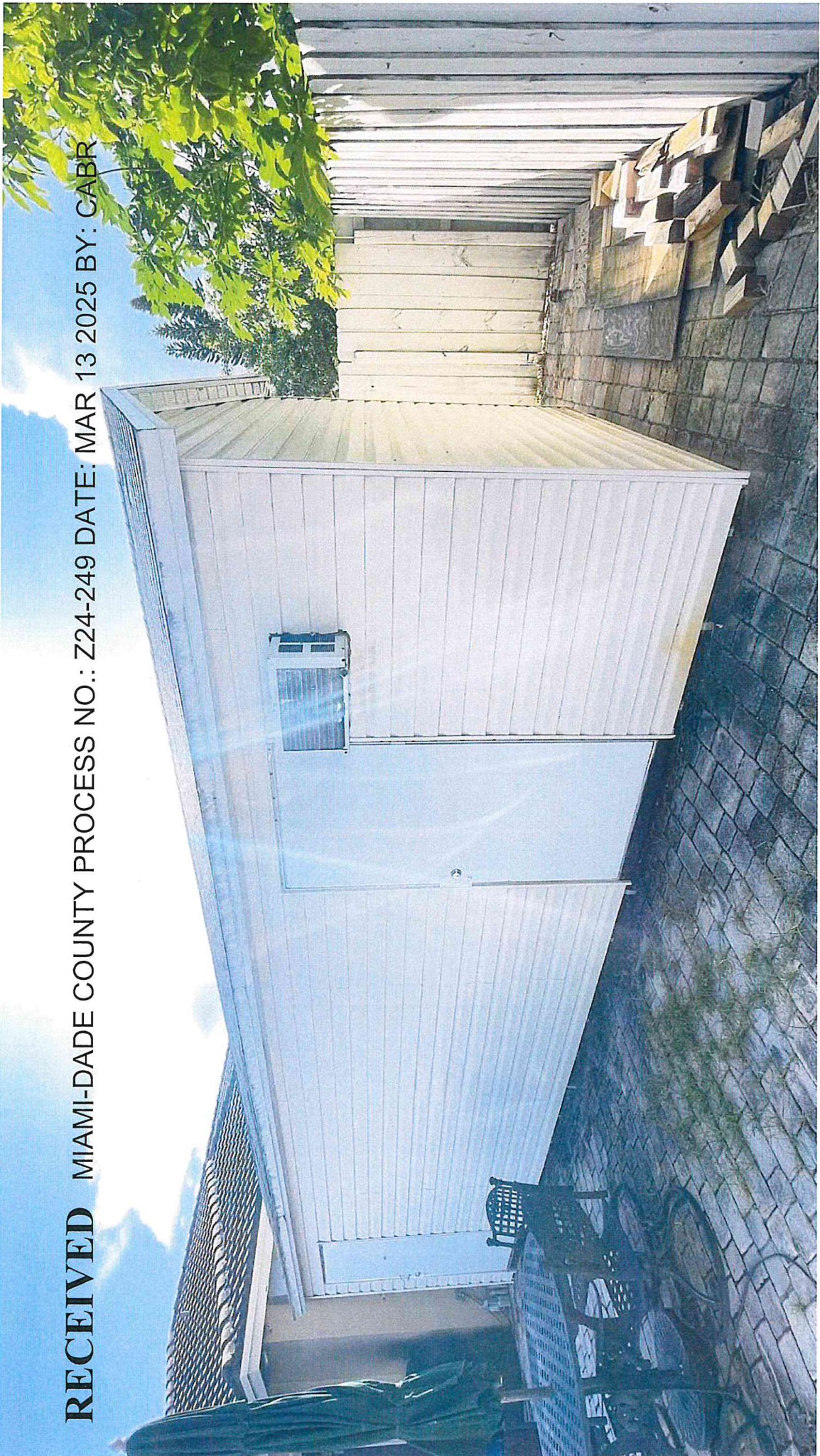
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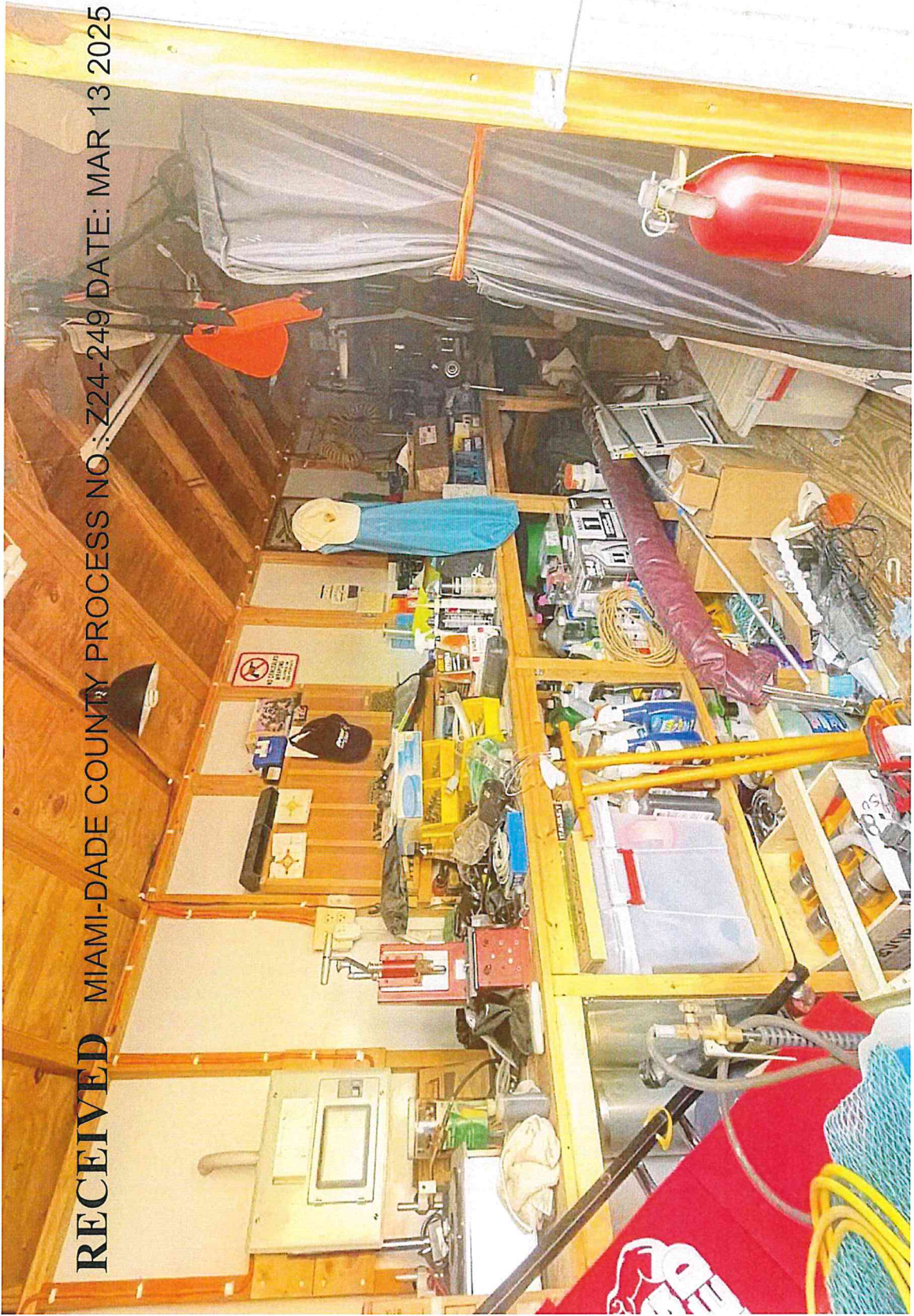
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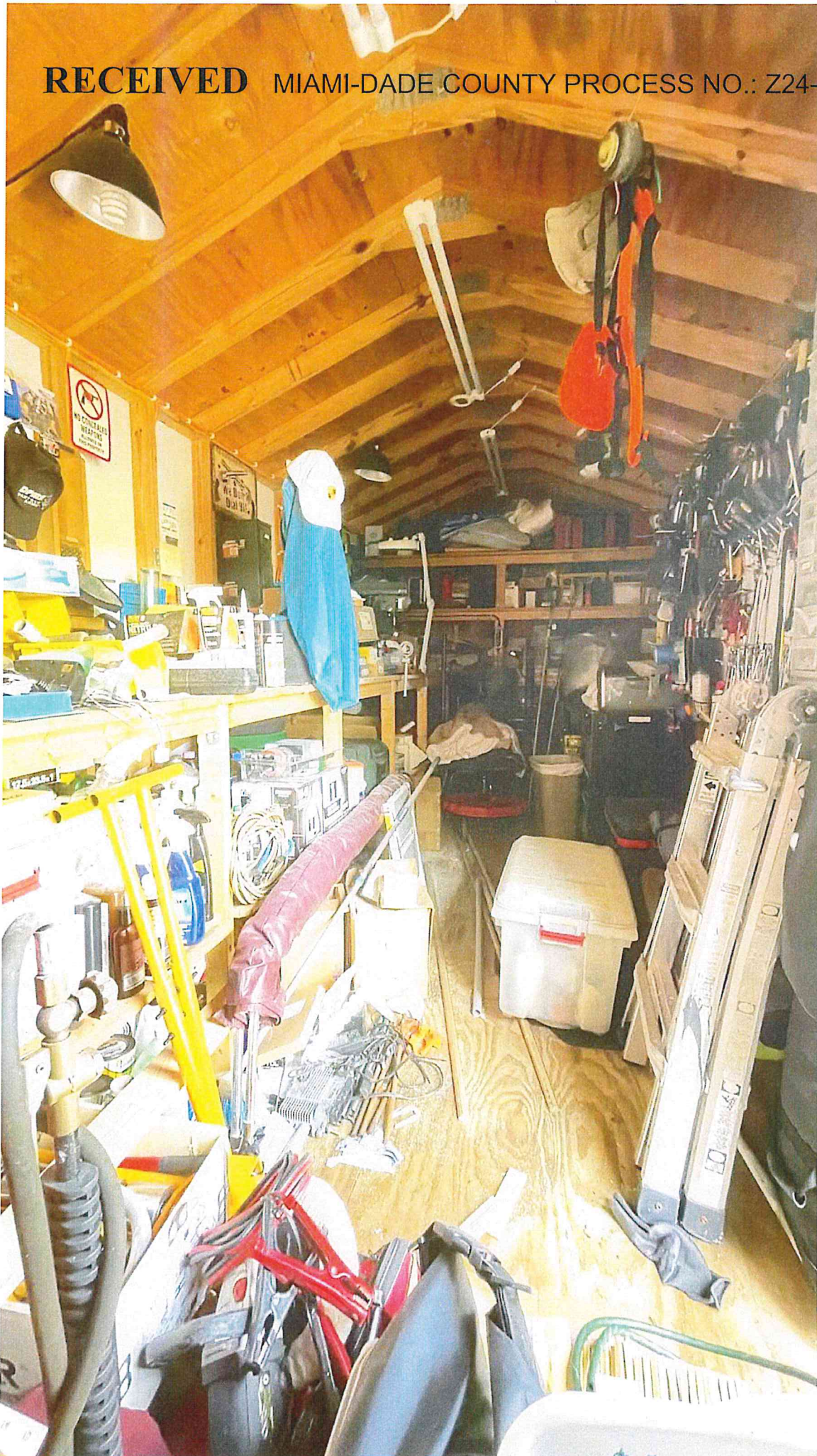


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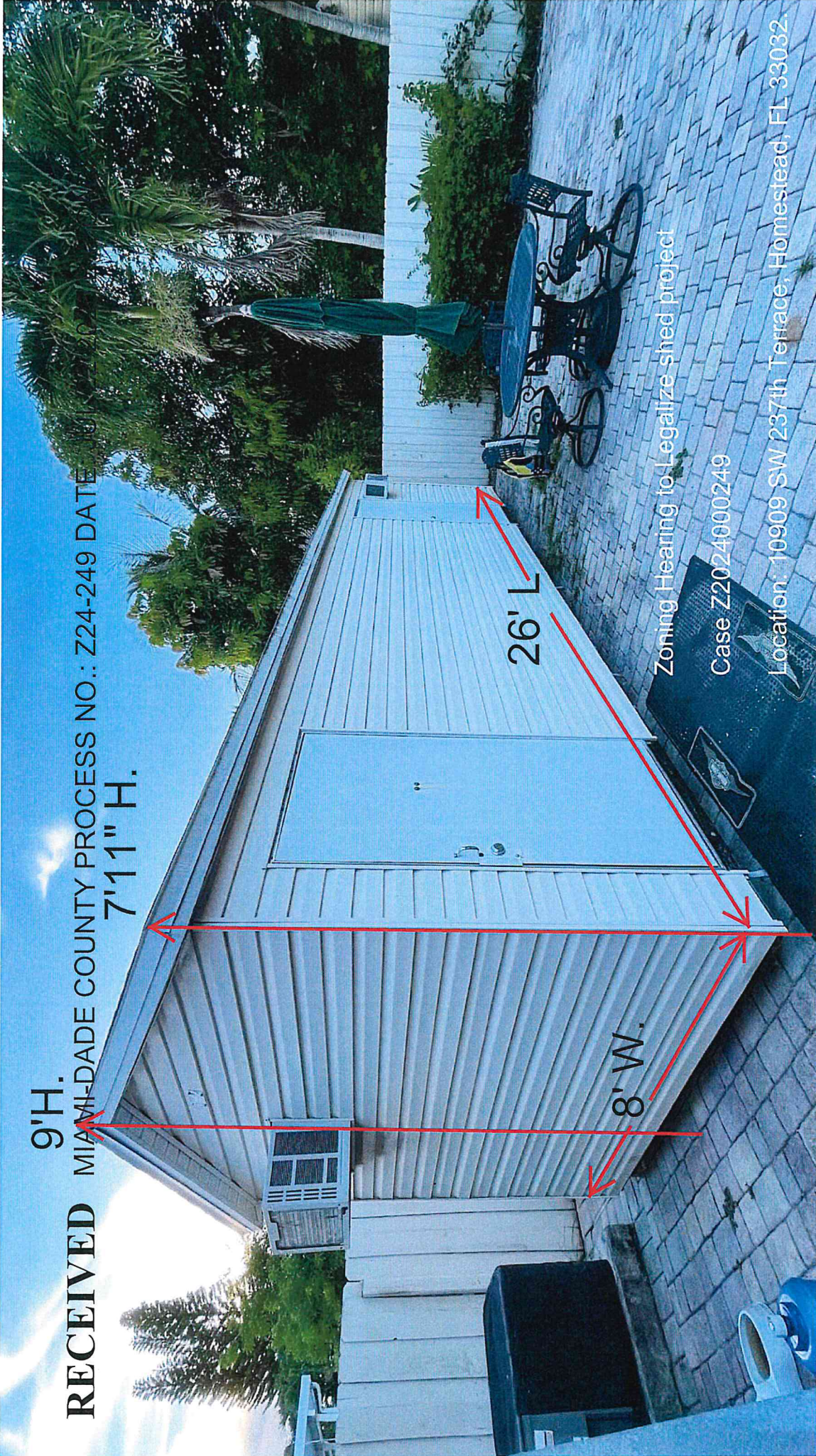


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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-





9'H.

RECEIVED

MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: 01/27/2024

7'11" H.

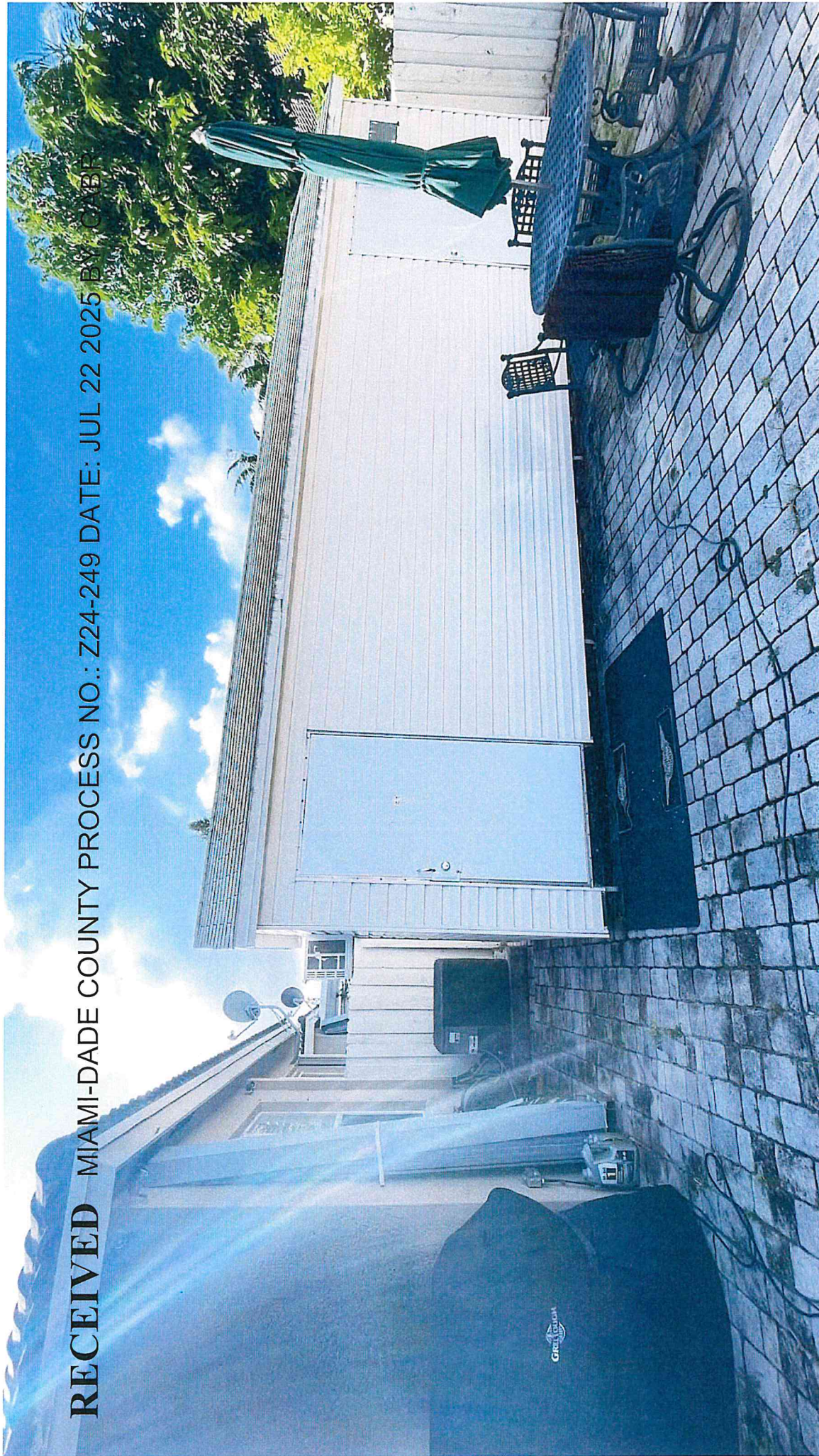
26' L

8' W.

Zoning Hearing to-Legalize shed project

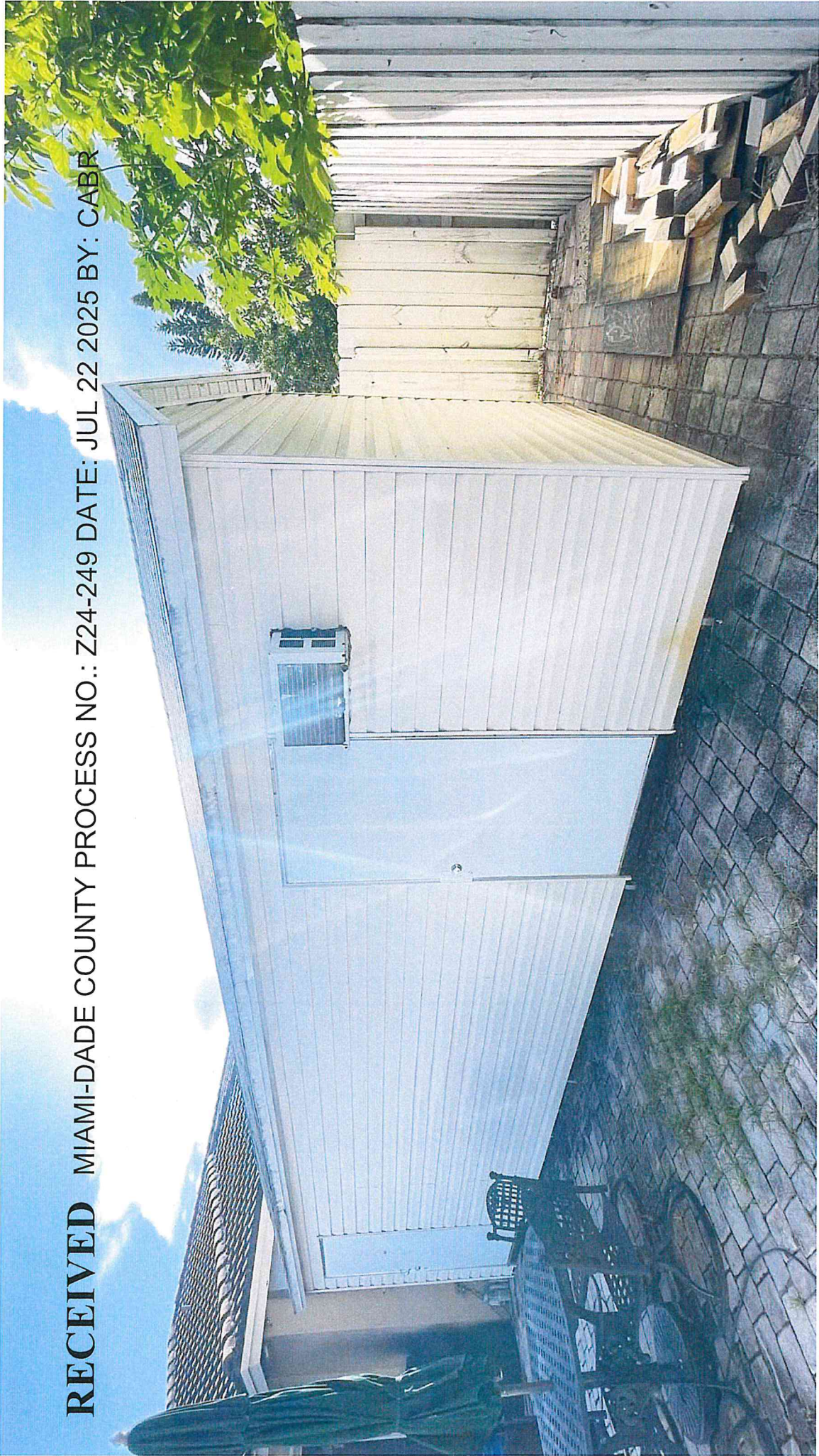
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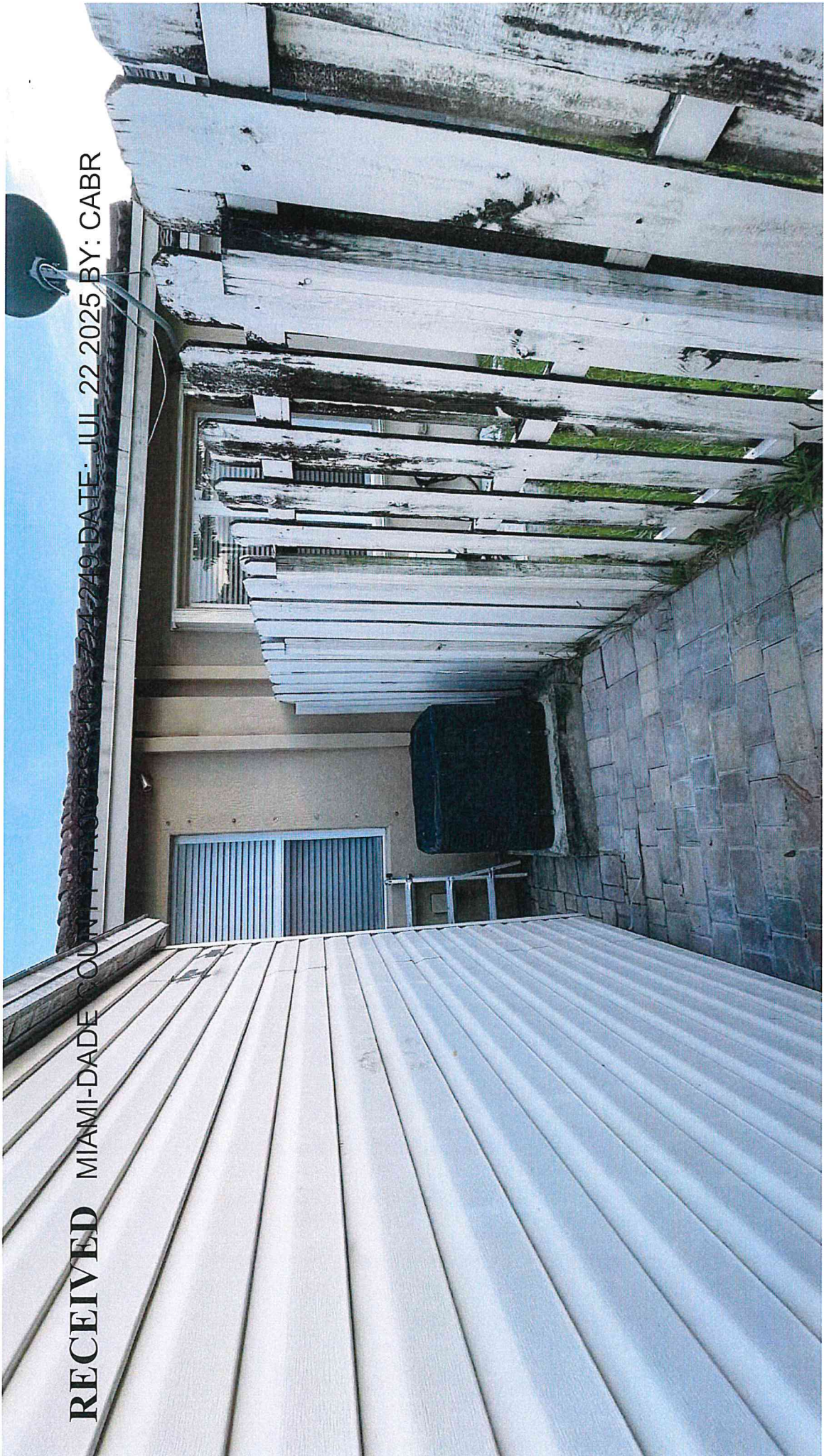
Location: 10909 SW 237th Terrace, Homestead, FL 33032.



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: JUL 22 2025 BY: CABF

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-249 DATE: JUL 22 2025 BY: CABR





RECEIVED MIAMI-DADE COUNTY PARCEL ID: 24-2749 DATE: JUL 22 2025 BY: CABR

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-248 DATE: MAR 13 2025 BY: CABR



MY SHED

NEIGHBOR SHED

SW 109th AVENUE

SW 237th TERRACE

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 15**

PH: Z25-024

October 30, 2025

Item No. 4

Recommendation Summary	
Commission District	8
Applicant	Jonathan Martinez & Adriana Baldwin
Summary of Requests	The applicant seeks to permit an existing covered terrace addition to a duplex residence with more lot coverage than previously approved by Code.
Location	24960 SW 107 Court, Miami-Dade County, Florida
Property Size	0.08 Acres
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Agriculture (see attached <i>Zoning Recommendation Addendum</i>)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations (see attached <i>Zoning Recommendation Addendum</i>)
Recommendation	Approval with conditions.

REQUESTS:

NON-USE VARIANCE to permit the existing covered terrace addition to a duplex residence with a lot coverage of 52% (35% previously approved; 30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled “Legalize Aluminum Terrace with Electricity”, as prepared by Aamir A. Ghorl, P.E., consisting of sheet A-1 dated stamped received 2/26/25, and sheet SP-1 dated stamped received 5/21/2025, for a total of 2 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

In November 2018, pursuant to Resolution No. CZAB15-9-18, the subject property was among other duplex residences which, among other approvals that included a rezoning to RU-2 and for more lot frontage and lot area, were each also approved to have an increased lot coverage of 35% where 30% is otherwise permitted by Code.

Under the current zoning application, the applicant seeks approval for the 2-story duplex unit that is located on an interior lot on the 0.08-acre subject site, to have additional lot coverage than previously permitted. Staff notes that the increased lot coverage is due to the addition of a covered terrace to the existing duplex residence. The submitted plans, photos, and the County’s Geographical Information System (GIS) aerial map indicate that an existing 6’ high wood fence is located along the rear and interior side property lines of the subject property.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; duplex residence	Agriculture (1du/5 acres)
North	RU-2; duplex residence	Agriculture (1du/5 acres)
South	RU-2; duplex residence	Agriculture (1du/5 acres)
East	RU-2; duplex residence	Agriculture (1du/5 acres)
West	RU-2; duplex residence	Agriculture (1du/5 acres)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 24960 SW 107 Court Street. The surrounding area is predominantly developed with existing duplex residences to the north, south, east and west, all of which are also governed by the RU-2 zoning regulations.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the continued use and maintenance of a duplex residence with an existing covered terrace addition that has resulted in an increased lot coverage. Staff opines that approval of the application will not have any significant visual impacts on the surrounding area since the rear yard area is enclosed with a 6' high wood fence along the rear, and interior side property lines, and together with existing landscaping, any such impacts would be minimal and is sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.08-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 **Agriculture**. The CDMP interpretative text for the Agriculture land use category, states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Additionally, said text states that uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved. In order to protect the agricultural industry, residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominately and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area.* Staff opines that the approval of the request for an increased lot coverage sought in the application for the duplex unit located on the subject property with its covered terrace addition 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 duplex residence use on the property, staff opines that approval of the application with conditions would be **consistent** with the Agriculture designation of the CDMP LUP map.

ZONING ANALYSIS:

The applicant is seeking approval to permit existing duplex residence with more lot area coverage than permitted. When the request to permit the existing covered terrace addition with a lot coverage of 52% (35% previously approved; 30% maximum required), is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, 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 duplex residence on an interior lot, with an existing covered terrace addition located towards the rear of the subject property. The covered terrace addition results in more lot area coverage (52%) than was previously approved (35%) for the subject property. Staff supports the request and opines that approval with conditions of this non-use variance would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes from plans, survey map and photographs submitted by the applicants as well as the County's Geographic Information System (GIS) that any impact of the requests are adequately mitigated by the existing 6' high wood fence located along the rear and interior side property lines of the subject property, which, staff opines, buffers any visual intrusion of the encroachments on the surrounding properties, especially to the parcels to the north and west of the subject property. Staff further opines that the increased lot coverage is internal to the site that is enclosed from view from the outside by the wood fence, and any significant visual impacts generated from the duplex unit with its covered terrace addition on the duplex unit to the south would be further mitigated by the 6' high wood fence. Staff recommends as a condition for approval that the said wood fence along the property lines be maintained as a visual buffer, and, if said fence is destroyed or removed, it must be replaced by an opaque fence at a maximum height of 6', or a fence with a hedge 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

Staff's research of the surrounding area did find a similar approval, where a duplex on a property located at 24964 SW 107 Court, was approved pursuant to Resolution #CZAB15-5-24 with a variance to have more lot area coverage than permitted by Code. Additionally, staff notes that based on memoranda from the departments reviewing this application, any impacts from the reduced setbacks will not cause their facilities and services to operate below their adopted levels of service standards. The memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) indicates that the application does not generate any new additional daily peak hour trips, and the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from Miami-Dade Water and Sewer Department indicates that they do not have objections, and that the County's Fire Rescue Department in their memorandum indicates that approval of this application would not create a fire or become a hazard on the subject site. Furthermore, staff opines that the architectural style and scale of the existing covered terrace addition 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. Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Legalize Aluminum Terrace with Electricity", as prepared by Aamir A. Ghori, P.E., consisting of sheet A-1 dated stamped received 2/26/25, and sheet SP-1 dated stamped received 5/25/2025, for a total of 2 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 within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the 6' high wood fence along the rear and interior side property lines of the subject property be maintained as a visual buffer, and that if the wall is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:PM:JH



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

10/16/2025

ZONING RECOMMENDATION ADDENDUM*Jonathan Martinez & Adriana Baldwin*

PH: Z25-024

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**

Agriculture (Pg. I-58)	<p><i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved in 2003 by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-2.A.</i></p> <p><i>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.</i></p> <p><i>Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful</i></p>
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	<p><i>uses and zoning deemed to be consistent with this Plan unless such use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>					
<p>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</p>	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-2	1	New sub.-75'	7,500	40%	8,500

Sec. 33-50. - Table of setback lines in residential and estate districts.	District/ Families	Front (Ft.)	Rear (Ft.)	Interior Side (Ft.)	Side Street (Ft.)
	RU-2: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	10% lot width min.—5' max.— 7½'	15

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JONATHAN MARTINEZ AND ADRIANA BALDWIN 24960 SW 107 CT
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000024

DATE

HEARING NUMBER

FOLIO: 30-6030-001-0038

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 14, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Case No. 20230221747 was opened on 05/15/2023. A Notice of Violation was issued on 05/15/2023 for "Failure to obtain required building permit(s) prior to commencing work on: Awning rear no permit." Several extensions were granted and on 12/12/2024 the violation was corrected. Case is closed.

VIOLATOR:

JONATHAN MARTINEZ AND ADRIANA BALDWIN

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: March 21, 2025

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

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

Subject: Z2025000024- 1st Review
Jonathan & Adriana Baldwin
24960 SW 107th Court
NUV to legalize existing patio cover structure.
(RU-2) (0.081 acres)
56-40-30



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

Potable Water Supply and Wastewater Disposal

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

Conditions of Approval: None

Water Control Review

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

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources; however, the site plan entitled "Legalize Aluminum Terrace with Electricity" prepared by Aamir A. Ghori, P.E., and dated as received by Miami-Dade County on February 26, 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

Pollution Remediation

DERM has records of current contamination issues on the subject site tracked under Diaz Farms (HWR-file no. 927). All construction plans (inclusive of drainage) and dewatering plans require DERM review and approval as it relates to environmental contamination issues. Be advised that the DERM review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans. Please contact Thomas Kux at Thomas.Kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Enforcement History

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

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP

for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 9, 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) *Maria Valdes*

Subject: Zoning Application Comments - Jonathan Martinez & Adriana Baldwin
Application No. Z2025000024 - (Revision No. 1)

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: Jonathan Martinez & Adriana Baldwin

Location: The proposed project is located at 24960 SW 107th Court, with Folio No. 30-6030-001-0038, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a variance to legalize an existing aluminum open-air terrace of approximately 275 square feet, located at the rear of the existing residence.

This project results in a no-net-increase in the 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 maval@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: April 9, 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: Z2025000024
Name: Jonathan Martinez & Adriana Baldwin
Location: 24960 SW 107 Court
Section 30 Township 56 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 12, Block 1, Plat Book 25, Page 20.

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 20, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000024

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in “EnerGov” on 05/21/2025.

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: March 21, 2025

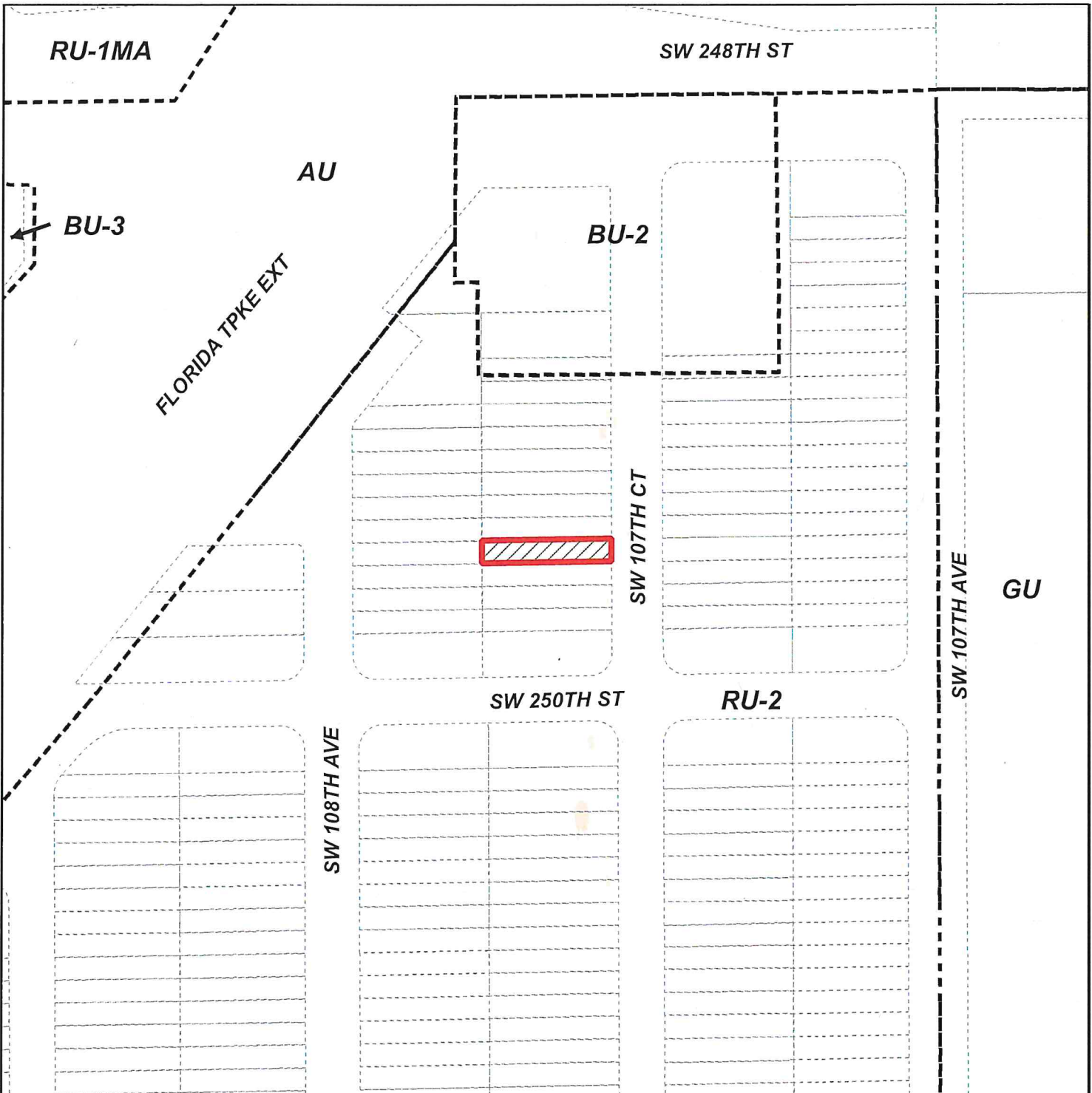
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2025-000024 Jonathan Martinez and Adriana Baldwin

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
Z2025000024

Section: 30 Township: 56 Range: 40
 Applicant: Adriana Z Baldwin
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, February 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000024

Legend
 Subject Property

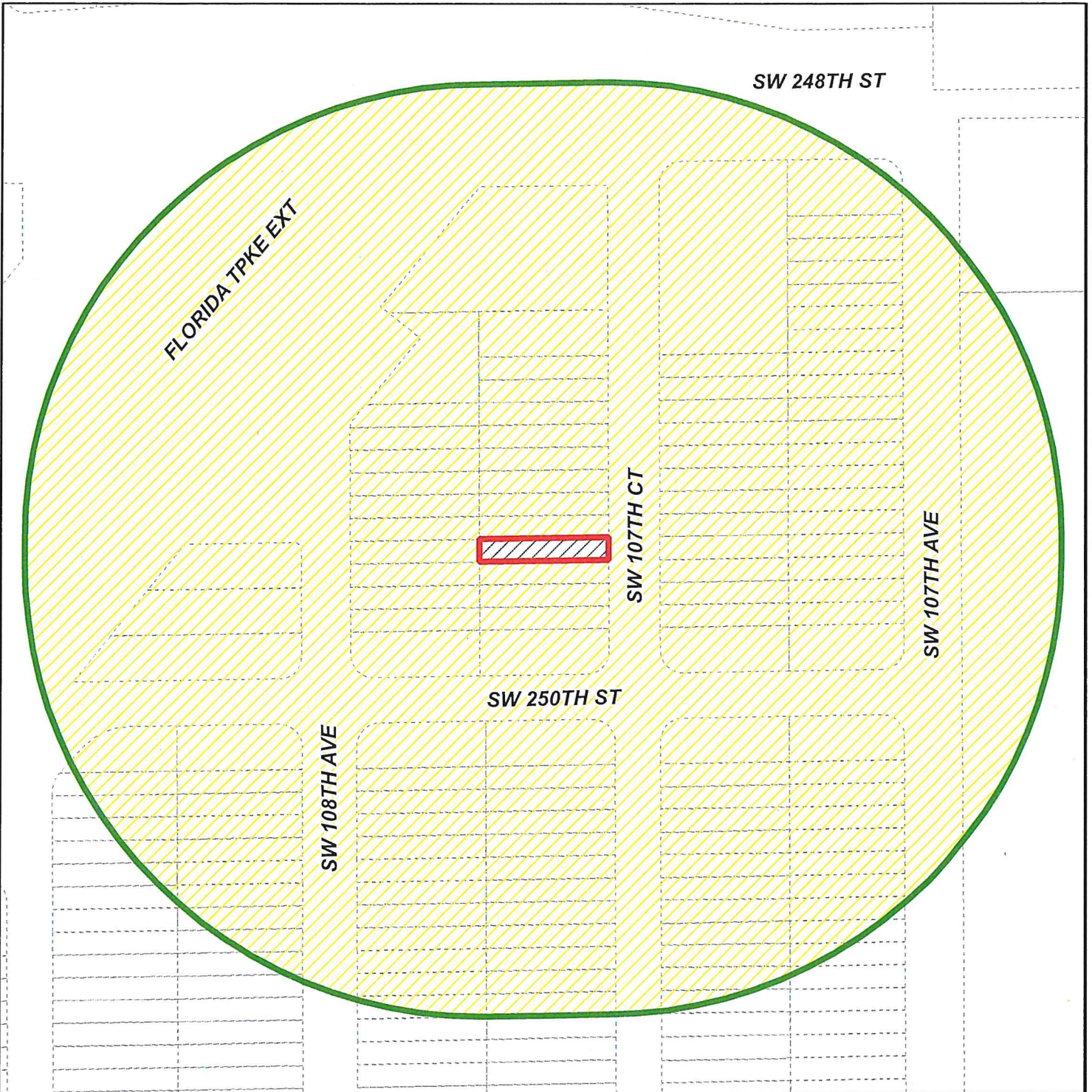


Section: 30 Township: 56 Range: 40
Applicant: Adriana Z Baldwin
Zoning Board: C15
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, February 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000024
 RADIUS: 500

Section: 30 Township: 56 Range: 40
 Applicant: Adriana Z Baldwin
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

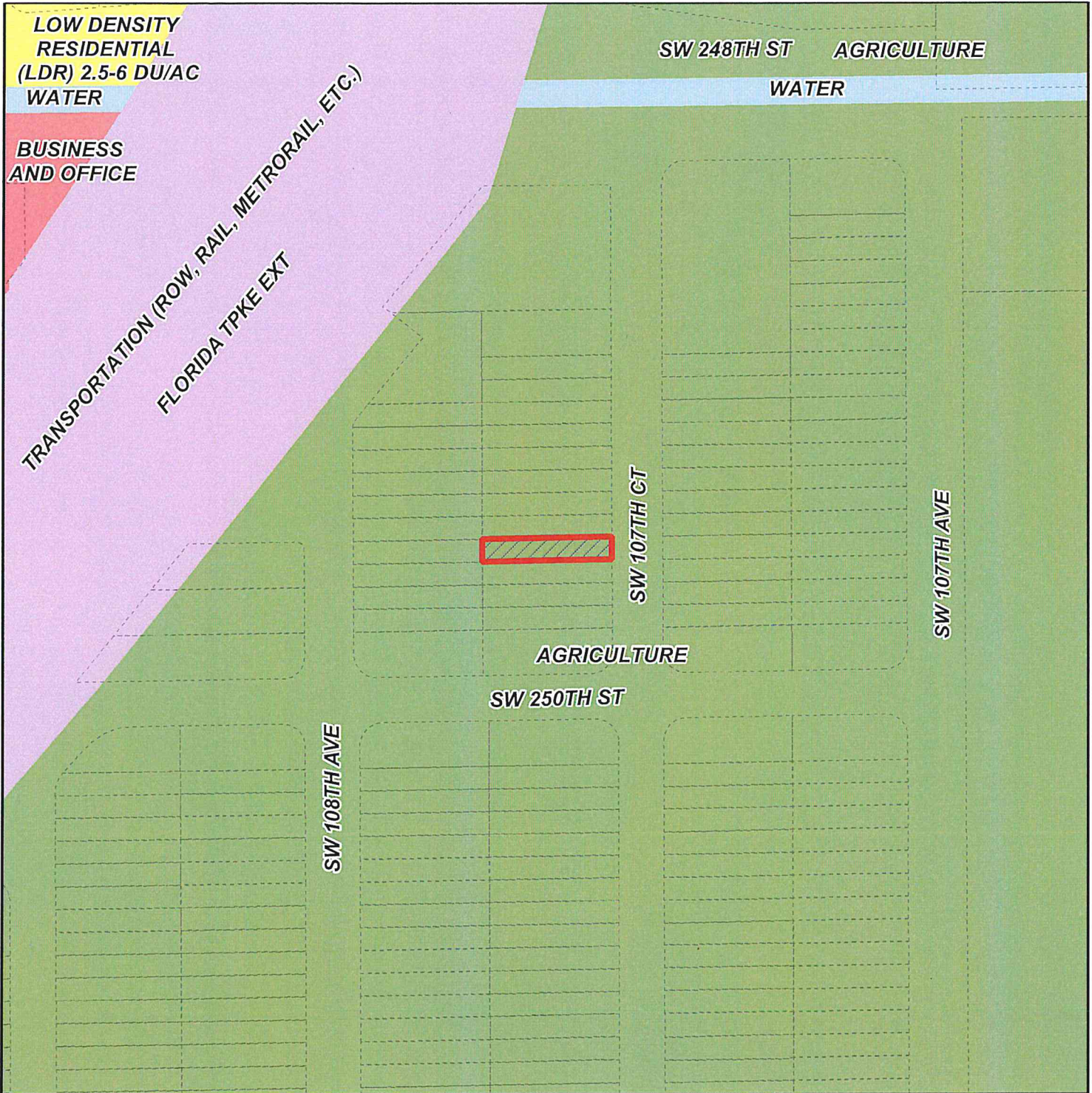
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, February 28, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000024

Section: 30 Township: 56 Range: 40
 Applicant: Adriana Z Baldwin
 Zoning Board: C15
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

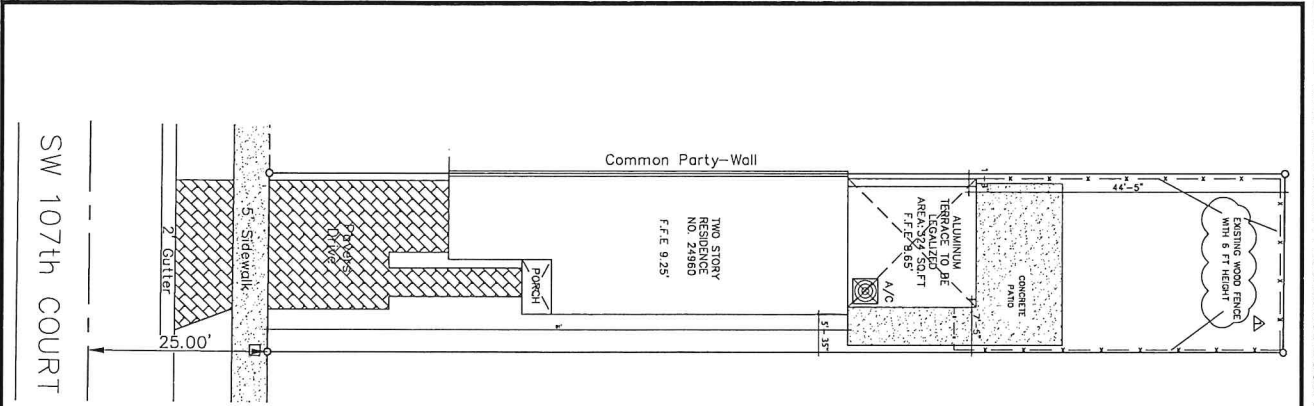
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, February 28, 2025

REVISION	DATE	BY



SW 107th COURT

SITE PLAN

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



ZONING LEGEND

ZONE	MIN. SETBACK	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. LOT COVERAGE	MIN. LOT AREA
RS-1	10.00'	10.00'	5.00'	5.00'	30%	10,000 SQ. FT.
RS-2	10.00'	10.00'	5.00'	5.00'	30%	10,000 SQ. FT.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADDED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATERS INTO LAKE OR CANAL. LOT WILL BE GRADDED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATERS ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE ANY APPLICABLE RESOLUTIONS.

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PROJECT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 55.17(10), CHAPTER 170, PART 1, SUBPART 1, SECTION 170.17(1).

APPLICANT MUST OBTAIN THE NECESSARY PERMITS FROM THE COUNTY ENGINEER AND THE COUNTY PUBLIC WORKS DEPARTMENT. A SEPARATE PERMIT IS REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY. CONTRACT TO PUBLIC WORK DEPARTMENT. THE HEIGHT OF FENCE WALLS AND HEDGES SHALL NOT EXCEED 2.5 FEET TO THE TOP OF THE FENCE OR HEDGE. THE HEIGHT OF FENCE IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE OR HEDGE. THE HEIGHT OF FENCE IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE OR HEDGE.

LEGAL DESCRIPTION

1ST ADD HOME OWNERS MANORSE

PT 43-56

LOT 2, BK 12

PLAT OF LOTS 1-12, 13-24, 25-36, 37-48, 49-60 X 110

OR 9599 1344

DOC. 24958-664 (06 ZONE 5)

RD#C 38-311-01-0180

SCOPE OF WORK

ALUMINUM TERRACE W/ ELECT. TO BE LEGALIZED

<p>REVISIONS</p> <p>▲ MARK 08-07-23</p>	<p>LEGALIZE ALUMINUM TERRACE WITH ELECTRICITY</p> <p>24960 SW 107 CT HOMESTEAD, FL 33032</p> <p>OWNER: JONATHAN MARTINEZ</p>	<p>PROJECT: 20222400038</p> <p>DATE: 08-27-23</p> <p>JOB NO.: 20222400038</p>
<p>SHEET NO.</p> <p>SP-1</p>		



















