



FINAL AGENDA

Community Zoning Appeals Board 2
Highland Oaks Park, 20300 NE 24 Avenue, Miami, FL
Thursday, April 30, 2026 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|----------------------|--------|----------|---|
| 1. | Z2025000179 | Tise Properties, LLC | 25-179 | 52-42-04 | N |
|----|-------------|----------------------|--------|----------|---|

Final plans submitted by applicant is available by accessing the link below:

[1. Z2025000179](#)



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF APRIL 30, 2026

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M.

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

1. TISE PROPERTIES LLC. Z2025000179

Area 02 /District 04

The application is to permit a proposed single-family residence on a parcel of land with less area and less lot width than required by Code. Additionally, the application seeks to allow the proposed residence to be located closer to rear property line than required by Code.

(1) NON-USE VARIANCE to permit a parcel of land with a lot area of 7,362 sq. ft. (7,500 sq. ft. minimum required) and a lot frontage of 0' (75' minimum required).

(2) NON-USE VARIANCE to permit a proposed single-family residence to setback 20' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the rear (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Dean Tise 2440 NE 195 St" as prepared by Larry Trumbaturi, consisting of 1 sheet, dated stamped received 3/31/26 and 3 sheets dated stamped received 11/14/25 for a total of 4 sheets.

LOCATION: The southeast corner of the intersection of NE 195 Street and theoretical NE 24 Court, Miami-Dade County, FL

SIZE OF PROPERTY: ±0.16 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

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

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

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Community Zoning Appeals Board 2**

PH: Z25-179

April 30 , 2026

Item No. 1

Recommendation Summary	
Commission District	4
Applicant	Tise Properties LLC
Summary of Requests	The applicant seeks to permit a proposed single-family residence on a parcel of land with less lot area and less lot frontage than required by Code. Additionally, the applicant also seeks to allow the proposed residence to setback less than required from the rear property line.
Location	The southeast corner of the intersection of NE 195 Street and theoretical NE 24 Court, Miami-Dade County, FL
Property Size	±0.16 Acre
Existing Zoning	RU-3M, Minimum Apartment House District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential (LDR), 2.5 to 6 dua <i>(See attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the interpretative text, goals, objectives, and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(See attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE to permit a parcel of land with a lot area of 7,362 sq. ft. (7,500 sq. ft. minimum required) and a lot frontage of 0' (75' minimum required).
- (2) NON-USE VARIANCE to permit a proposed single-family residence to setback 20' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the rear (east) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Dean Tise 2440 NE 195 St" as prepared by Larry Trumbaturi, consisting of 1 sheet, dated stamped received 3/31/26 and 3 sheets dated stamped received 11/14/25 for a total of 4 sheets.

PROJECT HISTORY AND DESCRIPTION:

The 0.16-acre subject property is a vacant lot that is substandard in size with zero frontage on a public right-of-way and with less lot area than is otherwise required by Code. The triangular shaped property shares two sides with existing single-family residences developed under the RU-1, Single-Family Residential District regulations, whereas an existing canal runs all along the rear property line.

The submitted plans indicate that the applicant intends to develop the property with a two (2)-story high single-family residence. In order to effectuate that, the applicant seeks to permit the parcel to have a lot area of 7,362 sq. ft. where 7,500 sq. ft. is required, and to allow the parcel with no lot frontage where a minimum of 75' of lot width is otherwise required by Code. Staff notes that full set of plans were submitted with this application, and that except for the requested variance where the proposed structure encroaches by 5' into the rear (east) setback area, the

proposed single-family complies with all other zoning standards required for a single residential unit that can be developed on the parcel.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-3M; vacant land	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
South	GU; water	Water
East	GU; water	Water
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The 0.16-acre vacant subject property is an interior lot in an established residential neighborhood and is zoned RU-3M, Minimum Apartment House District. The properties to the north and west of the subject site consist of existing single-family residences that have been developed under the RU-1, Single-Family Residential District zoning regulations. A canal, however, runs all along the rear (east and south) of the subject property.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to have a buildable lot in order to be able to develop the currently vacant subject parcel with a 2-story-high single-family residence. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply and will generate approximately 1 PM peak hour vehicle trip. Staff opines that the proposed single-family residence on the property only requires a setback variance from the rear (east) property line which backs onto an existing canal, and as such, would not have an adverse visual impact on the other surrounding properties that are also developed with existing single-family residences.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The 0.16-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*. Additionally, to promote infill development, residential development exceeding the maximum density of 6 dwelling units per gross acres is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. As such, the proposed use for a single-family residence is consistent with the housing types permitted under the CDMP land use interpretative text as it would allow the applicant to develop the 0.16-acre subject property with one (1) residential unit as the maximum density allowed under the Low Density category. As previously noted, the property is a substandard lot and the approval of the request sought in this application would allow the construction of a single-family residence on this parcel of land with less area and

lot width than allowed by Code. Since the applicant is not requesting to add additional dwelling units to the site above what is allowed approval of the application with conditions would be **consistent** with the density threshold of the Low Density Residential Communities map of the CDMP LUP map designation.

The proposed parcel of land furthers **Policy LU-1C** which indicates that *Miami-Dade County shall give priority to infill redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.*

The surrounding area is primarily made up of existing single-family residences, and staff opines that the approval with conditions of the requested variances for less lot area and frontage, and for a reduced front setback would be compatible with the surrounding area based on the compatibility criteria set forth in the CDMP Land Use Element **Policy LU-4A** which states that *when evaluating compatibility among proximate land uses, the County shall consider, among other things, such factors as height, bulk, scale of architectural elements as applicable.*

Based on the aforementioned, staff opines that approval of the application would be **consistent** with the CDMP Low Density designation of the LUP map and the CDMP's Land Use Element the interpretative text, **Policy LU-1C**.

ZONING ANALYSIS:

The 0.16-acre subject property is located on the southeast corner of the intersection of NE 195 Street and theoretical NE 24 Court in an area developed under the RU-1, Single-Family Residential District regulations. The applicant seeks approval to permit a parcel of land with a lot area of 7,362 sq. ft. (7,500 sq. ft. minimum required) and a lot frontage of 0' (75' minimum required) (request #1), and to permit the proposed residence to setback 20' (25' required for 50% of the lineal footage of the entire width of the house and 15' required for the balance) from the rear (east) property line (request #2). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the approval of the requested non-use variances with conditions would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community.

In order for the applicant to develop on this property a variance of the lot frontage requirement would be necessary given that the lot area has no frontage.

The plans submitted in conjunction with this application depict a proposed two (2)-story high single-family residence is to be located centrally on a triangular shaped substandard parcel that has single-family residences immediately to its north and west, whereas an existing canal runs all along the rear (south and east) property line. Although the parcel's lot area is just slightly less than the required 7,500 sq. ft., the submitted survey map, and the County's Geographical Information System (GIS) aerial map indicate that the parcel's shape and orientation currently provides for no frontage on the cul-de-sac it's located on, whereas the code requires any such lot have a minimum of 75' as the lot frontage. Staff supports request #1 which would allow the applicant to develop a 2-story high single-family residence on a parcel of land with less lot area and no lot frontage, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, opines that the proposed residence on this substandard lot would be **compatible** with the natural transition of the single-family residential trend of development in the surrounding area. Similarly, staff supports request #2 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 further opines that the proposed encroachment by the single-family residence onto the rear setback area is minimal in nature and internal to the site, and any significant visual impacts generated from the reduced setback on the properties to the east and south of the subject site would be further mitigated by the existing canal as a water body that separates the site from those adjacent properties. It is also important to mention that as a stand-alone variance, request #2, seeking a setback reduction from the rear property line could have been obtained through the Administrative Adjustment Procedure pursuant to Section 33-36.1 of the County Code, however since request #1 already requires going to a public hearing, the applicant has included request #2 to be part of the application that can be heard at the public hearing as well. As such, staff opines that 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.

Although staff research of the area did not find any similar approvals for a substandard lot, staff does note that there have been approvals for reduced setbacks for the principal residences within the area. Specifically, pursuant to Resolution #CZAB2-4-01, the property located at 2430 NE 195 Street, and abutting immediately to the west of the subject site, was approved permitting a single-family residence to setback 1.2' (25' required) from the rear (south) property line, and to setback 24.22' (25' required) from the front (north) property line. Additionally, the property located at 2385 NE 195 Street, had been approved pursuant to Resolution #CZAB2-5-03, allowing an addition to an existing single-family residence to setback 3.85' from the interior side (east) property line, where is 7.5' required by Code.

Furthermore, staff notes that based on memoranda from the departments reviewing this application, any impacts from the requests under this zoning application 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 meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply, and will generate approximately 1 PM peak hour vehicle trip. Further, the RER-Code Coordination and Public Hearings Section, in their memorandum state that approval of the application will not result in a reduction in the LOS standards for potable water supply, wastewater disposal, or flood protection. Additionally, the memorandum from the Water and Sewer Department (WASD) states that they have no objection to this application. Further, the memorandum from the Miami-Dade Fire Rescue Department indicates that the proposed residence will not have a negative impact on the fire rescue services in the area. Furthermore, staff opines that the architectural style and scale of proposed residence 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 COMMENTS: 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 or its successor 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, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Dean Tise 2440 NE 195 St" as prepared by Larry Trumbaturi, consisting of 1 sheet, dated stamped received 3/31/26 and 3 sheets dated stamped received 11/14/25 for a total of 4 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That at time of building permits the applicant complies with the minimum required number of trees per lot (3) for RU-1 single-family residence per section 18A-6 Minimum Standards. (C) (5).
4. That the use be established and maintained in accordance with the approved plan.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the RER-Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
RER-Code Coordination and Public Hearings Section	<i>No objection *</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection *</i>
<i>Fire Rescue</i>	<i>No objection</i>
<i>Water & Sewer 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

Low Density Residential (Pg. I-31)	<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>
LU-1C (Pg. I-2)	<i>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.</i>
LU-12 (Pg. I-24)	<i>Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law</i>
Objective LU-4 (Pg. I-9)	<i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-49. Table of minimum widths, area of lots, maximum lot coverage, and minimum	<i>For the districts enumerated in this section, the minimum width and area of lots, the maximum lot coverage, and minimum building sizes shall be as set forth in the following table:</i>
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ZONING RECOMMENDATION ADDENDUM

Tise Properties LLC

PH: Z25-179

building sizes.	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min. Bldg. Size (Cu. Ft.)
	District	Families	Min. Width	Min. Lot Area (Sq. Ft.)	Max. Lot Coverage (% of Lot Area)	Min Bldg. Size (Cu Ft)
	RU-1	1	New sub.-75'	7,500	40%	8,500
			Old sub.-50'	5,000	35%	8,500
	RU-1M(a)	1	50'	5,000	45%	8,500
	RU-1M(b)	1	60'	6,000	45%	8,500
	RU-1Z	1	New sub.-45'	4,500	50%	8,500
			Old sub.*			
	RU-2	1	New sub.-75'	7,500	35%	8,500
			Old sub.-None	3,750	30%	8,500
		2 singles	New sub.-75'	7,500	30%	8,500 front res. 5,000 rear res.
			Old sub.-50'	5,550	30%	8,500 front res. 3,000 rear res.
		duplex	New sub.-75'	7,500	30%	8,500
			Old sub.-50'	5,550	30%	8,500

Sec. 33-50. Table of setback lines in residential and estate districts.

(a) The minimum setback distances and spacing requirements in residential and estate districts shall be as follows:

District/Families	Front (Ft.)	Rear (Ft.)		Interior Side (Ft.)	Side Street (Ft.)
RU-1: One	15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages	15 for 50% of the lineal footage of the width of the house and 25 for balance	—	10% lot width min.—5' max.—7½'	15
Acc. bldg.	75	5		same as RU-1 res.	equal to front setback requirements for principal structure on key lot, plus 5'; 20' where there is no key lot.
Canopy carport	5	5	—	2	5

33-311(A)(4)(b)

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

ZONING RECOMMENDATION ADDENDUM

Tise Properties LLC

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Non-Use Variances From Other Than Airport Regulations	<i>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>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EL MILAGRO 2, LLC

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000179

DATE

HEARING NUMBER

FOLIO No: 30-2204-049-0020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 30, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS

VIOLATOR:

EL MILAGRO 2, LLC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: January 12, 2026

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

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

Subject: Z2025000179-2nd Review
TISE Properties LLC/ Dimu Tise Lease
2440 NE 195th Street
Non-use variance for lot area and lot frontage setback requirements
for a proposed single-family residence.
(RU-3M) (0.17 acres)
04-52-42

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

Potable Water Supply and Wastewater Disposal

According to RER records, public water and sanitary sewers are currently abutting the subject property. Pursuant to the Code and based on the proposed site plan, 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.

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.

Conditions of Approval: None

Water Control Review

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

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

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

Applicant is advised that there is a 20-foot canal maintenance easement serving Oleta River within the property. The Oleta River is maintained by the Florida Department of Environmental Protection (FDEP) Division of State of Lands, and their authorization may be required for the proposed project.

Pursuant to Section 24-48.1(1)(b) of the Code, the applicant is advised that a Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies

Conditions of Approval: None

Coastal Resources Review

The subject project must comply with goals, objectives, requirements and recommendations of the Code and Miami Dade County's Manatee Protection Plan (MPP).

The subject property is located adjacent to the Oleta River. Therefore, the applicant is advised that mangroves and wetlands supporting halophytic vegetation (coastal wetlands) exist within proximity of the subject property.

Further, the site plans entitled "Dean Tise 2440 N.E. 195th ST" prepared by Larry Trumbaturi and dated as received by Miami-Dade County on December 19, 2025, submitted in support of the subject application, depict areas of development on the site. **Please be advised that the dredging or filling of wetlands supporting coastal wetlands is prohibited unless a project is consistent with at least one of six specific criteria, pursuant to section 24-48.3(2) of the Code.**

No adverse environmental impacts to tidal waters, coastal wetlands or mangrove trees, their roots or branches shall result from any of the work or activities associated with the development of the subject parcels, including but not limited to increased turbidity or other adverse environmental impacts to the quality of tidal waters, any alteration of the hydrological functions of wetland or mangrove areas, filling, dredging, scouring or any other alteration of wetland soils, or cutting, trimming or altering mangrove trees, roots or branches. Please be advised that staging of spoils, materials or equipment within wetland or mangrove areas, even temporarily, is strictly prohibited and transit through wetlands or mangrove areas, whether pedestrian or vehicular, is prohibited at all times.

The applicant is advised that a Class I permit is required prior to any work in coastal wetlands. Please contact the Coastal Resources Section at dermcr@miamidade.gov or (305)372-6575 for any questions regarding their Class I permitting procedures and requirements.

The applicant is advised that permits from the Army Corps of Engineers (305) 526-7181, the Florida Department of Environmental Protection (561) 681-6600 and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. The applicant is responsible for contacting these agencies.

Conditions of Approval: Future development shall be limited to upland areas. No adverse environmental impacts to tidal waters, coastal wetlands or mangrove trees, their roots or branches shall result from any of the work or activities associated with the development of the subject parcels until and unless a Class I Permit is issued.

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan dated as received by Miami-Dade County on December 19, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Endangered Species Review

The subject property is within the U.S. Fish and Wildlife Service (USFWS) consultation area for the endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The County's CDMP has policies and objectives for the protection of habitat critical to federal, state or county designated endangered, threatened, or rare species.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the USFWS in the Vero Beach office at (352) 448-9151 and the Natural Resources Division of DERM at (305) 372-6575 with any questions regarding threatened and endangered species.

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: January 7, 2026

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

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

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

Subject: Zoning Application Comments - Tise Properties LLC / D.M. Tise
Application No. Z2025000179 (Revision No.1)

Maria Valdes

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

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or a Verification Form will be required.

Application Name: Tise Properties LLC / D.M. Tise

Location: The proposed project is located on approximately 0.16 acres, on the west side of Oleta River and east of NE 195th Street, with Folio No. 30-2204-049-0020, in unincorporated Miami-Dade County.

Proposed Development: The Applicant intends to develop a Single-Family Residence under 3,001 square feet.

The estimated total water demand for the proposed project will be 210 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 Hialeah-Preston Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 2-inch water main (E9136-35) located along NE 195th Street abutting the western boundary of the subject property, to where the proposed development may connect to provide water service to the proposed development, provided that the following conditions are met:

- Flow and pressure test provides Min 2 CFM at 20 PSI.
- No irrigation meter being requested.
- Verification of pressure for 5/8-inch water meter (provided by Customer).

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 required is 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 North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch gravity sewer system (ES5685-1) located along NE 195th Street abutting the western boundary of the subject property, to where the developer may connect to provide sewer service for the proposed project. *Final points of connection and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.*

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 395 and P.S. No. 423. Both 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. No. 395

Existing NAPOT: 3.07 hrs.

Proposed Development: 210 gpd

Proposed Projected NAPOT: 3.08 hrs.

P.S. No. 423

Existing NAPOT: 1.95 hrs.

Proposed Development: 210 gpd

Proposed Projected NAPOT: 1.95 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: January 6, 2026

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

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

Subject: Z2025000179
Name: Tise Properties LLC/Dinu Tise Lease
Location: 2440 NE 195 Street
Section 04 Township 52 South Range 42 East

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

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **1 PM** peak hour vehicle trip.

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: December 24, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

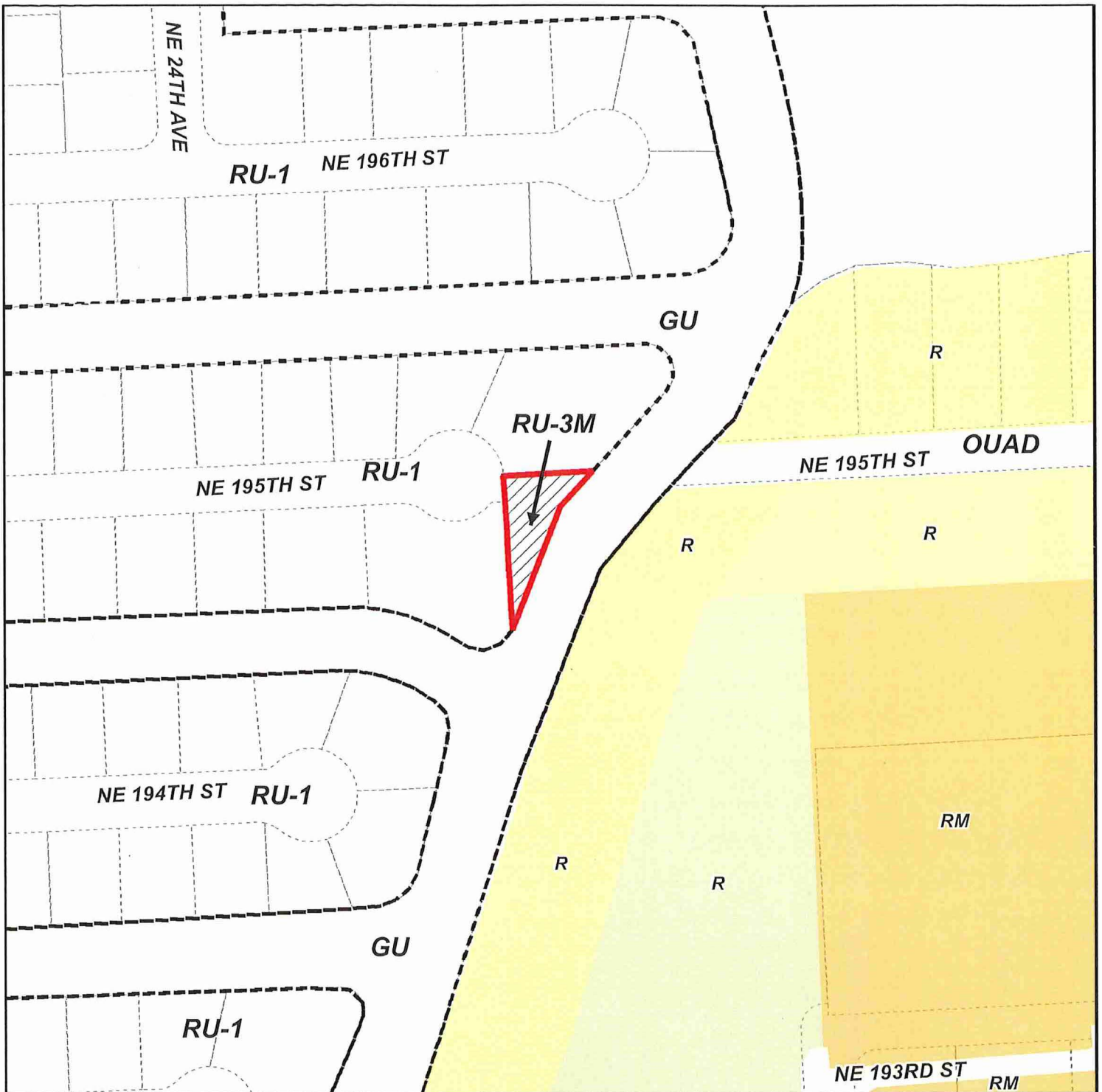
Subject: Z2025000179

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 12/23/2025.

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.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000179



Section: 04 Township: 52 Range: 42
 Applicant: Tise Properties, LLC
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

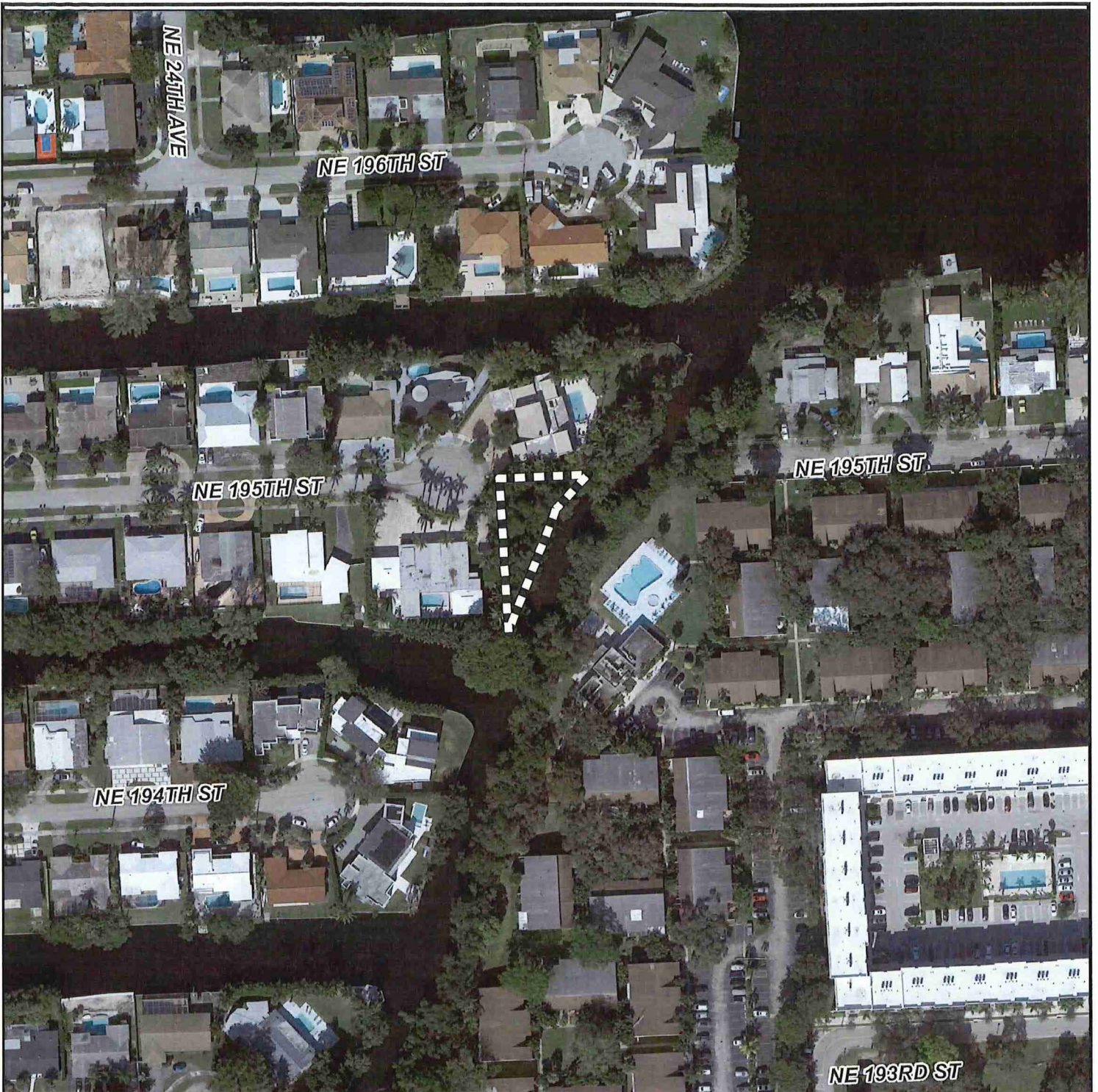
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-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, August 15, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000179

Legend
 Subject Property

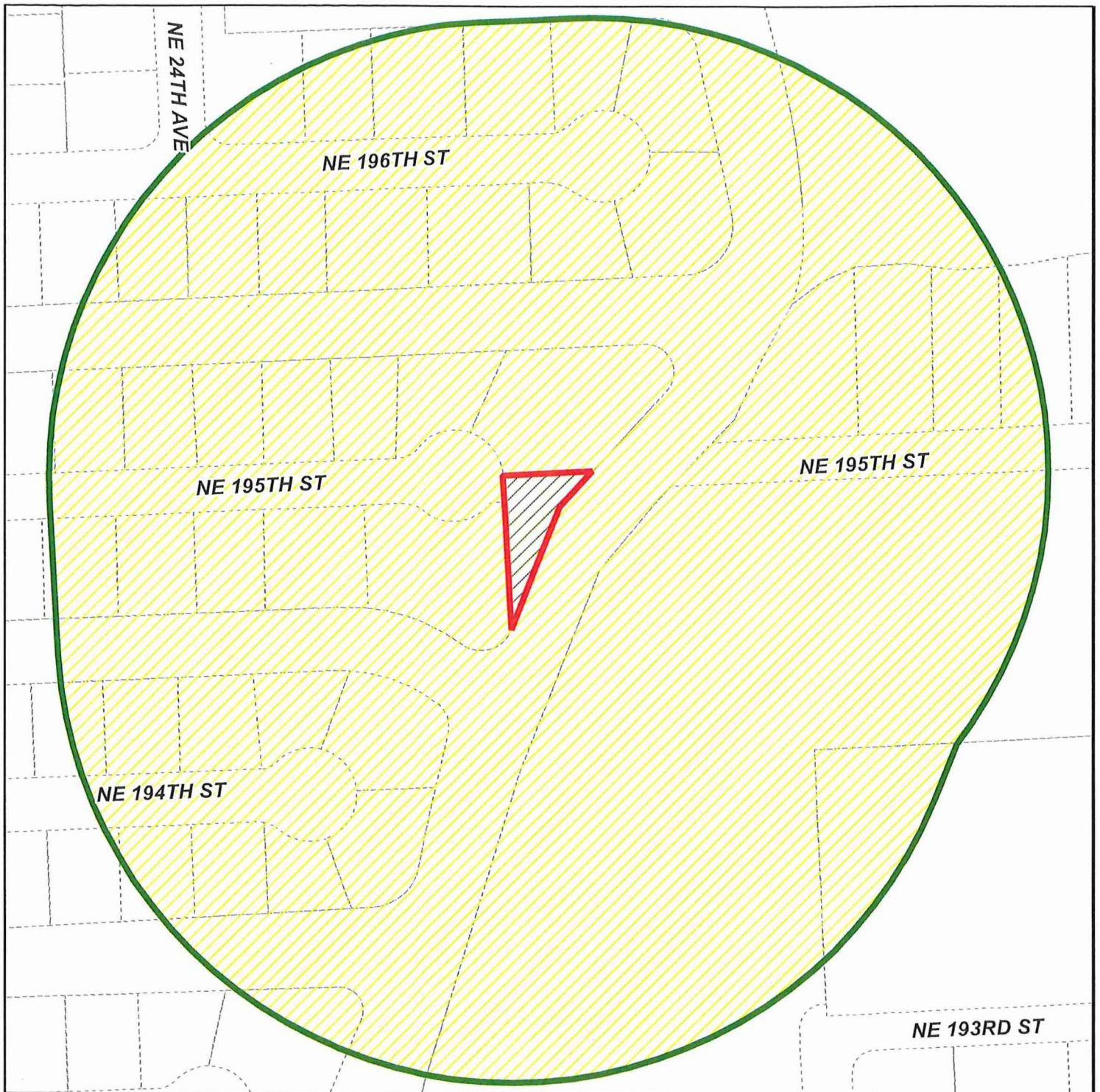


Section: 04 Township: 52 Range: 42
Applicant: Tise Properties, LLC
Zoning Board: C2
Commission District: 4
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, August 15, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000179
 RADIUS: 500

Section: 04 Township: 52 Range: 42
 Applicant: Tise Properties, LLC
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

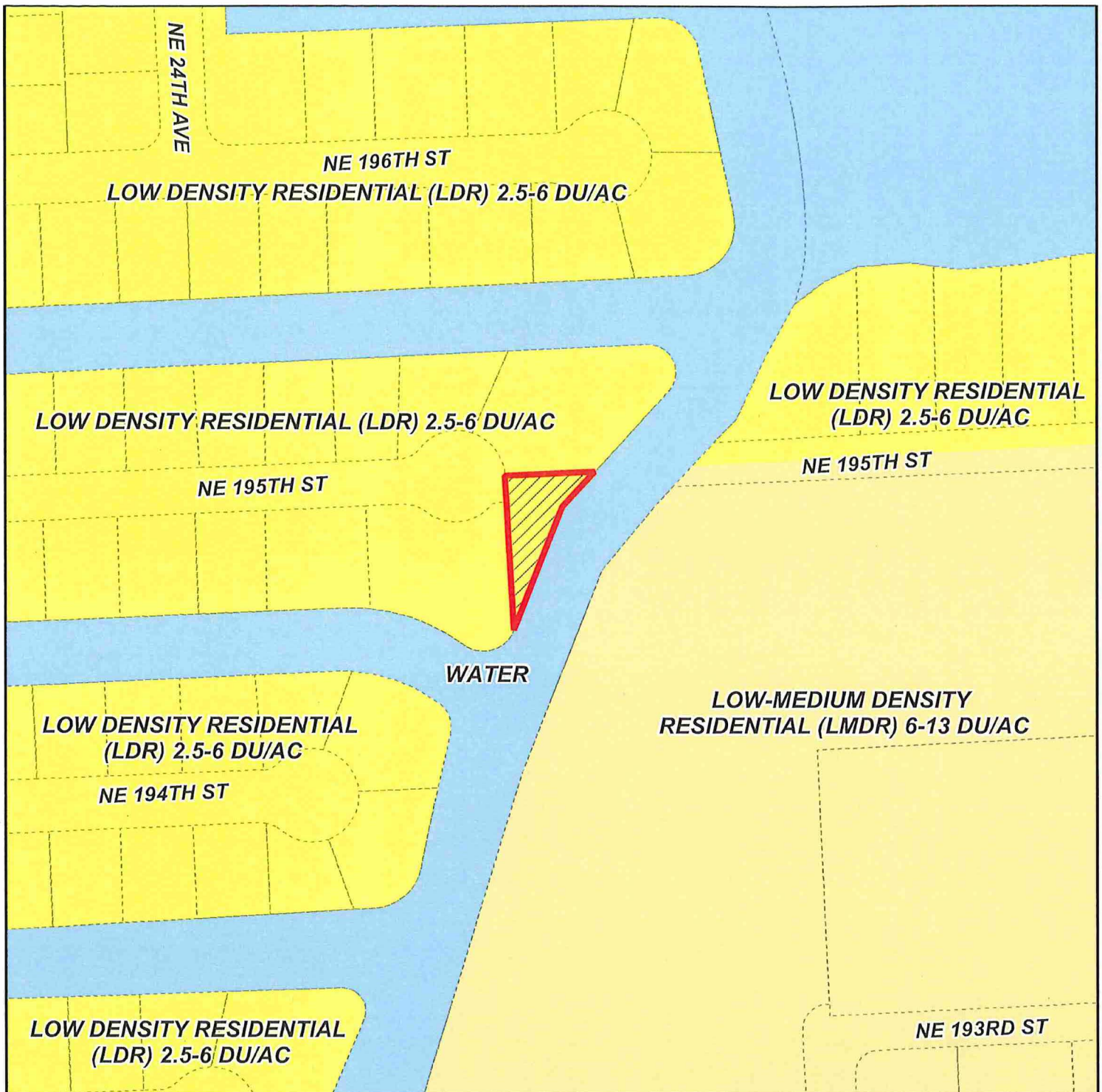
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, August 15, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2025000179

Section: 04 Township: 52 Range: 42
 Applicant: Tise Properties, LLC
 Zoning Board: C2
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



Legend

 Subject Property Case



SKETCH CREATED ON: Friday, August 15, 2025

REVISION	DATE	BY