KITS

2-25-2009 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 5

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 Street, Miami

Thursday, April 2, 2009 at 7:00 p.m.

CURRENT

1.	09-4-CZ5-1	DANIA ORAMAS	07-237	10-52-40	N
2.	09-4-CZ5-2	CONCRETE STRUCTURES	08-159	24-53-39	N
3.	09-4-CZ5-3	ERASMO & SILVIA BARRIOS	08-215	36-52-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, APRIL 2, 2009

LAWTON CHILES MIDDLE SCHOOL

8190 NW 197 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

---

1. DANIA ORAMAS (09-4-CZ5-1/07-237) **10-52-40**
Area 5/District 13

(1) Applicant is requesting to permit a single-family residence setback a minimum 23.2' (25' required) from the front (south) property line.

(2) Applicant is requesting to permit 2 walls with decorative roof & gate with a maximum height of 8'2" (6' maximum permitted).

(3) Applicant is requesting to permit a decorative fountain to be in front of the residence (not permitted) and setback 6.1 (75' required) from the front (south) and setback 5.5' (7.5' required) from the interior side (west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning, entitled, "Legalization of Existing Gazebo/CBS Exterior Wall/Attached Structural/Detached Structural to be demolished/Proposed New Detached Structural for Hiram Gonzalez", as prepared by Nestor J. Cifuentes, consisting of 3 sheets date stamped received 12/9/08. Plans may be modified at public hearing.

LOCATION: 7761 NW 175 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10.839 sq.ft.

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1, #2 and #3 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same under Sections 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

---

2. CONCRETE STRUCTURES (09-4-CZ5-2/08-159) **24-53-39**
Area 5/District 12

(1) MODIFICATION of Condition #2 of Resolution No. CZAB9-24-01, passed and adopted by Community Zoning Appeals Board #9, last modified by Resolution No. CZAB 5-9-08, passed and adopted by Community Zoning Appeals Board #5, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Concrete Structures, Inc. Zoning Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., consisting of 1 sheet dated stamped received 2/12/08."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Concrete Structures, Inc. Zoning Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., consisting of 1 sheet dated stamped received 1/20/09."

The purpose of request #1 is to allow the applicant to submit a revised site plan showing unpaved parking spaces, relocation of buildings and waiving the required street trees for a previously approved concrete batching plant.

(2) Applicant is requesting to permit unpaved parking spaces (paved parking spaces required).

(3) Applicant is requesting to permit 0 street trees (38 street trees required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #2 & #3 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

LOCATION: 12100 N.W. 58 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.13 Acres

Department of Planning and Zoning Recommendation:

Approval with conditions of request #1 on a **modified basis** to include the required 38 street trees under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing) and approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV) and denial without prejudice of request #3 under Section 33-311(A)(4)(b) (NUV) and under Section 33-311(A)(4)(c) (ANUV).

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. <u>ERASMO & SILVIA BARRIOS (09-4-CZ5-3/08-215)</u> **36-52-40**
Area 5/District 13

(1) Applicants are requesting to permit a porch addition to a single-family residence setback 20' (25' required) from the front (north) property line.

(2) Applicants are requesting to permit a terrace and master bedroom addition setback a minimum of 20.17' (25' required) from the rear (south) property line.

(3) Applicants are requesting to permit a lot coverage of 41.7% (35% permitted).

(4) Applicants are requesting to permit a carport addition to a single-family residence setback 4.67' (7.5' required) from the interior side (west) property line.

(5) Applicants are requesting to permit a detached utility room setback 4.8' (5' required) from the rear (south) property line, setback 3' (7.5' required) from the interior side (west) property line and spaced 5' (10' required) from the residence.

(6) Applicants are requesting to permit a barbecue setback 2.5' (5' required) from the rear (south) property line and setback .5' (7.5' required) from the interior side (east) property line.

(7) Applicants are requesting to permit a decorative fountain in front of the residence (not permitted) and setback 19' (75' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) and approval of requests #1- #7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Site Plan Erasmo Barrios," as prepared by Pablo E. Garcia, P. E. and dated stamped received 11/4/08 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 5970 N.W. 110 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 76' x 100'

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1, #2, #5, #7 and of request #3 on a **modified basis** to allow a 36.35% lot coverage in lieu of the requested 41.7% and denial without prejudice of requests #4 and #6 under Section 33-311(A)(4)(b) (NUV), denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

THE END

NOTICE OF APPEAL RIGHTS

****

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 Planning and Zoning (DPZ) within 14 days after the DPZ 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. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) 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.

1. DANIA ORAMAS
(Applicant)

09-4-CZ5-1 (07-237)
Area 5/District 13
Hearing Date: 4/2/09

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 5

APPLICANT: Dania Oramas **PH:** Z07-237 (09-4-CZ5-1)

SECTION: 10-52-40 **DATE:** April 2, 2009

COMMISSION DISTRICT: 13 **ITEM NO.:** 1

==========

A. INTRODUCTION:

o **REQUESTS:**

(1) Applicant is requesting to permit a single-family residence setback 23.2' (25' required) from the front (south) property line.

(2) Applicant is requesting to permit 2 walls with decorative roof & gate with a maximum height of 8'2" (6' maximum permitted).

(3) Applicant is requesting to permit a decorative fountain to be in front of the residence (not permitted) and setback 6.1 (75' required) from the front (south) and setback 5.5' (7.5' required) from the interior side (west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning, entitled, "Legalization of Existing Gazebo/CBS Exterior Wall/Attached Structural/Detached Structural to be demolished/Proposed New Detached Structural for Hiram Gonzalez", as prepared by Nestor J. Cifuentes, consisting of 3 sheets date stamped received 12/9/09. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicant is seeking approval to allow the continued use of an existing single-family residence setback less than required from the front property line, to allow the continued use of two existing wing walls on either side of the existing residence which exceed the maximum height permitted by the Zoning Code and to allow the continued use of an existing decorative fountain located in front of the existing single-family residence.

o **LOCATION:**

7761 NW 175 Street, Miami-Dade County, Florida..

o **SIZE:** 10,839 sq. ft.

B. ZONING HEARINGS HISTORY: None

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. 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. 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.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING:	LAND USE PLAN DESIGNATION:
Subject Property:		
	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
Surrounding Properties:		
NORTH:	BU-1A; commercial development	Business and Office
SOUTH:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
EAST:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
WEST:	RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua

The subject property is located at 7761 NW 175 Street, and is developed with a single-family residence. The surrounding area is predominantly developed with single family residences to the east, west and south, and a commercial development to the north.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**
Urban Design:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those

listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

21. the proposed development will meet the following:

    A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.

    B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

    C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;

    D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

    E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(g) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant

to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts;

B. and the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b) Non-use Variance Standard. 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.

Section 33-311(A)(4)(c) Alternative Non-use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the

regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

H. ANALYSIS:

The subject property is an interior lot located at 7761 NW 175 street, in an area characterized by single-family homes to the east, west and south and with a commercial development to the north. The subject parcel is a platted lot with an area of 10,839 square feet zoned RU-1, Single Family Residential District.

The plans submitted by the applicant depict an existing single family residence on the site with a front porch addition setback 23.2' from the front (south) property line, the plans also depict an existing fountain 6' in diameter located within the front setback area between the front building line of the existing residence and the front property line. The fountain is setback 6.1' from the front (south) property line and setback 5.5' from the interior side (west) property line. The plans also depict two wing walls with a height of 8'2" located along both sides (east and west) of the existing single-family residence. The applicant has noted on the submitted plans that the existing utility building with dimension of 12' x 23.2' will be demolished and that the existing gazebo covering the existing spa in the pool area will also be demolished and removed from the site.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** has **no objections** to this application. The Miami-Dade Fire Rescue Department **(MDFRD)** also has **no objections** to this application and has indicated that the estimated average travel response time for this site is **6:24** minutes.

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site for **Low Density Residential** use, permitting from 2.5 to 6 dwelling units per gross acre. The existing single-family residence, wall and fountain will not add any additional dwelling units to the site. Therefore, the existing single-family residence, on this RU-1 zoned 10,839 sq. ft. lot is **consistent** with the Master Plan.

When Request #1 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval with conditions of this application would be **compatible** with the surrounding area, would not negatively affect the stability and appearance

of the community, and would not be detrimental to the neighborhood. Staff notes that the 1.80' encroachment into the front setback area is due to the addition of columns to the front porch which in staff's opinion have enhanced and architecturally delineated the main entrance to the residence and have improved the front façade of the existing single family residence. As such staff recommends approval of this request subject to a condition that the front porch addition remains open sided and not be enclosed. Staff notes that the approval of Request #1 is **compatible** with the area as several similar approvals have been granted in the vicinity. In 1999, pursuant to Administrative Variance #V1998000086, a parcel of land located at 7898 NW 174 Terrace was granted the approval among other non-use variances requests for a bathroom addition to setback 20' from the front property line and also in 1999, pursuant to Administrative Variance #V1999000107, a parcel of land located at 7880 NW 176 Street was granted the approval for a single family residence to setback 19' from the front property line. As such, staff recommends approval of Request #1 and approval with conditions under Section 33-311(A)(4)(b) (NUV).

When Request #2 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that approval with conditions of this request would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. The applicant is requesting the maintenance of two wing walls which exceed the maximum height permitted by 2'2". Said wing walls have been constructed along the interior sides (east and west) property lines where the Zoning Code allows a maximum height of 6'0". Staff notes that these walls have been constructed to match the same architectural style and scale as the existing residence and provide privacy and protection to the applicant and her guests while enjoying the rear yard area. As such, staff recommends approval with conditions of Request #2 under Section 33-311(A)(4)(b) (NUV).

When Request #3 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval with conditions of this application would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. The applicant is requesting the continued use of an existing decorative fountain located in front of the existing single-family residence where the Zoning Code requires that it be placed behind the residence and to allow such fountain to encroach 68.9' into the front (south) setback area and 2' into the interior side (west) setback area. As shown on the photographs submitted by the applicant for this application, the existing fountain is well maintained and is surrounded by shrubs and abundant landscaping. Staff also notes that the fountain enhances the front yard area by adding curb appeal to the façade of the site. As such, staff recommends with conditions of Request #3 under Section 33-311(A)(4)(b) (NUV). However, staff recommends that the board conditions the approval of requests #1, #2 and #3 that the applicant removes the existing accessory utility structure with dimensions of 12' x 23.2' located on the northwesterly portion of the rear yard area and the existing gazebo covering the spa next to the pool as indicated on the plans submitted by the applicant.

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable (ASDO) standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO standards.

As such, the application cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14)(ASDO).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that the requests are due to an unnecessary hardship and that, should said requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that this property can be utilized in accordance with the RU-1 zoning regulations; therefore, staff is of the opinion that this application cannot be approved under said standard and should be denied without prejudice under the ANUV standards in Section 33-311(A)(4)(c).

Based on all of the foregoing, staff recommends approval with conditions of requests #1, #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Sections 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of requests #1, #2 and #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Sections 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include among other things but no 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 "Legalization of Existing Gazebo/CBS Exterior Wall/Attached Structural/Detached Structural to be demolished/Proposed New Detached Structural for Hiram Gonzalez", as prepared by Nestor J. Cifuentes, consisting of 3 sheets date stamped received 12/9/09. 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 required further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicants secure a building permit for all the existing non-permitted structures from the Building Department within 120 days of the expiration of the appeal period for this application, unless a time extension is granted by the Director of the Department of Planning and Zoning for good cause shown.

5. That the front porch remains open sided and not be enclosed.

6. That the existing utility structure in the northwesterly portion of the lot and the existing gazebo covering the spa next to the swimming pool be removed/relocated, as indicated on the submitted plans, and that the applicant obtain a building permit for same from the Building Department prior to its relocation, within 120 days of the expiration of the appeal

period for this application, unless a time extension is granted by the Director of the Department of Planning and Zoning.

DATE INSPECTED: 02/19/09
DATE TYPED: 02/19/09
DATE REVISED: 02/23/09; 03/05/09
DATE FINALIZED: 03/05/09
MCL:MTF:NN:NC:AA

for Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDN

Memorandum

MIAMI-DADE COUNTY

Date: July 10, 2007

To: Subrata Basu, AIA, AICP, Interim Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-05 #Z2007000237
Dania Oramas
7761 N.W. 175th Street
Non-Use Variance of Setback Requirements to Permit an Existing Addition to a Single-Family Residence
(RU-1) (0.26 Acres)
10-52-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application, and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable Level of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

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

cc: Lynne Talleda, Zoning Evaluation - P&Z
Ron Connally, Zoning Hearings - P&Z
Franklin Gutierrez, Zoning Agenda Coordinator - P&Z

Memorandum

MIAMI-DADE COUNTY

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

REVISION 1

Memorandum

Date: 26-JAN-09

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2007000237

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand:

Development for the above Z2007000237
located at 7761 N.W. 175 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0228 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:24 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 44 - Palm Springs N - 7700 NW 186 Street Rescue, ALS Engine, EMS Capt.

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

None.

Fire Planning Additional Comments:

Not applicable to service impact analysis.

DATE: 01/25/08

TEAM METRO

ENFORCEMENT HISTORY

DANIA ORAMAS

APPLICANT

7761 N.W. 175 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2007000237

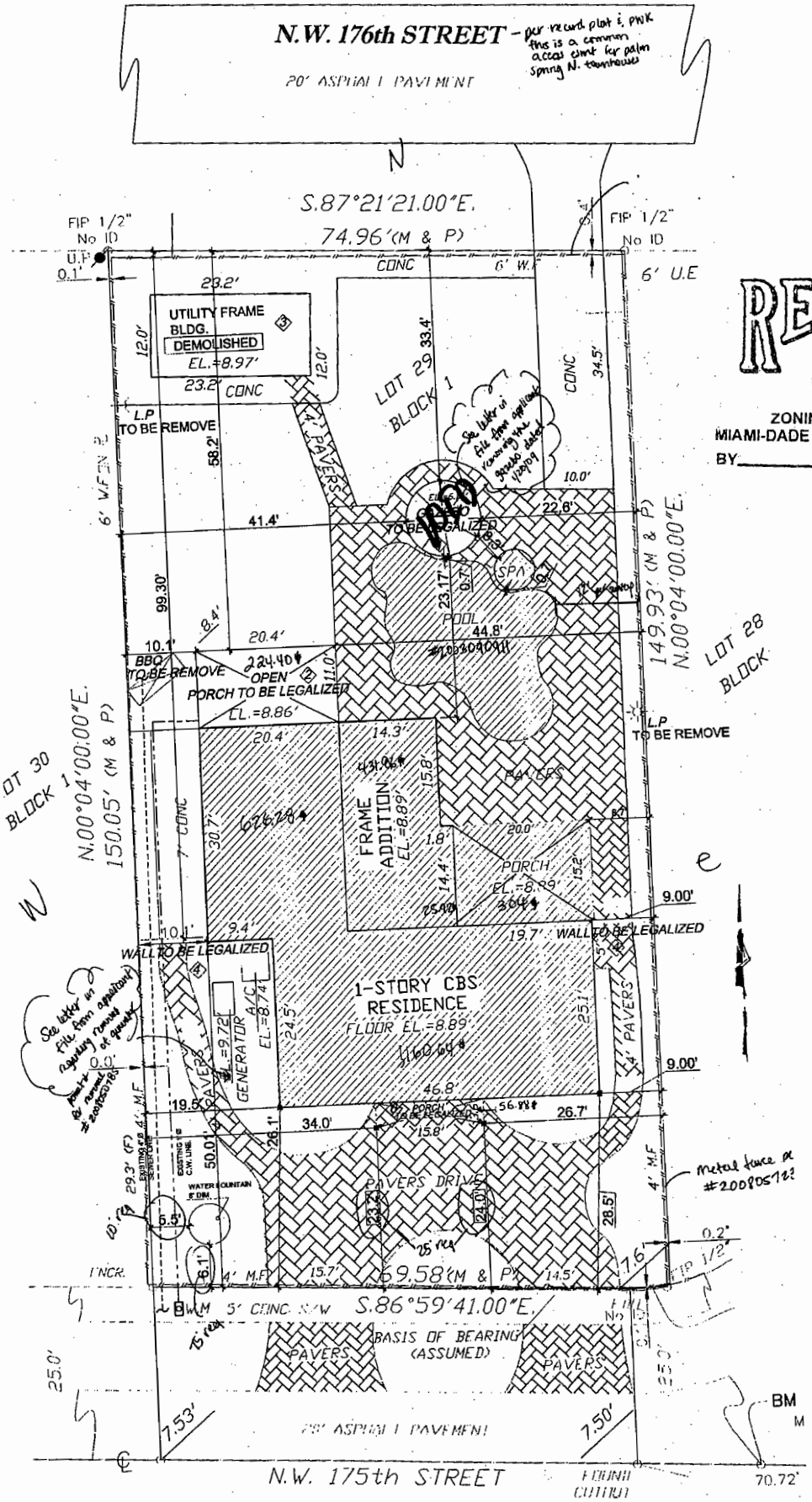
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

On October 27, 2006 Officer Charles Feliu observed s CBS Gateway installed without permits & on the side setback, he issued a warning notice on October 31, 2006. On Febraur 21, 2007 Officer Feliu issued citation B009381. Property Owner applied a for a Public Hearing and is awaiting outcome.

Hiram & Dania Gonzalez

Gwen Bradley

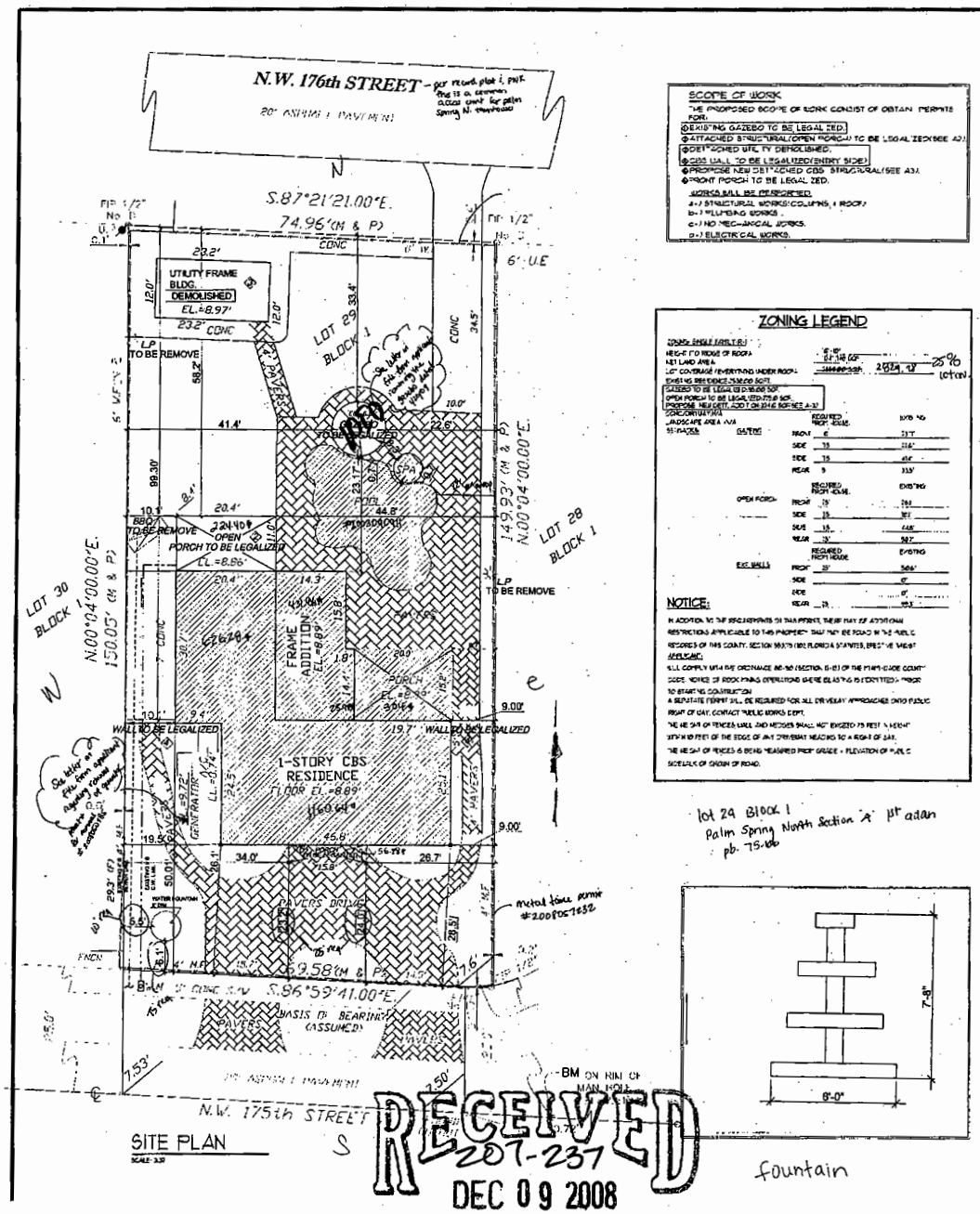


RECEIVED
207.237
DEC 09 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SITE PLAN
SCALE: 1:32

ENLARGED PLAN

16



SCOPE OF WORK

THE PROPOSED SCOPE OF WORK CONSIST OF OBTAIN PERMITS FOR:

- EXISTING GAZEBO TO BE LEGAL ZED.
- ATTACHED STRUCTURAL/OPEN PORCH TO BE LEGAL ZED(SEE A3)
- DETACHED UTILITY DEMOLISHED.
- CBS WALL TO BE LEGALIZED(ENTRY SIDE)
- PROPOSE NEW DETACHED CBS STRUCTURAL(SEE A3)
- FRONT PORCH TO BE LEGAL ZED.

WORKS WILL BE PERFORMED

a-) STRUCTURAL WORKS(COLUMNS, ROOF)
b-) PLUMBING WORKS.
c-) MECHANICAL WORKS.
d-) ELECTRICAL WORKS.

ZONING LEGEND

ZONING SHALL EXISTING

HEIGHT TO RIDGE OF ROOF: 8'-10.00"
NET LAND AREA: 10,000 SQ.FT.
LOT COVERAGE (EXISTING UNDER ROOF): 2,674.43 25% (total)
EXISTING BRUTO(2,534.00 SQFT)
GAZEBO TO BE LEGALIZED (75.00 SQF.)
OPEN PORCH TO BE LEGALIZED (75.00 SQF.)
PROPOSE NEW DETACHED CBS STRUCTURAL(SEE A-3)
ZONE(INTERIOR)
LANDSCAPE AREA N/A
SETBACKS DATING

	REQUIRED FROM GRAD.	EXISTING
FRONT	6'	23'7"
SIDE	15'	21'6"
SIDE	15'	41'6"
REAR	5'	33'5"

		REQUIRED FROM GRAD.	EXISTING
OPEN PORCH	FRONT	25'	26'4"
	SIDE	15'	30'1"
	SIDE	15'	44'6"
	REAR	25'	58'7"

		REQUIRED FROM GRADE	EXISTING
EXT. WALLS	FRONT	25'	56'6"
	SIDE		0"
	SIDE		0"
	REAR	25'	49'3"

NOTICE:

IN ADDITION, NO THE REQUIREMENTS OF THIS PERMIT, THERE MAY EXIST ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 163.31 (180 FLORIDA STATUTES, EFFECTIVE WEST

APPLICANT:

WILL COMPLY WITH THE ORDINANCE 88-90 (SECTION 8-15) OF THE MIAMI-DADE COUNTY CODE, NOTICE OF ROOF PAINS OPERATIONS WHERE EXISTING IS DISTURBED PRIOR TO STARTING CONSTRUCTION

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES WITHIN PUBLIC RIGHT OF WAY, CONTACT PUBLIC WORKS DEPT.

THE HEIGHT OF FENCES WALL AND HEDGES SHALL NOT EXCEED 7.5 FEET WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY REACHING TO A RIGHT OF WAY.

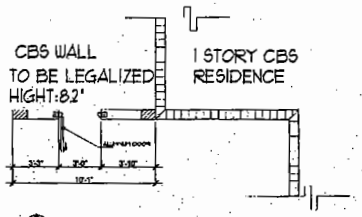
THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE + ELEVATION OF PUBLIC SIDEWALK OF CROWN OF ROAD.

lot 24 Block 1
Palm Spring North Section 'A' pl^t adan
pb. 75-06

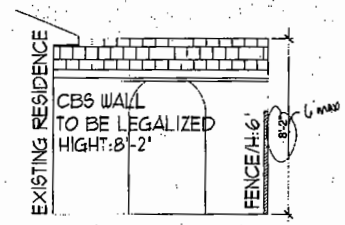
fountain

WALL LEGEND FOR CBS WALL:

- INDICATES 8"X8" CONC COLUMN TO BE PROVIDE.
- INDICATES TIE COLUMS TO BE PROVIDE.
- INDICATES CBS WALLS TO BE LEGALIZED.



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



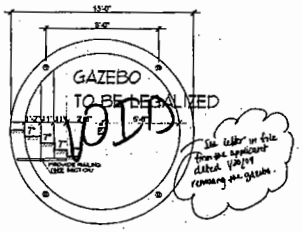
TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

WALL LEGEND FOR GAZEBO:

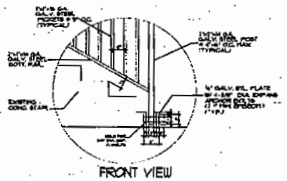
- INDICATES EXISTING STEEL COLUMNS 4"X4"X1/4" TO BE LEGALIZED.
- INDICATES EXISTING STEEL COLUMNS 2"X2"X1/4" TO BE LEGALIZED.

AREA CALCULATIONS:

GAZEBO: 10.00 SQFT.

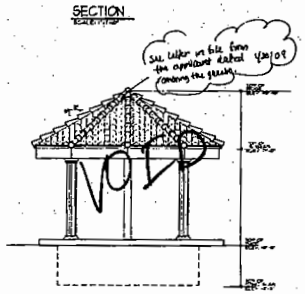


EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



FRONT VIEW

SECTION



TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

RECEIVED 207-237 DEC 09 2008
ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.
BY

TERMITE PROTECTION AS PER F.B.C. 2004

105.10 CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES. A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH PROGRESS PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILE. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, QUANTITY OF THE APPLICATION, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, IF THE SOIL CHEMICAL BARRIER METHOD WAS USED, THE PERCENTAGE OF SOIL BORE CONCENTRATION USED TO ENSURE THE PROPER APPROVAL.

105.11 NOTICE OF TERMITE PROTECTION. A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND INCLUDES THE EXPIRATION DATE OF THE TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

Revisions

No.	Date	Description

Project: LEGALIZATION OF EXISTING GAZEBO/CBS EXTERIOR WALL/ATTACHED STRCUTURAL/ DETACHED STRUCTURAL TO BE DEMOLISHED/PROPOSE NEW DETTACHED STRUTURAL. FOR MR.HIRAM GONZALEZ/ 7761 NW 175 ST.,MIAMI,FL.,33015

Sheet Title: FLOOR PLAN & ELEVATION GAZEBO & EXT. WALL.

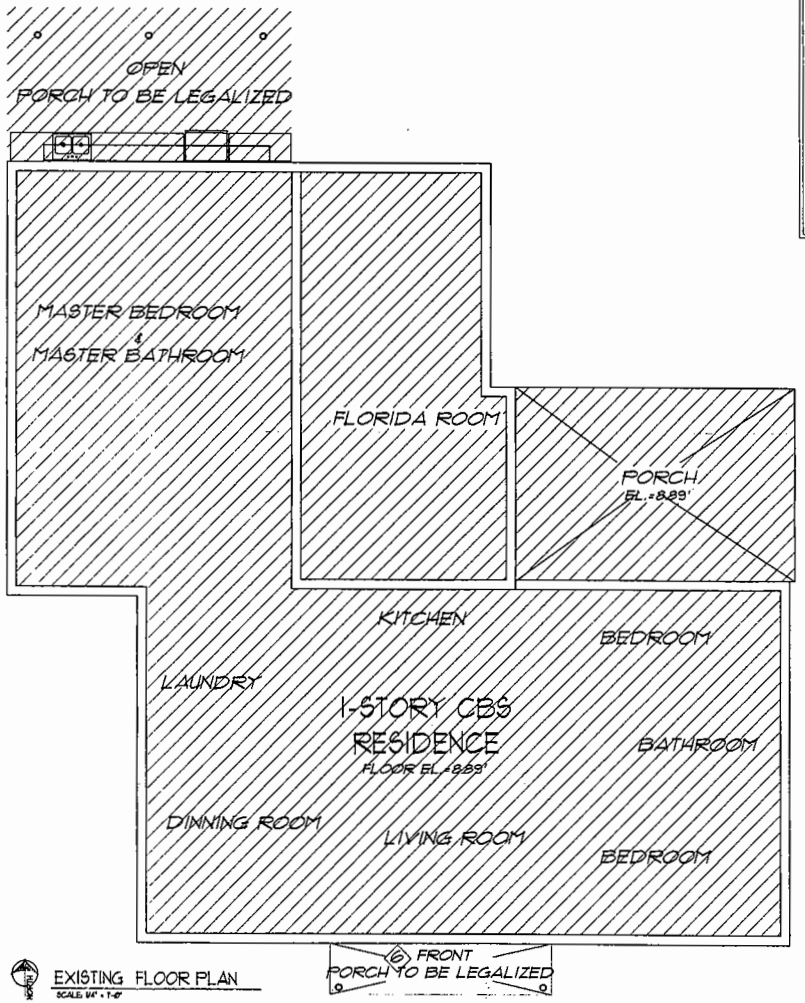
Florida Register # 29450 P.E.

NC
NESTOR J. CIFUENTES
8600 SW 33 TERR.
Miami,Florida 33155
Florida Register # 29450 P.E.

Drawn by	NC
Date	4/21/09
Scale	AS SHOWN

SP

RECEIVED
MIAMI-DADE COUNTY
PROCESSING: 207-237
DATE: DEC-09 2008
BY: [illegible]



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

SCOPE OF WORK

THE PROPOSED SCOPE OF WORK CONSIST OF OBTAIN PERMITS FOR:

1. EXISTING GAZEBO TO BE LEGALIZED(SEE A1).
2. ATTACHED STRUCTURAL(OPEN PORCH) TO BE LEGALIZED.
3. DETTACHED UTILITY TO BE DEMOLISHED(SEE A1).
4. CBS WALL TO BE LEGALIZED(ENTRY SIDE)(SEE A1)
5. PROPOSE NEW DETTACHED STRUCTURAL(SEE A3).
6. FRONT OPEN PORCH TO BE LEGALIZED

WORKS WILL BE PERFORMED

a-) STRUCTURAL WORKS(COLUMNS & ROOF)
b-) PLUMBING WORKS.
c-) NO MECHANICAL WORKS.
d-) ELECTRICAL WORKS.

WALL LEGEND FOR OPEN PORCH

- ☐ INDICATES 4"X4" STEEL COLUMNS TO BE LEGALIZED
- ▭ INDICATES CBS WALL(8") MAIN RESIDENCE.

RECEIVED
207-237
DEC 09 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Revisions

No.	Date	Description

Project: LEGALIZATION OF EXISTING GAZEBO/CBS EXTERIOR WALL/ATTACHED STRCUTURAL/ DETACHED STRUCTURAL TO BE DEMOLISHED/PROPOSE NEW DETTACHED STRUTURAL. FOR MR.HIRAM GONZALEZ/ 7761 NW 175 ST.,MIAMI.FL.,33015

Sheet Title: FLOOR PLAN FRONT OPEN PORCH

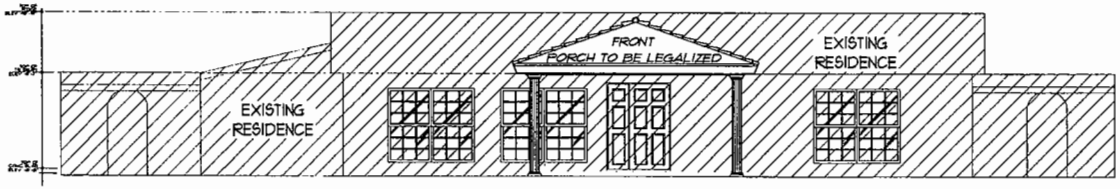
Florida Register # 29450 P.E

NESTOR J. CIFUENTES
8600 SW 33 TERR.
Miami,Florida 33155
Florida Register # 29450 P.E.

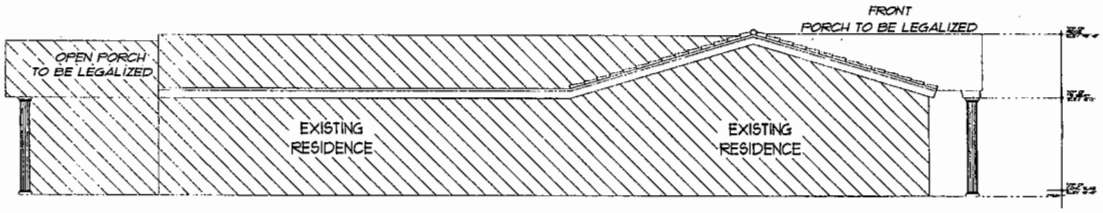
A-1

19

RECEIVED
MIAMI-DADE COUNTY
PROCESSING: 207-237
DATE: 12-09-2008
BY: KIS

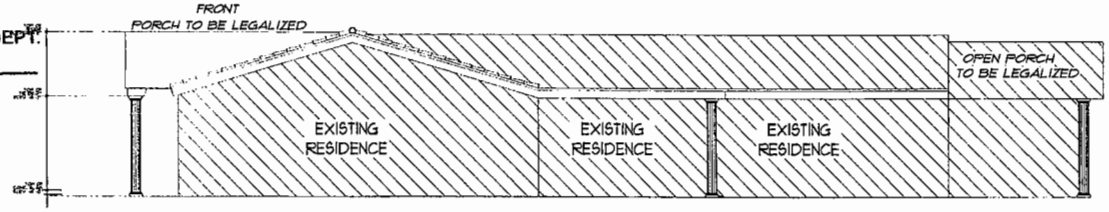


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

RECEIVED
207-237
DEC 09 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



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

RECEIVED
207-237
DEC 09 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

Revisions

No.	Date	Description

Project: LEGALIZATION OF EXISTING GAZEBO/CBS EXTERIOR WALL/ATTACHED STRCUTURAL/ DETACHED STRUCTURAL TO BE DEMOLISHED/PROPOSE NEW DETTACHED STRUTURAL. FOR MR.HIRAM GONZALEZ/ 7761 NW 175 ST.,MIAMI,FL.,33015

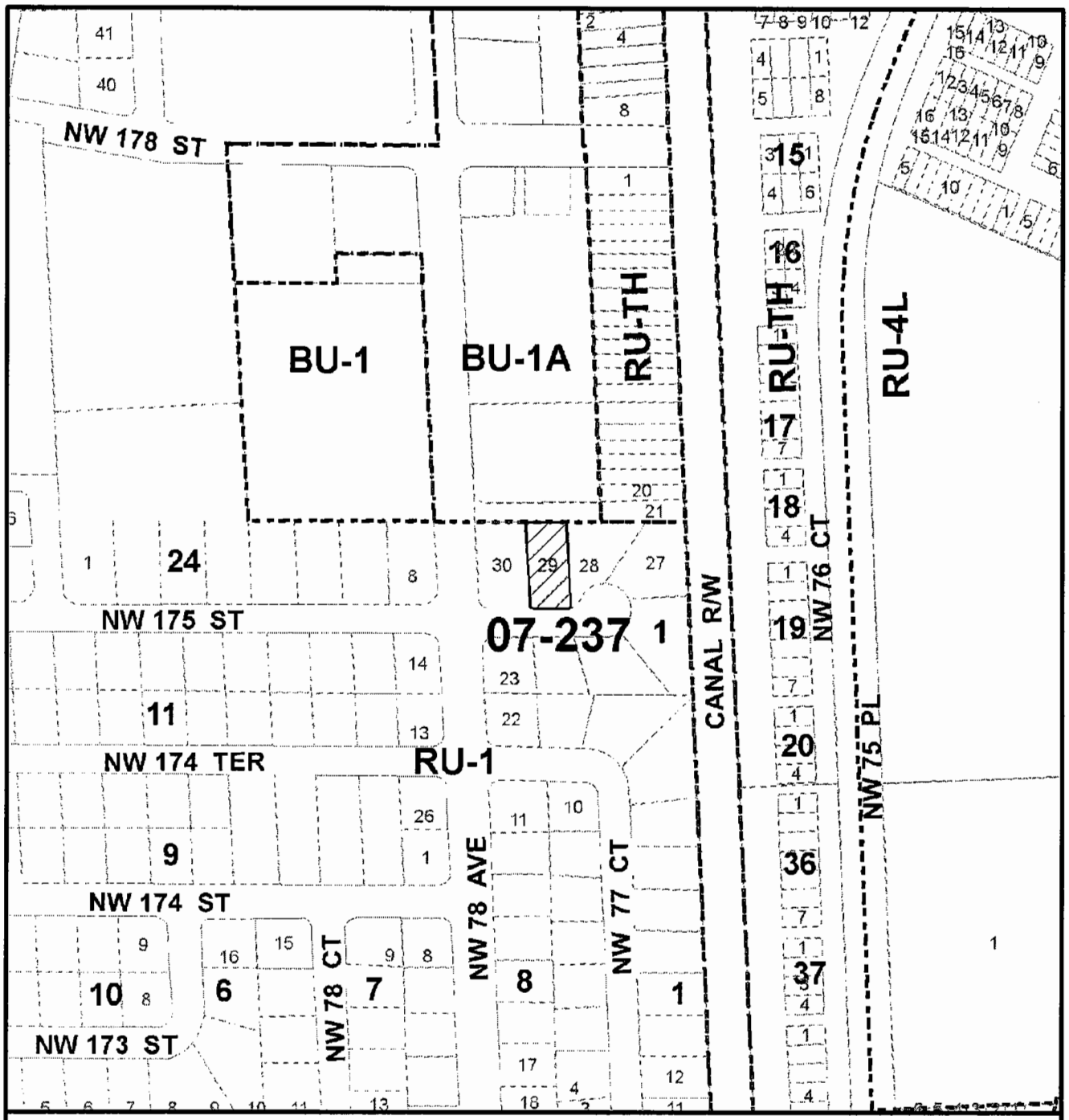
Sheet Title: ELEVATION FRONT OPEN PORCH

Florida Register # 29450 P.E.

NESTOR J. CIFUENTES
8600 SW 33 TERR.
Miami,Florida 33155
Florida Register # 29450 P.E.

Date: 05/20/08
Drawn by: NFCIF
Checked by:
Scale: 8 SHOWN

A-1'



MIAMI-DADE COUNTY
HEARING MAP

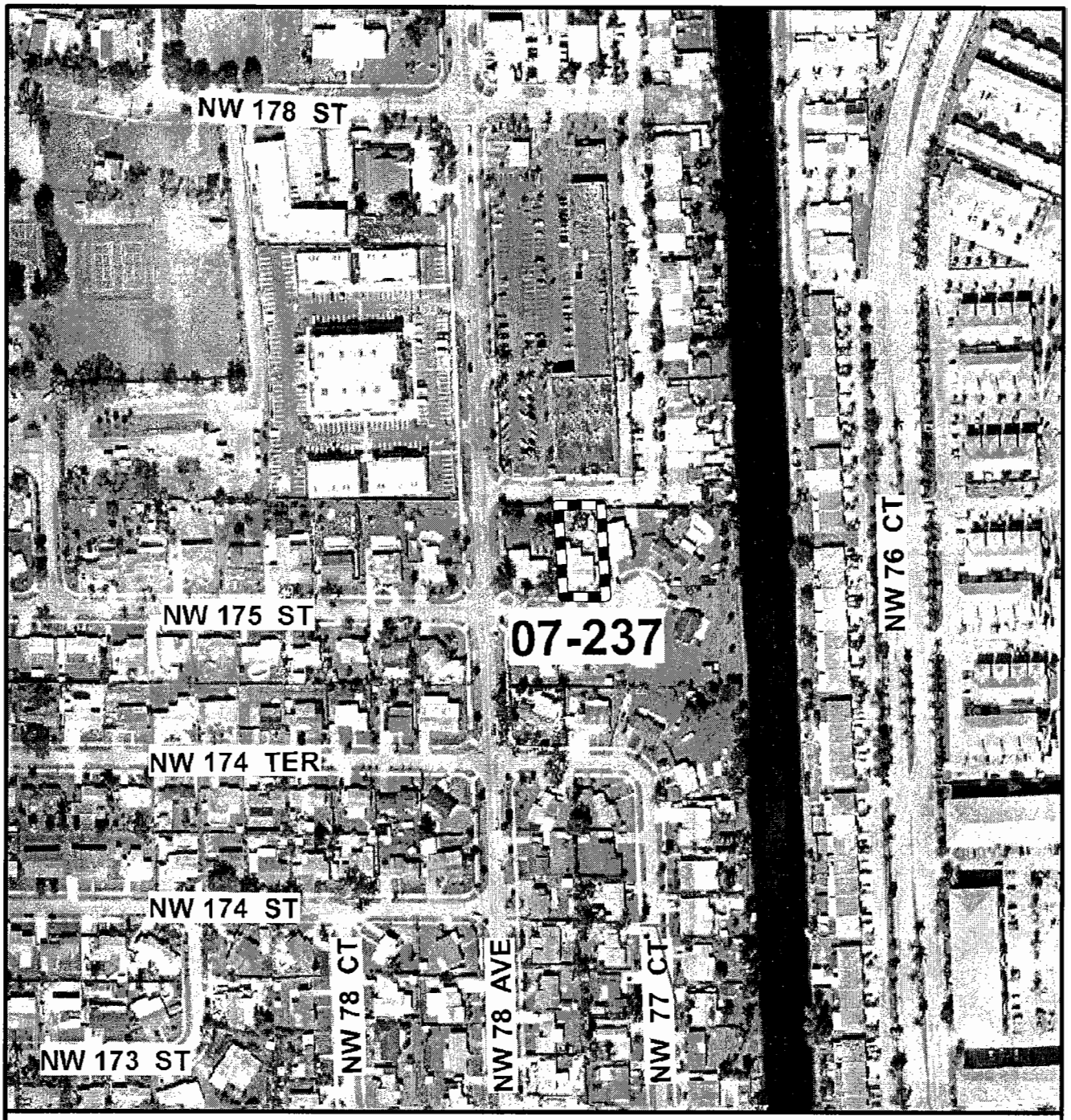
S C A L E
0 NTS
N

SUBJECT PROPERTY

Section: 10 Township: 52 Range: 40
Process Number: 07-237
Applicant: DANIA ORAMAS
Zoning Board: C05
District Number: 13
Cadastral: KEELING
Scale: NTS

MIAMI-DADE COUNTY

GEOMATICS 07-237 07/11/07



MIAMI-DADE COUNTY

AERIAL

S C A L E
0 NTS

N

SUBJECT PROPERTY

(AERIAL DATE, FIRST QUARTER 2007)

Section: 10 Township: 52 Range: 40
Process Number: 07-237
Applicant: DANIA ORAMAS
Zoning Board: C05
District Number: 13
Cadastral: KEELING
Scale: NTS

MIAMI-DADE COUNTY

GEOMATICS 07-237 07/11/07

2. CONCRETE STRUCTURES
(Applicant)

09-4-CZ5-2 (08-159)
Area 5/District 12
Hearing Date: 4/2/09

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1986	Four Star Trucking	Unusual Use for lake & Concrete batching plant & office trailer.	BCC	Approved w/Conds.
2001	Concrete Structures, INC.	Unusual Use for lake excavation / Non-Use Variances.	CZAB 9	Approved w/Conds.
2008	Concrete Structures, INC.	Unusual Use to permit a concrete casting plant & modification of a previous resolution.	CZAB 9	Approved w/Conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 5

APPLICANT: Concrete Structures Inc. **PH:** Z08-159 (09-4-CZ5-2)

SECTION: 24-53-39 **DATE:** April 2, 2009

COMMISSION DISTRICT: 12 **ITEM NO.:** 2

==========

A. INTRODUCTION

- **REQUESTS:**

(1) MODIFICATION of Condition #2 of Resolution No. CZAB9-24-01, passed and adopted by Community Zoning Appeals Board #9, last modified by CZAB 5-9-08, passed and adopted by Community Zoning Appeals Board #5, reading as follows:

FROM: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Concrete Structures, Inc. Zoning Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., consisting of 1 sheet dated stamped received 2/12/08."

TO: 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Concrete Structures, Inc. Zoning Site Plan,' as prepared by Fortin, Leavy, Skiles, Inc., consisting of 1 sheet dated stamped received 1/20/09."

The purpose of request #1 is to allow the applicant to submit a revised site plan showing unpaved parking spaces, relocation of buildings and waiving the required street trees for a previously approved concrete batching plant.

(2) Applicant is requesting to permit unpaved parking spaces (paved parking spaces required).

(3) Applicant is requesting to permit 0 street trees (38 street trees required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #2 & #3 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

- **SUMMARY OF REQUESTS:**

  The requests will allow the applicant to operate a previously approved concrete casting, batching, rock crushing and screening plant in connection with two previously approved lake excavations with parking on natural terrain and without the number of street trees required for the site.

- **LOCATION:** 12100 N.W. 58 Street, Miami-Dade County, Florida.

- **SIZE:** 11.13 Acres

B. ZONING HEARINGS HISTORY:

In 1986, the Board of County Commissioners, pursuant to Resolution No. Z-160-86, granted an Unusual Use to permit a lake excavation on the subject property. However, said lake excavation was never established and the approvals granted therein lapsed due to failure to timely comply with the conditions imposed. In 1990, pursuant to Resolution No. 4ZAB-399-90, identical requests to the 1986 application were denied with prejudice by the Zoning Appeals Board. In 2001, Community Zoning Appeals Board 9, pursuant to Resolution No. CZAB9-24-01, approved two lake excavations, a rock crushing and screening plant and a concrete batching plant and in 2008, pursuant to Resolution No. CZAB5-9-08, the Community Zoning Appeals Board 5 granted approval allowing a concrete casting plant in conjunction with two previously approved lake excavations, a concrete batching plant, and a rock crushing and screening plant and a modification of previously approved plans.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property for **Open Land.**

Open Land Subarea 2 (Northwest Wellfield). This Open Land subarea is bounded on the north by the Miami Canal, on the east by the Turnpike Extension, on the west by the Dade-Broward Levee, and on the south by NW 12 Street and its hypothetical extension. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture may be considered for approval in this area.

Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category, numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing, lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is

found through a subsequent planning study, as provided in Land Use Policy 4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses.

Other Land Uses Not Addressed. Certain uses are not authorized under any LUP map category, including many of the uses listed as "unusual uses" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
GU, modular buildings and precast concrete construction	Open Land
Surrounding Property:	
NORTH: GU; lake excavation and concrete manufacturing	Open Land
SOUTH: GU; vacant	Open Land
EAST: GU; vacant	Open Land
WEST: GU; vacant	Open Land

The subject property is located in the lake belt area situated in the Northwest Wellfield approximately 300' west of and outside the Urban Development Boundary (UDB). This area is characterized by vacant parcels, lakes and ancillary uses such as concrete manufacturing and pre-stressed concrete form processing facilities.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted)
Scale/Utilization of Site:	**Acceptable**
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable**
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**N/A**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(7) Generalized Modification Standards. 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; provided, that the appropriate Board finds after public hearing that 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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to modify or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. 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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to the conditions indicated in their memorandum.

H. ANALYSIS:

The 11.13 acre subject property is located at 12100 N.W. 58 Street, on both sides of theoretical NW 56 Street, approximately 300' west of and outside the Urban Development Boundary (UDB) Line, in the Northwest Wellfield Area. This area is characterized by vacant parcels of land, lakes and ancillary uses such as concrete manufacturing and pre-stressed concrete form processing facilities. The zoning on the property is GU, Interim District.

The plans submitted by the applicant depict the two previously approved lake excavations, a temporary site for concrete casting use, a 40' x 60' office structure, two storage sheds and the proposed unpaved truck parking and the unpaved parking for staff. In addition, the plans depict a proposed area for temporary storage of concrete products.

The **Department of Environmental Resources Management (DERM) has no objection** to this application and has indicated that due to the unpaved parking lot the applicant shall implement some control measures such as the installation of a landscape irrigation system and the planting of hedges along the perimeter of the proposed parking area. The **Public Works Department** has **no objections** to this application as stated in their memorandum. The **Miami-Dade Fire Department** has **no objections** to the application and their memorandum indicates that the estimated average travel response time is **6:37** minutes.

The subject property is designated as **Open Land** on the Land Use Plan Map of the Comprehensive Development Master Plan. The location of the subject property is within the Open Land Subarea 2 (Northwest Wellfield). Future uses which may be considered for approval in this area include seasonal agriculture, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, communications facilities, recreational uses and rural residences at a maximum density of 1 dwelling unit per 5 acres. The CDMP authorizes certain activities under any LUP map category, including many of the uses listed as "unusual uses" in the Zoning Code. Uses not authorized in any LUP map category may be requested and approved in any category that authorizes uses substantially similar to the requested use. The existing plant is substantially similar, in staff's opinion, to uses permitted in the Open Land Subarea 2 such as limestone quarrying that deals with the production of concrete material where crushed rock is used as an ingredient. As such, the existing plant is **consistent** with the Open Land Subarea 2 designation of the CDMP.

When Request #1 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), the proposed modification is to allow the approval of a new site plan to allow unpaved parking for trucks and employees. Additionally, the applicant is seeking to waive the street trees required on the public right-of-way. However, in staff's opinion, approval of Request #1, should be on a **modified basis** to include the required 38 street trees required by the Zoning Code. Staff notes that the **Open Land** Category, allows limestone quarrying and ancillary uses including the continued operation of cement plants. As such, this application is **consistent** with the CDMP. Staff further notes that according to the Public Works memorandum, approval of this application will not generate any additional daily peak hour trips, will meet the traffic concurrency criteria, and is not expected to generate additional traffic. When considering the necessity for and the reasonableness of the proposal in relation to the surrounding area and the compatibility of said use with the area

and its development, staff is of the opinion that the **modified** approval of Request #1, to include the required 38 street trees subject to conditions, will not have an unfavorable effect on the surrounding area and will not be contrary to the public interest. Based on all of the aforementioned, staff is of the opinion that the modified approval of Request #1 would be **compatible** with the other uses in the area and, therefore, staff recommends approval with conditions under Section 33-311(A)(7) (Generalized Modification Standards).

The Standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable in this instance. Due to the lack of information, staff is unable to analyze request #1 under said standards and, as such, request #1 should be denied without prejudice under same.

When request #2 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. As previously mentioned, the applicant is requesting to permit unpaved parking for trucks and staff. Staff notes that the site has been approved for two lake excavations, a concrete batching plant and related uses which require continuous traffic of heavy equipment throughout the site. Staff notes, that a paved parking area will probably not withstand the frequent traffic of heavy trucks and machinery and will have to be repaved frequently. However, as indicated by the Department of Environmental Resources Management (DERM) in order to prevent the spread of dust, the applicant should adopt some dust control measures such as the installation of a landscape irrigation system and the planting of hedges along the perimeter of the proposed parking area. As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV).

When request #3 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would be **incompatible** with the surrounding area, would be detrimental to the neighborhood, and would negatively affect the appearance of the site and surrounding area. As previously mentioned, the applicant is requesting to waive the requirement of 38 street trees on the public right-of-way. Staff opines, that the street trees will provide a buffer and block some of the dust caused by the lake excavation, traffic within the site and concrete casting and batching plant operations from the neighboring properties. As such, staff recommends denial with prejudice of Request #3 without prejudice under Section 33-311(A)(4)(b) (NUV).

Under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #2 and #3 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. These requests do not comply with the standards of said section since the property can be utilized in accordance with the previously approved Resolutions No.

CZAB9-24-01 and CZAB5-9-08. Therefore, staff recommends denial without prejudice of requests #2 and #3 under Section 33-311(A)(4)(c) (ANUV).

Based on all of the aforementioned, staff recommends approval on a **modified basis** of request #1 to include the required 38 street trees under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing) and approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV) and denial without prejudice of request #3 under Section 33-311(A)(4)(b) (NUV) and under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of request #1 on a **modified basis** to include the required 38 street trees under Section 33-311(A)(7) (Generalized Modification Standards) and denial without prejudice of same under Section 33-311(A)(17) (Modification or Elimination of Conditions and Covenants After Public Hearing) and approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(4)(c) (ANUV) and denial without prejudice of request #3 under Section 33-311(A)(4)(b) (NUV) and under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That all conditions of Resolutions No. CZAB9-24-01 and CZAB5-9-08 remain in full force and effect, except as herein modified.

2. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

DATE INSPECTED: 02/18/09
DATE TYPED: 02/19/09
DATE REVISED: 02/20/09; 03/05/09; 03/09/09
DATE FINALIZED: 03/09/09
MCL:MTF:NN:NC:AA

for Marc C. LaFerrier, AICP Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: September 12, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-05 #Z2008000159
Concrete Structures
12100 N.W. 58th Street
Request to Permit an Existing Concrete Casting Plant with Unpaved Parking Area and Request to Permit Less Street Trees than Required
(GU) (11.13 Acres)
24-53-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Based upon the proposed requests, to permit an existing concrete casting plant with unpaved parking and to permit less street trees than required, DERM offers the following comments:

Air Pollution
The proposed unpaved parking lot combined with vehicular traffic may create some fugitive dust. Therefore, DERM recommends that zoning approval be conditioned to the implementation of dust control measures such as the installation of a landscape irrigation system and the planting of hedges along the perimeter of the proposed parking area. The applicant is advised that no oil based materials will be permitted as parking surface.

Enforcement History
DERM has found one closed enforcement and two open enforcement records for the subject property:

Folio No. 30-3924-002-0272
N.W. 60th St. and N.W. 121st Ave., Miami, FL
On September 03, 1997, a Notice of Violation was issued to Sebastian and Patricia Salonia for the unpermitted filling of wetlands and storage of chemicals. On December 19, 1997, a Final Notice Prior to Court Action was sent to the owners; the case remains open and is included in Concrete Structures Inc. FW85-202 as of 01/02/2007 (see below).

Folio No. 30-3924-002-0142
12100 N.W. 58th St., Miami, FL
There is an open court case involving the subject property, which is located within the Northwest Wellfield as well as the Transitional Northeast Everglades Wetland Basin. CSI obtained a Class IV permit (FW85-202) from DERM in 2004 for a lake excavation in wetlands. The Class IV permit was

issued as an after-the-fact approval for work in wetlands, which had commenced at the subject site without prior DERM approval. As part of the resolution of the Chapter 24 violations of said permit, a Settlement Agreement was executed on November 1, 2005. The Settlement Agreement (SA) required CSI to legalize any and all uses on the property within 18 months of execution of the SA (or by June 1, 2007). CSI was approved for an Unusual Use and Modification of Zoning Resolution CZAB9-24-01 in zoning hearing application Z2007000292 utilizing fill from the on-site excavation. However, CSI has been and is currently using the subject site to store concrete products in non-compliance with the SA and County Approval.

Folio No. 30-3924-002-0141
12050 NW 58th St., Miami, FL
On July 15, 1992, a Uniform Civil Violations Notice was issued to Ken Rosen for unpermitted wetland filling. On August 20, 1993, an Affidavit of Compliance was issued and the case was subsequently closed due to compliance.

Concurrency Review Summary
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable Level of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

REVISION 1
PH# Z2008000159
CZAB - C05

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:CONCRETE STRUCTURES

This Department has no objections to this application.

This Department has no objections to the request to permit unpaved parking spaces.

Additional improvements may be required at time of permitting.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Raul A Pino, P.L.S.
27-JAN-09

Memorandum

MIAMI-DADE COUNTY

Date: 04-SEP-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000159

Fire Prevention Unit:

No objection to plan stamped received August 18, 2008 via Case # Z2008000159 / Old Case #: Z2008000126

Service Impact/Demand:

Development for the above Z2008000159
located at 12100 N.W. 58 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0948 is proposed as the following:

N/A residential	dwelling units	78,900 industrial	square feet
2,400 Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 3.47 alarms-annually.
The estimated average travel time is: 6:37 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 45 - Doral - 9710 NW 58 Street
ALS Engine

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

Station 69 - Doral North - 11151 NW 74 Street.

Fire Planning Additional Comments:

Current service impact calculated based on plan date stamped August 18, 2008. Substantial changes to the plan will require additional service impact analysis.

DATE: 03/04/09

TEAM METRO

ENFORCEMENT HISTORY

CONCRETE STRUCTURES

APPLICANT

12100 NW 58 STREET, MIAMI-DADE COUNTY,

ADDRESS

Z2008000159

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

CURRENT ENFORCEMENT HISTORY: Current case history, case 200907000542 was opened based on enforcement history request and inspected 02/26/09. No violation observed and case closed. Previous case history, case 200807000733 was opened based on enforcement history request and inspected 3/14/08. No violation was observed and case was closed. Case 200707003171 was opened 8/27/07 for enforcement history and inspected and closed for no violation. Case 200007002432 was opened for failure obtain zoning permit on 8/3/00 and closed because case already in progress with citations issued and waiting for public hearing.

Osiel Morales

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 208-159
DATE: AUG 18 2008
BY: SDR

DISCLOSURE OF INTEREST*

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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Concrete Structures, Inc.

NAME AND ADDRESS	Percentage of Stock
Richard Salonia, President	100%
12100 NW 58th Street	
Miami, Florida 33178	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the 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 _____

NAME AND ADDRESS	Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 208-159
DATE: AUG 18 2008
BY: SDE

NAME OF PURCHASER: _____

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

_____ _____
_____ _____
_____ _____
_____ _____
_____ _____

NOTICE: For any 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.

Concrete Structures, Inc.

Signature: _____
(Applicant) Richard Salonia, President

Sworn to and subscribed before me this 8 day of July, 2008. Affiant is personally know to me or has produced _____ as identification.

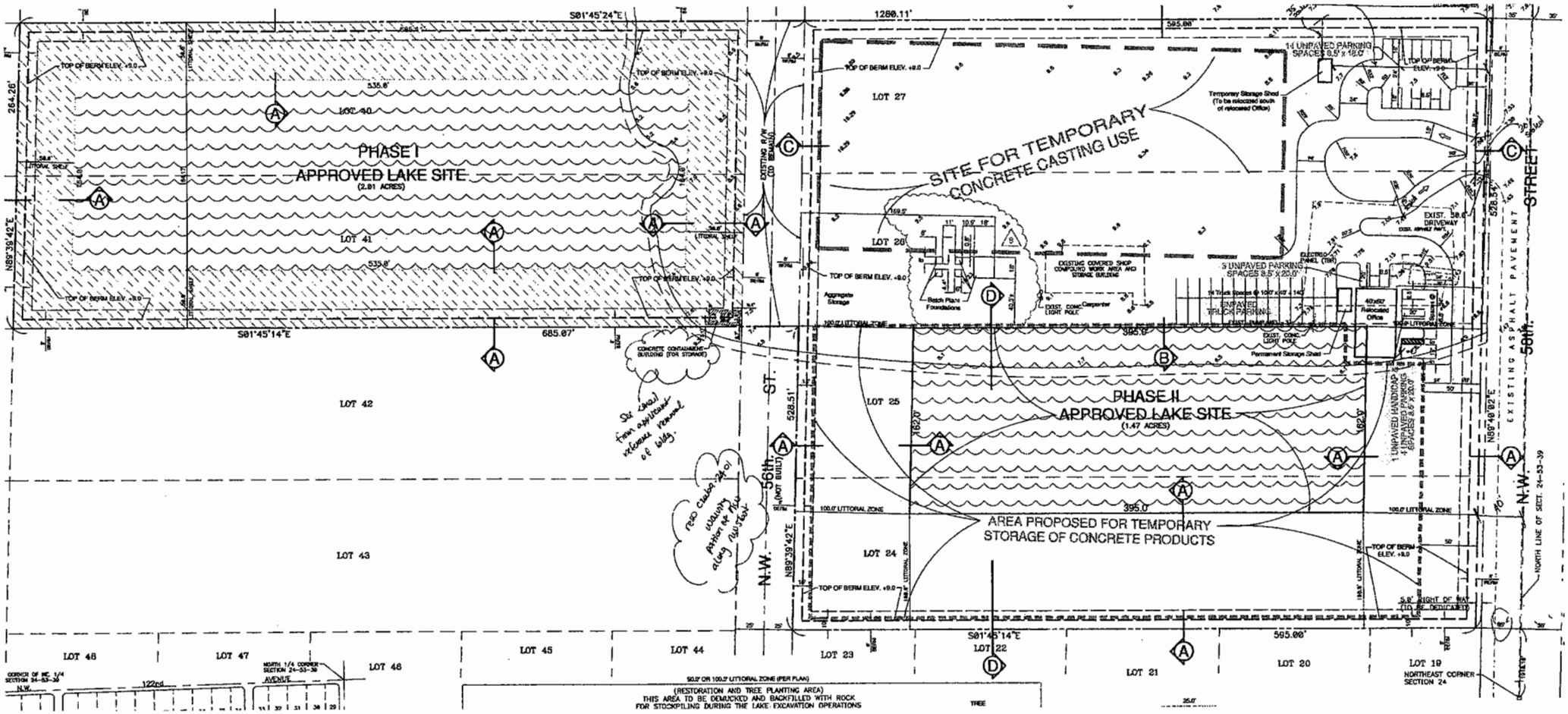
_____
(Notary Public)

PATRICIA GARZON
Commission DD 724569
Expires December 5, 2011
Bonded Thru Troy Fain Insurance 800-385-7019

My commission expires: _____

*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.

MIADOCS 2816357 1



ENLARGED PLAN

RECEIVED
208-159
JAN 20 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

8

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

LEGAL DESCRIPTION:

LOTS 24, 25, 26, 27, AND 40, 41, GREEN HAVEN ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

NOTE:

PHASE I: LOTS 40 & 41
PHASE II: LOTS 24,25,26 & 27

APPROVED USES: (Resolution CZAB9-24-01)

A. TWO LIMESTONE QUARRIES/LAKE EXCAVATIONS, TWO LIVING THE FOLLOWING ANCILLARY USES: CONCRETE batching PLANT, ROCK CRUSHING AND SCREENING PLANT ANCILLARY SHOPS ON IN CONNECTION THEREWITH, ALL PER CHAPTER 33-13 (e) AND (f) OF THE MIAMI-DADE COUNTY CODE, AND PER TABLE 2 - 1 OF CHAPTER 24-12.1 OF THE MIAMI-DADE COUNTY CODE.

APPROVED LEGEND:

APPROVED LAKE EXCAVATION (Resolution CZAB9-24-01)

APPROVED LAKE SLOPES & LITTORAL SHELF (Resolution CZAB9-24-01)

NOTES:

1. EXISTING OFFICE AND RELATED IMPROVEMENTS, OUNCE IL BATCH PLANT AND ROCK CRUSHING PLANT, CASTING USE AND CONCRETE PRODUCT STORAGE USE TO BE REMOVED UPON COMPLETION OF THE LAKE EXCAVATION
2. OFFICE BUILDING TO BE RELOCATED BEFORE PHASE II LAKE EXCAVATION BEGINS.

PROPOSED USES:

A. TEMPORARY CONCRETE CASTING USE
B. TEMPORARY STORAGE OF CONCRETE PRODUCTS

PROPOSED LEGEND

PROPOSED SITE FOR TEMPORARY CONCRETE CASTING USE.

PROPOSED SITE FOR TEMPORARY STORAGE OF CONCRETE PRODUCTS

PHASE I
APPROVED LAKE SITE
(2.61 ACRES)

SITE FOR TEMPORARY CONCRETE CASTING USE

PHASE II
APPROVED LAKE SITE
(1.47 ACRES)

AREA PROPOSED FOR TEMPORARY STORAGE OF CONCRETE PRODUCTS

S81°45'24"E 1280.11'

S81°45'14"E 685.87'

S81°45'14"E 595.00'

N89°36'42"E 284.28'

N89°36'42"E 528.51'

N89°36'42"E 528.51'

N.W. 56th ST.

EXISTING ASPHALT PAVEMENT 56th STREET

NORTH 1/4 CORNER SECTION 24

NORTHEAST CORNER SECTION 24

NORTH LINE OF SECT. 24-53-39

LOT 96 LOT 95 LOT 94 LOT 93 LOT 92 LOT 39 LOT 37 LOT 36 LOT 35 LOT 34 LOT 33 LOT 32 LOT 31 LOT 30 LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 21 LOT 20 LOT 19 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48

PROJECT SITE

GREEN HAVEN ACRES PLAT BOOK 49 PAGE 77

FLORIDA'S TURNPIKE EXTENSION

LOCATION SKETCH
SECT. 24, TWP. 53s., RNG. 39e.
SCALE: 1"=400'

TYPICAL SECTION "A-A"
50' OR 100' LITTORAL ZONE
SCALE: 1" = 10' HORIZ. & 1" = 5' VERTICAL
(RESOLUTION NO. CZAB9-24-01)

TYPICAL SECTION "B-B"
SCALE: 1" = 10' HORIZ. & 1" = 5' VERTICAL
(RESOLUTION NO. CZAB9-24-01)

TYPICAL SECTION "C-C"
SCALE: 1" = 10' HORIZ. & 1" = 5' VERTICAL
(RESOLUTION NO. CZAB9-24-01)

TYPICAL SECTION "D-D"
PROPOSED TEMPORARY FILL FOR ANCILLARY CONC. CASTING PLANT

RECEIVED
208-159
JAN 20 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

RECEIVED
JAN 26 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

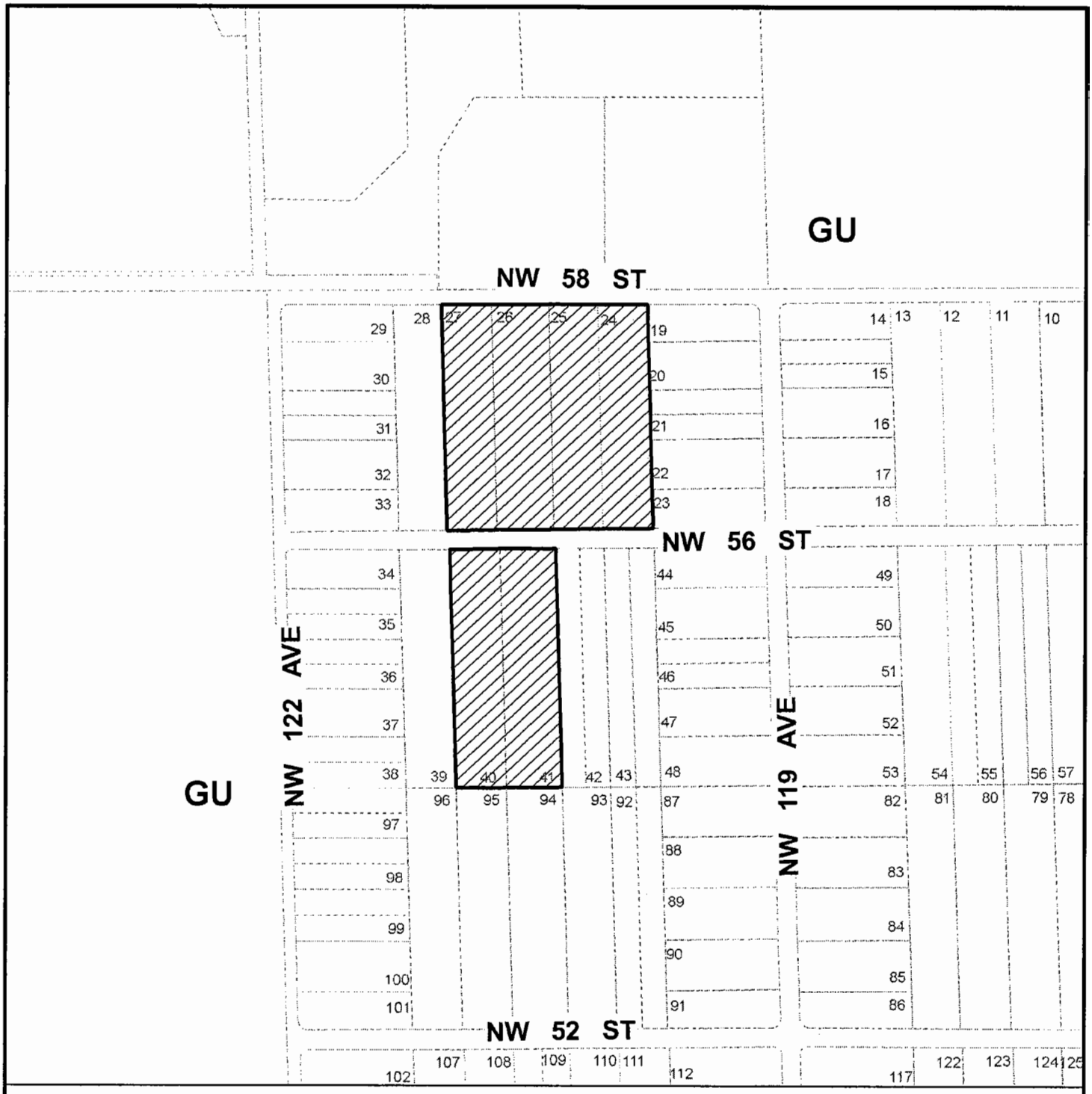
1/19/09
CARL L. SKILES P.E.
FLA. REG. NO. 13617 (CIVIL)

No.	Date	Revision Description
1	01/13/09	REVISED TO SHOW BATCH PLANT CONFIGURATION
2	01/13/09	SHOW AVAILED PARKING AND "SLOPE" TIES FOR COUNTY REVIEW
3	12/05/08	SHOW PARKING
4	11/24/08	REVISE PARKING SETBACKS
5	11/20/08	RELOCATION STORAGE SHED
6	10/27/08	REVISED TO SHOW PROPOSED USES

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003053
801 North Flagler Drive, West Palm Beach, Florida 33401
Phone: 305-833-4400 / Fax: 305-651-7153 / Email: fls@fls-inc.com

CONCRETE STRUCTURES, INC.
SITE PLAN
PROPOSED CONCRETE CASTING PLANT AND STORAGE OF CONCRETE PRODUCTS
MIAMI-DADE COUNTY, FLORIDA.

Date	March 12, 2008
Scale	1" = 50'
Drawn By	RRP
Cad. No.	080320
Date Plotted:	1/15/09 11:43a
Ref. Dwg.	3008-010/080237
Field Book	503/35
Job. No.	97338
Dwg. No.	3008-018-SP
Sheet	1 of 1



MIAMI-DADE COUNTY

HEARING MAP

Section: 24 Township: 53 Range: 39
Applicant: CONCRETE STRUCTURES
Zoning Board: C05
Commission District: 12
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

Process Number

08-159

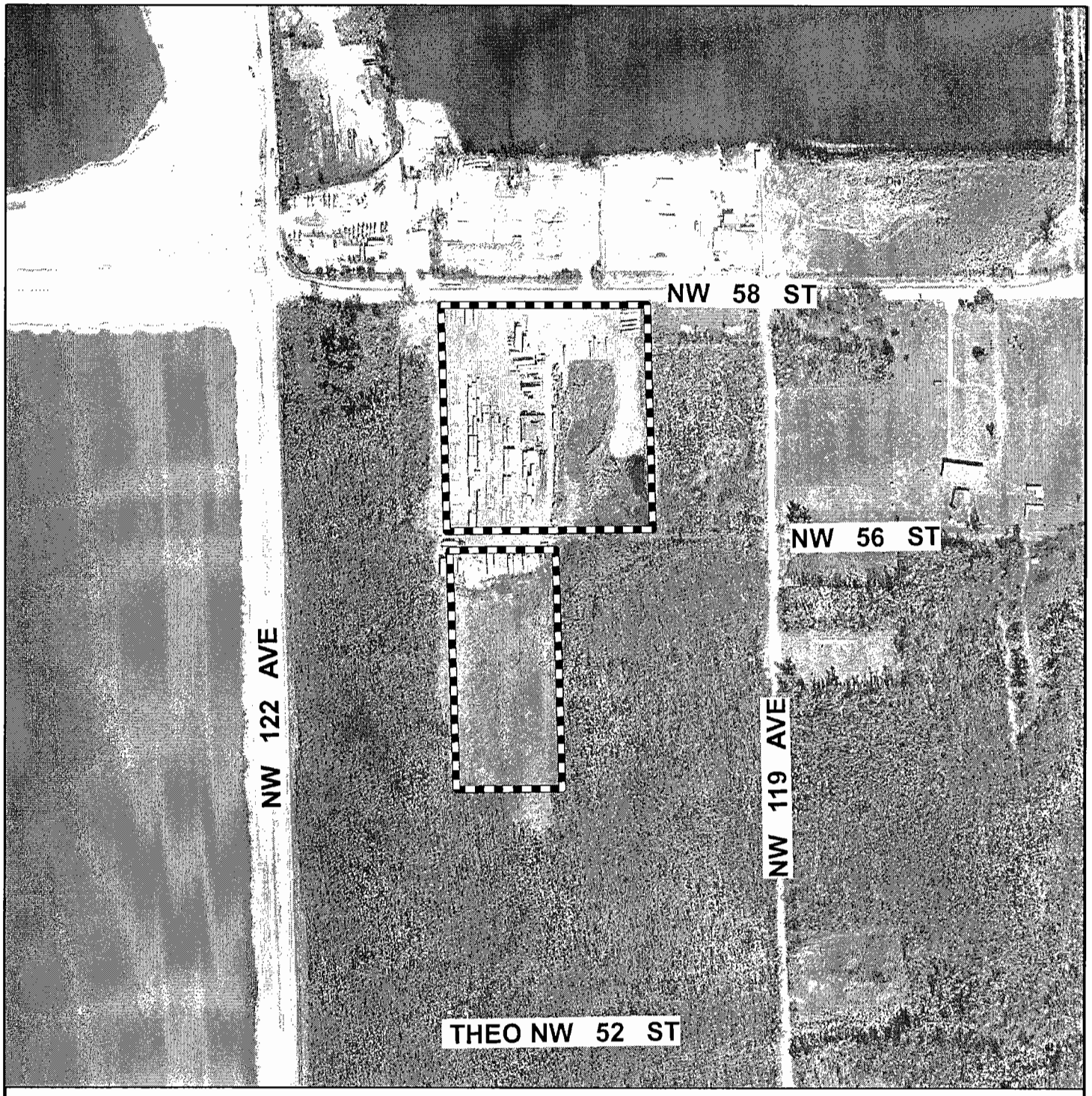
SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKECTH CREATED ON:7/23/08

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Section: 24 Township: 53 Range: 39
Applicant: CONCRETE STRUCTURES
Zoning Board: C05
Commission District: 12
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

Process Number
08-159

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 07/25/08

REVISION	DATE	BY

3. ERASMO & SILVIA BARRIOS
(Applicant)

09-4-CZ5-3 (08-215)
Area 5/District 13
Hearing Date: 4/2/09

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1954	R and R Development Company Inc.	Zone change from GU to RU-1	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 5

APPLICANTS: Erasmo and Silvia Barrios **PH:** Z08-215 (09-4-CZ5-3)

SECTION: 36-52-40 **DATE:** April 2, 2009

COMMISSION DISTRICT: 13 **ITEM NO.:** 3

==========

A. INTRODUCTION:

o REQUESTS:

(1) Applicants are requesting to permit a porch addition to a single-family residence setback 20' (25' required) from the front (north) property line.

(2) Applicants are requesting to permit a terrace and master bedroom addition setback a minimum of 20.17' (25' required) from the rear (south) property line.

(3) Applicants are requesting to permit a lot coverage of 41.7% (35% permitted).

(4) Applicants are requesting to permit a carport addition to a single-family residence setback 4.67' (7.5' required) from the interior side (west) property line.

(5) Applicants are requesting to permit a detached utility room to setback 4.5' (5' required) from the rear (south) property line, 3' (7.5' required) from the interior side (west) property line and spaced 5' (10' required) from the residence.

(6) Applicants are requesting to permit a barbecue setback 2.5' (5' required) from the rear (south) property line and setback .5' (7.5' required) from the interior side (east) property line.

(7) Applicants are requesting to permit a decorative fountain in front of the residence (not permitted) and setback 19' (75' required) from the front (north) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Site Plan Erasmo Barrios," as prepared by Pablo E. Garcia, P. E. and dated stamped received 11/4/08 and consisting of 2 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The applicants are seeking approval to allow the continued use of a porch addition setback less than the required distance from the front (north) property line, to permit a covered terrace and master bedroom addition setback less than the required distance from the rear property line, to permit a lot coverage which exceeds that permitted by the RU-1 zoning District, to permit the continued use of an aluminum carport addition setback less than the required distance from the interior side property line, to permit the continued use of a detached utility building setback less than the required distance from the rear and interior side property lines and spaced less than the required distance from the residence. Additionally, the applicants are seeking to permit the continued use of a barbeque structure to setback less than the required distance from the rear and interior side property lines and to allow the continued use of a decorative fountain located in front of the principal residence and setback less than the required distance from the front property line.

- **LOCATION:**

  5970 NW 110 Terrace, Miami-Dade County, Florida.

- **SIZE:** 76' x 100'

B. ZONING HEARINGS HISTORY:

In 1954, pursuant to Resolution #6948, the Board of County Commissioners granted a district boundary change from GU, Interim District, to RU-1, Single-family Residential District on a larger parcel of land which included the subject property.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line 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.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
SUBJECT PROPERTY:	
RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
SURROUNDING PROPERTY:	
NORTH: RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua

SOUTH:	RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
EAST:	RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua
WEST:	RU-1; Single-family residence	Low Density Residential, 2.5 to 6 dua

This property is an interior lot located at 5970 NW 110 Terrace. The surrounding area is developed with single-family residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable***
Compatibility:	**Acceptable***
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**N/A**

***On a modified basis**

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be

cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

21. the proposed development will meet the following:

A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.

B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;

D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

e) **A lot coverage ratio** for a single family or duplex dwelling shall be approved upon demonstration of the following:

1. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying district regulations; and

2. the proposed alternative development will not result in the destruction or removal of mature trees on the lot with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in Section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the lot; and

3. the increase in lot coverage will not result in a principal building with an architectural design, scale, mass or building materials that are not aesthetically harmonious with that of other existing or proposed structures in the immediate vicinity; and

4. the proposed alternative development will not result in an obvious departure from the aesthetic character of in the immediate vicinity.

(g) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and

facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b) Non-Use Variance Standard.
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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard.
Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof

will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**
MDTA	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject property is an interior platted lot with dimensions of 76' by 100' and is located at 5970 NW 110 Terrace in an established RU-1, Single Family Residential Zoning District.

The plans submitted by the applicant depict an existing single-family residence with a total lot coverage of 3,234 sq. ft. which includes an existing 472 sq. ft. aluminum carport attached to the west side of the residence; includes a 477 sq. ft. master bedroom and covered terrace addition to the rear (south) side of the existing residence and includes an existing front porch addition with an area of 216 sq. ft. The plans also depict an existing decorative fountain located in front of the existing residence, an existing 200 sq. ft. utility building located on the southwesterly portion of the site and an existing 43 sq. ft. barbeque structure located on the southeasterly portion of the site.

The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Since the requests will not add additional dwelling units to the community, the RU-1 zoned, single-family residence is **consistent** with the Low Density Residential designation as shown in the LUP map of the CDMP.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department does not object** to this application. The Miami-Dade Fire Rescue Department **(MDFRD)** also has **no objections** to this application and has indicated that the average response time for this site is **10:56** minutes.

When request #1 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval with a condition that the front porch addition not be enclosed in any manner would be **compatible** with the surrounding area,

would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. Staff notes that the front porch addition adds "depth and curb appeal" to the home's façade and, as shown on the submitted elevations, has been architecturally designed in harmony with the existing residence. Additionally, staff notes that the front yard area is well maintained which visually enhances the façade of the subject site. Staff notes that the proposal is **compatible** with the area as similar approvals have been granted in the vicinity. In 1998, pursuant to Resolution #CZAB4-4-98, the Community Zoning Appeals Board 5 granted the approval for a front porch addition to setback 20' from the front property line on a parcel of land located at 11041 NW 60 Court, located approximately 200' northwesterly of the subject property. As such staff recommends approval of request #1 under Section 33-311(A)(4)(b) subject to a condition that the front porch addition not be enclosed in any manner.

When request #2 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval with a condition that the covered terrace addition not be enclosed in any manner except for approved insect screen materials would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. Staff notes that the master bedroom and covered terrace addition add additional indoor and outdoor living space to the applicants residence. Additionally, staff notes that the master bedroom and covered addition has also been harmoniously designed to match the same architectural style and scale of the existing residence. Moreover, staff notes that there is an existing 6' high aluminum solid fence running along the rear (south) property line which provides a visual and aural buffer to the neighboring property to the rear. Staff notes that the proposal is **compatible** with the area as similar approvals have been granted in the vicinity. In 1982, pursuant to Administrative Variance #1982000177, the then Director of the Building and Zoning Department, granted the approval for an addition to a single-family residence to setback 19' from the rear property line on a parcel of land located at 11130 NW 59 Avenue, located approximately 500' northeasterly of the subject property. As such, staff recommends approval of request #2 under Section 33-311(A)(4)(b) with a condition that the covered terrace not be enclosed in any manner except for approved insect screen materials.

When request #3 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of this request on **a modified basis** to allow a lot coverage of 36.35% in lieu of the requested lot coverage of 41.7% would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. Staff notes, that the excess 5.35% lot coverage is caused by the aforementioned existing 472 sq. ft. aluminum carport addition which staff does not support and is of the opinion it diminishes the façade and architectural design of the existing single-family residence and has a negative visual impact on the subject property. As such, staff recommends approval of request #3 under Section 33-311(A)(4)(b) **on a modified basis** to allow a lot coverage of 36.35% in lieu of the requested lot coverage of 41.7% which reflects the removal of the existing carport.

When request #4 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of this request would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. Staff notes that request #4

(carport addition) is mostly germane with request #3 (lot coverage). As previously mentioned staff is of the opinion that the excessive lot coverage caused by the 472 sq. ft. aluminum carport resulting in an encroachment of 2.85' into the 7.5' interior side (west) setback area represents an overutilization of the site. Staff opines that such aluminum carport has a negative visual and aural impact on the neighboring property to the west. As such, staff recommends denial without prejudice of request #4 under Section 33-311(A)(4)(b).

When request #5 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that approval with a condition that the covered terrace portion of the existing utility building not be enclosed in any manner except for approved insect screen materials, would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. Staff notes that the utility structure adds additional storage space for the applicants. Additionally, staff notes that the utility structure has also been harmoniously designed to match the same architecture style and scale of the existing residence. Moreover, staff notes that there is an existing 6' high aluminum solid fence running along the rear (south) property line where the utility structure encroaches 0.5' and also the same fence continues along the interior side (west) property line where the utility structure encroaches 4.5'. Staff opines that said encroachments of 0.5' into the rear 5' setback area and 4.5' into the interior 7.5' setback area is sufficiently buffered by the existing 6' high aluminum fence. Additionally, staff opines that 5' encroachment of the utility structure into the required 10' spacing between the existing single-family residence and the utility structure is internal to the site and does not cause any negative visual impact on the neighboring properties. Staff notes that the proposal is **compatible** with the area as similar approvals have been granted in the vicinity. In 1994, pursuant to Resolution #5-ZAB-380-94, the Zoning Appeals Board granted among other things the approval for a utility shed to setback 3' from the rear and interior side property line on a parcel of land located at 11130 NW 58 Avenue, located approximately 800' northeasterly of the subject property. As such staff recommends approval under Section 33-311(A)(4)(b)with a condition that the covered terrace portion of the existing utility building not be enclosed in any manner except for approved insect screen materials.

When request #6 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of this request would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. Staff notes that the existing barbeque encroaches 2.5' into the required 5' rear (south) setback area and encroaches 7' into the required 7.5' interior side (east) setback area. Staff is of the opinion that the barbeque is excessively close to the interior side (east) property line and although it is visually buffered from the neighboring property to the east by an existing 6' high aluminum fence along the interior side (east) property line, staff opines that since a barbeque is a gathering place for the applicants and their guests it will have a negative aural impact to the neighboring property to the east. As such, staff recommends denial without prejudice under Section 33-311(A)(4)(b) of request #6.

When request #7 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the decorative fountain would be **compatible** with the surrounding area, would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. Staff notes that the

decorative fountain enhances the well maintained front yard landscaped area and enhances the façade on the entire site. Staff notes that the 56' encroachment into the front setback area is not visually noticeable from the street since the decorative fountain is harmonious with the façade of the existing single-family residence and blends as one of the features within the landscaped area. As such, staff recommends approval of Request #7 under Section 33-311(A)(4)(b).

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicants have not provided staff with the documentation required for analysis under the ASDO standards. As such, this application requests cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicants would be required to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. This application does not comply with the standards of said section since the property can be utilized in accordance with the RU-1 zoning regulations. Therefore, staff recommends denial without prejudice of this application under the Alternative Non-Use Variance (ANUV) Standards.

Accordingly, staff opines that Requests #1, #2, #5 and #7 of the application are **compatible** with the surrounding properties and **consistent** with the LUP map of the CDMP and, therefore, recommends approval with conditions and modified approval with conditions of request #3 to allow a 36.35% lot coverage in lieu of the requested 41.7% and denial without prejudice of requests #4 and #6 under Section 33-311(A)(4)(b) (NUV), denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of requests #1, #2, #5, #7 and of Request #3 on **a modified basis** to allow a 36.35% lot coverage in lieu of the requested 41.7% and denial without prejudice of requests #4 and #6 under Section 33-311(A)(4)(b) (NUV), denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; 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 "Site Plan Erasmo Barrios," as prepared by Pablo E. Garcia, P. E. and dated stamped received 11/4/08 and consisting of 2 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action. Except as modified to show the removal of the existing carport and barbeque and to show a lot coverage of 36.35%.

3. That the use be established and maintained in accordance with the approved plan.

4. That the covered terrace addition to the existing single-family residence and the utility building-covered terrace not be enclosed in any manner except for approved insect screen materials.

5. That the front porch addition not be enclosed in any manner.

6. That the applicants secure a building permit for the existing non-permitted structures from the Building Department within 120 days of the expiration of the appeal period for this application, unless a time extension is granted by the Director of the Department of Planning and Zoning for good cause shown.

DATE INSPECTED: 11/10/08
DATE TYPED: 02/20/09
DATE REVISED: 02/23/09; 02/25/09; 03/05/09
DATE FINALIZED: 03/05/09
MCL:MTF:NN:NC:AA

for María T. Rojo

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

NDN

Memorandum

MIAMI-DADE COUNTY

Date: December 1, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-05 #Z2008000215
Erasmo and Silvia Barrios
5970 N.W. 110th Terrace
Request to Permit an Existing Addition that Exceeds Lot Coverage and Setback Requirements
(RU-1) (0.17 Acres)
36-52-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable Level of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum

MIAMI-DADE COUNTY

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 01-DEC-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000215

Fire Prevention Unit:

Fire Engineering & Water Supply has no objection to this application.

Service Impact/Demand:

Development for the above Z2008000215
located at 5970 N.W. 110 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0628 is proposed as the following:

_____ residential	dwelling units	_____ industrial	square feet
_____ Office	square feet	_____ institutional	square feet
_____ Retail	square feet	_____ nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0 alarms-annually.
The estimated average travel time is: 10:56 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station No. 28 - 8790 NW 103 Street
Rescue

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

N/A

Fire Planning Additional Comments:

N/A

DATE: 03/04/09

TEAM METRO

ENFORCEMENT HISTORY

ERASMO & SILVIA BARRIOS

APPLICANT

5970 N.W. 110 TERRACE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

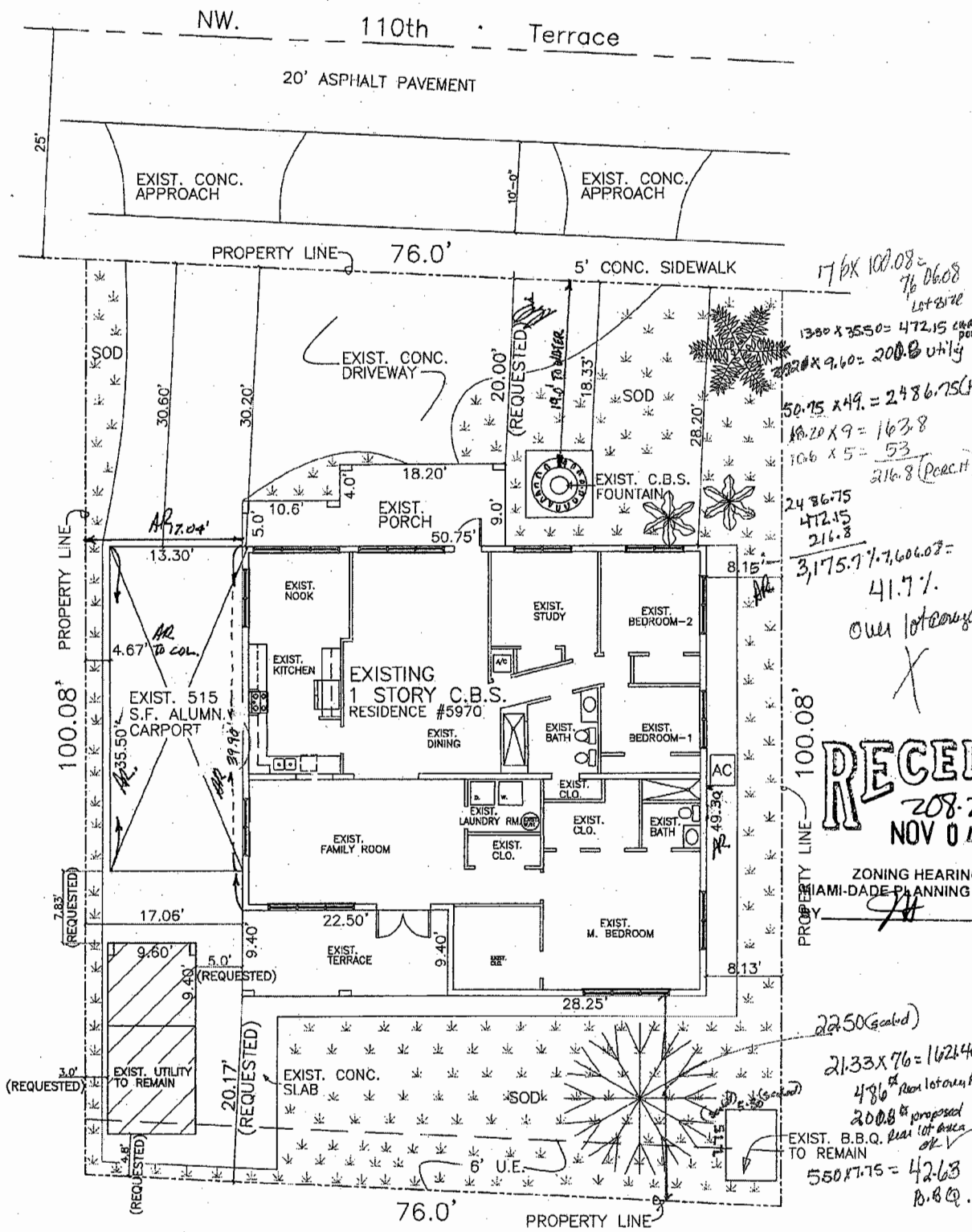
Z2008000215

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

CURRENT ENFORCEMENT HISTORY: Current case history, case 200907000538 was opened based on enforcement history request and inspected 02/26/09. No violation observed and case closed. Previous case history, case 200107001976 was opened for concrete fence on 6/7/01. Warning notice issued and case closed.

Osiel Morales



17 6X 100.08 = 7606.08 Lot size
13.50 X 35.50 = 472.15 cur. por.
20.20 X 9.60 = 200.8 utility
50.75 X 49. = 2486.75 (H)
18.20 X 9 = 163.8
10.6 X 5 = 53
216.8 (Porch)
2486.75
472.15
216.8
3,175.7 % 7,606.08 =
41.7%
Over lot coverage

RECEIVED
208.215
NOV 04 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

22.50 (scaled)
21.33 X 76 = 1621.46
486 # Rear lot over R
200.8 # proposed Rear lot area ok
550 X 7.75 = 42.63
B.B.Q.

LEGAL DESCRIPTION:
LOT 10, BLK. 35, OF "PALM SPRINGS SUBDIVISION SEC-B 4th ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, AT PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

RECEIVED
208.215
NOV 04 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

M.

THE NATURE OF THIS SITE PLAN IS TO REQUEST 42% LOT COVERAGE, WHERE UP TO 35% IS ALLOWED. PLEASE NOTE THAT THE NEW F.B.C. ALLOWS UP TO 40% LOT COVERAGE ON RU-1(Ma) WHERE PREVIOUSLY 35% WAS REQUIRED. ALSO BEING REQUESTED IS THE EXIST. UTILITY ROOM LOCATION TO REMAIN AS IS ACCESORY BUILDING (UTILITY RM.) SETBACKS SEE ZONING LEGEND ALSO BEING REQUESTED ARE FRONT AND REAR EXIST. RESIDENCE SETBACKS SEE SITE PLAN ABOVE.

N

SITE PLAN OPTION-A

SCALE= 1/8"=1'

11-3-08
PABLO R.GARCIA,P.E.
CIVIL ENGINEER#34239
STATE OF FLORIDA

18

ENLARGED SITE PLAN

19

FLOOD LEGEND
Residential New Construction

ADDRESS: 5970 NW. 110th TERRACE HIALEAH FLORIDA 33012

LOT: 10 BLOCK: 35 PLAT BOOK: 57 PAGE: 31

HIGHEST CROWN OF ROAD ELEV.= 7.65 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: DAVILA & ASSOC. SERVICES, INC. PLS LIC.# LS-2760
SURVEYOR'S NAME

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SHALE AREA ELEVATION
PROPOSED	(EXISTING) 9.37' FT. NGVD	FT. NGVD	(EXISTING) 8.31' FT. NGVD	- FT. NGVD

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

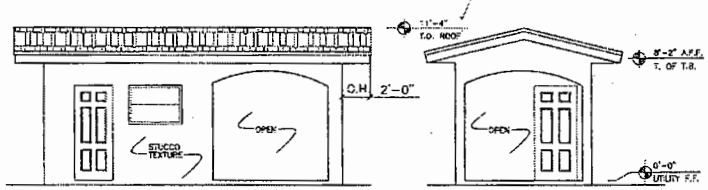
ALTERNATIVELY, SEE A CERTIFICATION BY: N/A P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

3' - 0" = NGVD

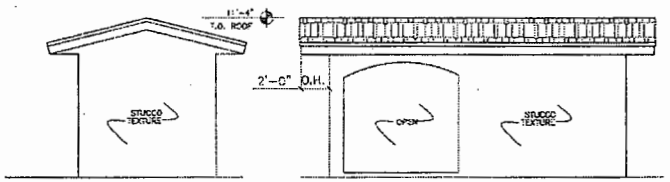
ZONING LEGEND

ZONING CLASSIFICATION	SINGLE FAMILY RESIDENTIAL (RU-1) DISTRICT
TOTAL GROSS LOT AREA:	9,506 SQ.FT.
NET LOT AREA :	7,606 SQ.FT.
LOT COVERAGE REQUIRED:	35%
LOT COVERAGE PROVIDED:	42% (REQUESTED)
EXIST. BUILDING FOOT PRINT EXCLUDING UTILITY SHED S.F. (ACCESORY BUILDING)= 200 SQ.FT.	3,234 SQ.FT.
PERVIOUS AREA REQUIRED:	30%
PERVIOUS AREA PROVIDED:	31%
DISTANCE BETWEEN BUILD'S. REQ'D.:	10.0'
DISTANCE BETWEEN BUILD'S. PROVIDED:	5.0' (REQUESTED)
(MAIN RESIDENCE)= SETBACKS REQUIRED:	
FRONT	25.00'
INTERIOR SIDE	7.50'
STREET SIDE	15.00'
REAR	25.00'
(MAIN RESIDENCE)= SETBACKS PROVIDED:	
FRONT (EXISTING PORCH)	20.00' (REQUESTED)
INTERIOR SIDE	8.15' EXISTING
STREET SIDE	N/A
REAR (EXISTING RES.)	20.17' (REQUESTED)
(ACCESORY BUILDING)= SETBACKS REQUIRED:	
FRONT	25.00'
INTERIOR SIDE	7.50'
STREET SIDE	20.00'
REAR	5.00'
(ACCESORY BUILDING)= SETBACKS PROVIDED:	
FRONT	75.00' EXISTING
INTERIOR SIDE	3.0' EXISTING (REQUESTED)
STREET SIDE	N/A
REAR	4.50' (REQUESTED)



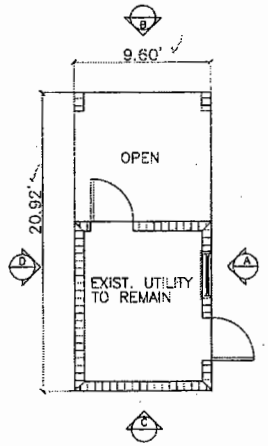
(A) (UTILITY ROOM) EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"

(B) (UTILITY ROOM) NORTH FRONT ELEVATION
SCALE: 1/4"=1'-0"

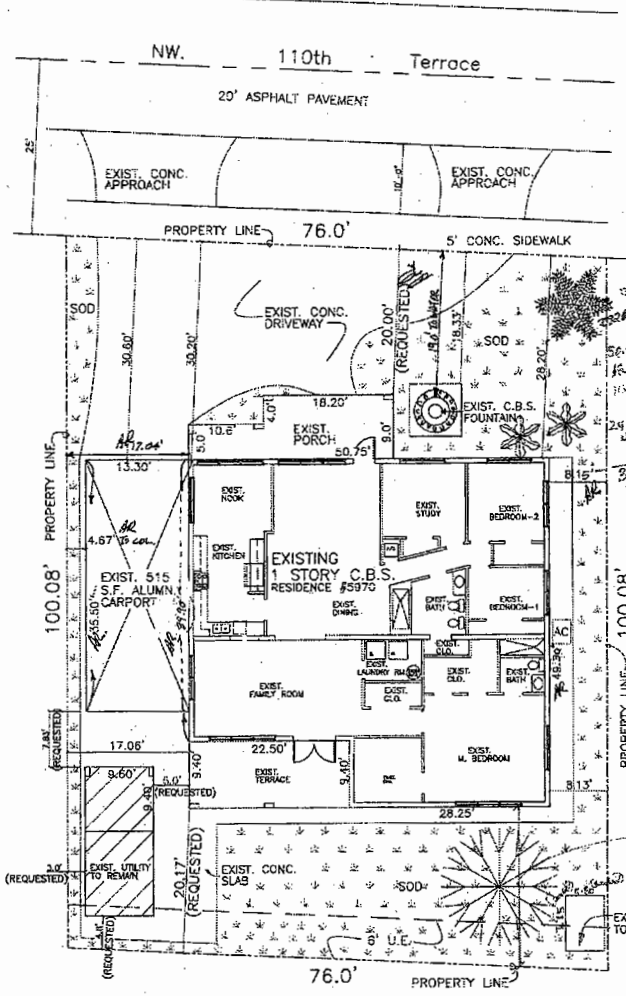


(C) (UTILITY ROOM) SOUTH REAR ELEVATION
SCALE: 1/4"=1'-0" SOUTH SIDE SIMILAR

(D) (UTILITY ROOM) WEST SIDE ELEVATION
SCALE: 1/4"=1'-0" WEST SIDE SIMILAR



(TO BE PERMITTED) EXIST. UTILITY RM. FLOOR PLAN
SCALE= 1/4"= 1'-0"



LEGAL DESCRIPTION:
LOT 10, BLK. 35, OF "PALM SPRINGS SUBDIVISION SEC-B 4th ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, AT PAGE 31, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

THE NATURE OF THIS SITE PLAN IS TO REQUEST 42% LOT COVERAGE, WHERE UP TO 35% IS ALLOWED. PLEASE NOTE THAT THE NEW F.B.C. ALLOWS UP TO 40% LOT COVERAGE ON RU-1(Mq) WHERE PREVIOUSLY 35% WAS REQUIRED. ALSO BEING REQUESTED IS THE EXIST. UTILITY ROOM LOCATION TO REMAIN AS IS ACCESORY BUILDING (UTILITY RM.) SETBACKS SEE ZONING LEGEND ALSO BEING REQUESTED ARE FRONT AND REAR EXIST. RESIDENCE SETBACKS SEE SITE PLAN ABOVE.

SITE PLAN OPTION-A
SCALE= 1/8"=1'

RECEIVED
209.215
NOV 04 2008

RECEIVED
NOV 04 2008

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISION DESCRIPTION	BY	DATE	NO.
			1
			2
			3
			4

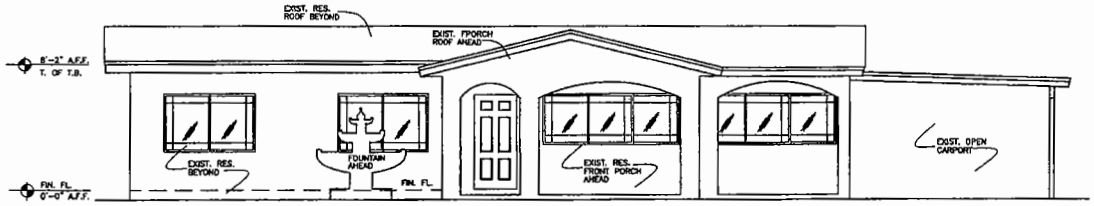
PROJECT NAME: SITE PLAN			
OWNER/PH: ERASMO BARROS 786-412-5141			
ADDRESS: 5970 NW. 110th Terrace Hialeah, FLORIDA 33012			
PROJECT ADD: SAME			

PABLO R. GARCIA P.E.
7279 NW. 146 Street MIAMI LAKES FL. Ph:(786) 457-4725 Fax:(305) 821-3992
CIVIL ENGINEER #34339

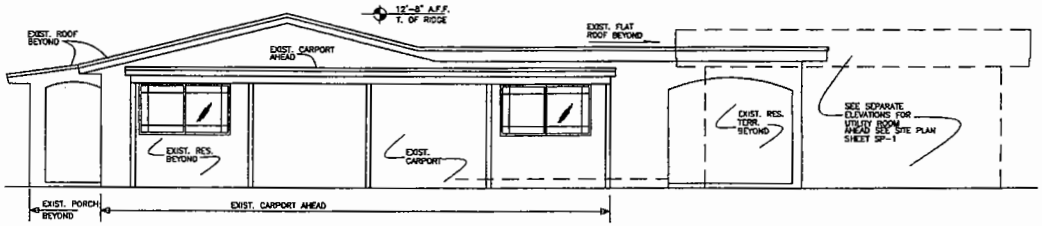
JOB NO. 10-16-08

SP-1
1 OF 2
SP(10)-A

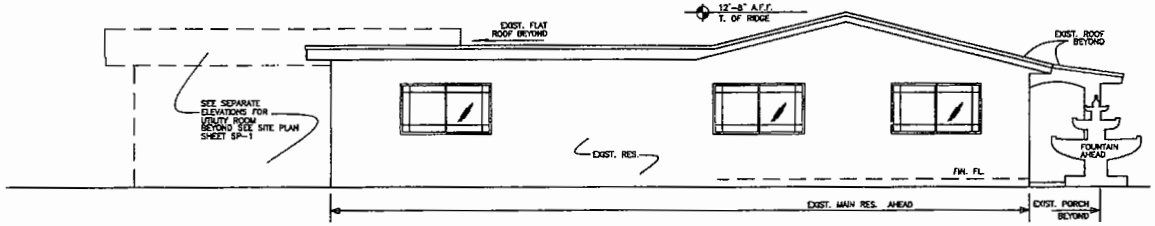
2D



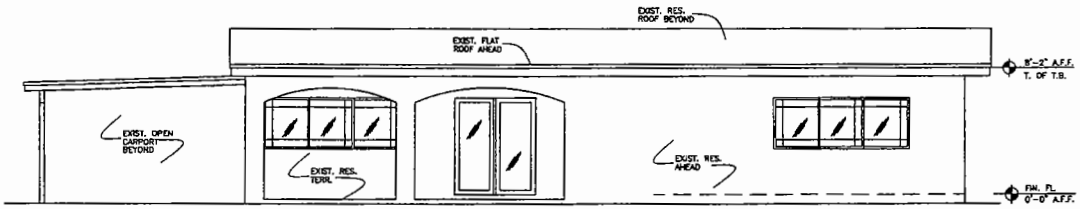
MAIN HOUSE
NORTH FRONT ELEVATION
SCALE: 1/4"=1'-0"



MAIN HOUSE
WEST SIDE ELEVATION
SCALE: 1/4"=1'-0"



MAIN HOUSE
EAST SIDE ELEVATION
SCALE: 1/4"=1'-0"



MAIN HOUSE
SOUTH REAR ELEVATION
SCALE: 1/4"=1'-0"

RECEIVED
208.215
NOV 04 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
NOV 04 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

11-3-08
PABLO R. GARCIA P.E.
CIVIL ENGINEER #34239
STATE OF FLORIDA

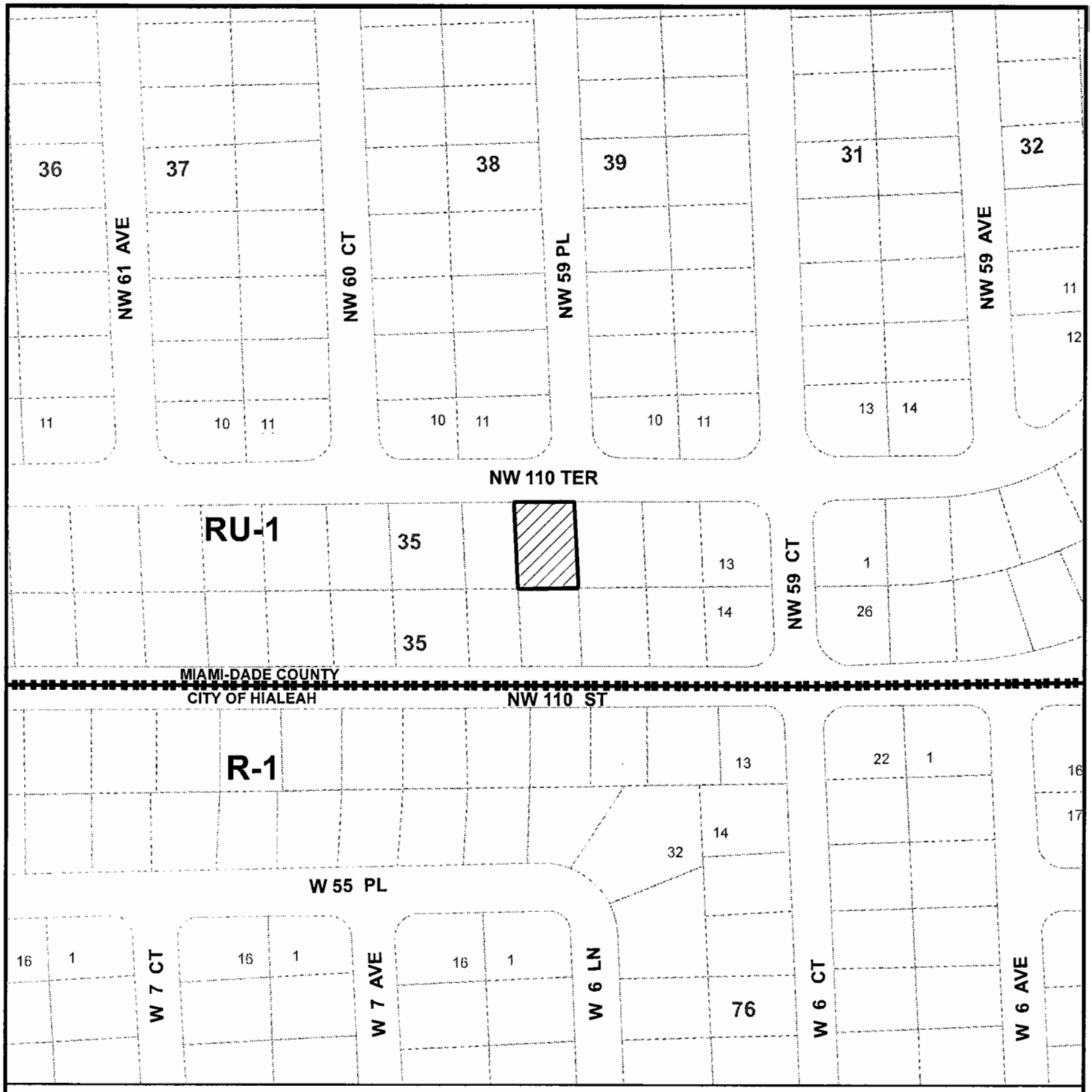
REVISION DESCRIPTION	NO.	DATE	BY	APPD
	1	.	.	.
	2	.	.	.
	3	.	.	.

PLAN	.	.	.
STRUC	.	.	.
MECH	.	.	.
ELEC	.	.	.

PROJECT NAME: SITE PLAN
OWNER/PH: ERASMO BARRIOS 786-412-3141
ADDRESS: 5970 NW. 110th Terrace Hialeah, FLORIDA 33012
PROJECT ADD: SAME

PABLO R. GARCIA P.E.
7729 NW. 146 Street MIAMI LAKES FL. Ph:(786) 457-4725
CIVIL ENGINEER #34239 Fax:(305) 821-3996

JOB NO. 10-16-08
SP-2
2 OF 2
OPT(AU)-A



MIAMI-DADE COUNTY
HEARING MAP

Process Number
08-215

Section: 36 Township: 52 Range: 40
Applicant: ERASMA & SILVIA BARRIOS
Zoning Board: C05
Commission District: 13
Drafter ID: KEELING
Scale: NTS
---------- Zoning

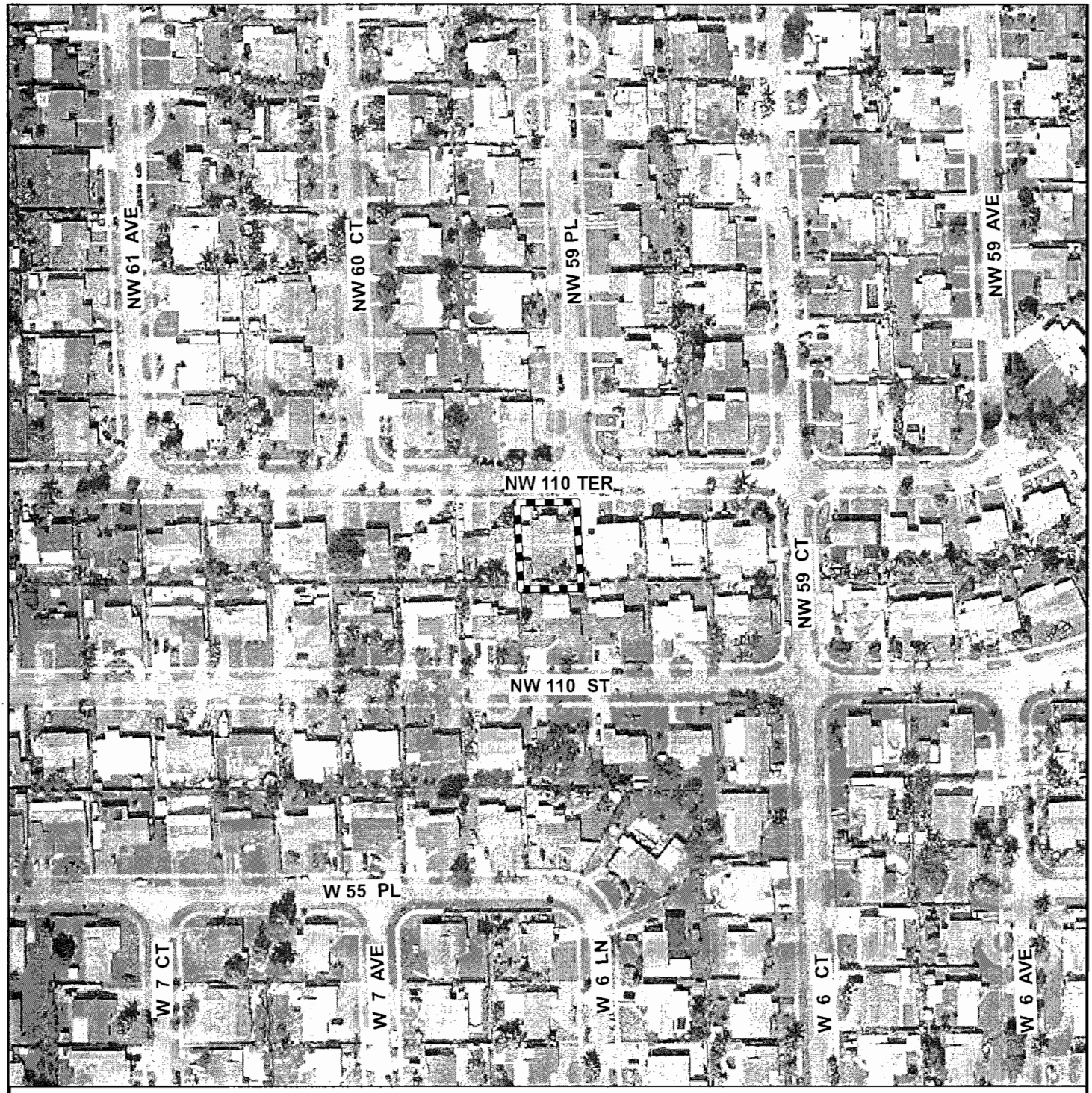
SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 11/13/08

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 36 Township: 52 Range: 40
Applicant: ERASMA & SILVIA BARRIOS
Zoning Board: C05
Commission District: 13
Drafter ID: KEELING
Scale: NTS
---------- Zoning

Process Number
08-215

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 11/13/08

REVISION	DATE	BY