

# FINAL AGENDA

3-19-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 5  
LAWTON CHILES MIDDLE SCHOOL  
8190 NW 197 Street, Miami  
Thursday, April 26, 2012 at 7:00 p.m.

## CURRENT

1. 12-4-CZ5-1    RAFAEL CORONEL    11-87    01-52-40    N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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### COMMUNITY ZONING APPEALS BOARD - AREA 5

MEETING OF THURSDAY, APRIL 26, 2012

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

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1. RAFAEL CORONEL (12-4-CZ5-1/11-087)

01-52-40  
Area 5/District 01

- (1) NON-USE VARIANCE to permit an existing covered terrace addition to a single family residence setback 18.67' (25' required) from the rear (north) property line.
- (2) NON-USE VARIANCE to permit an existing single family residence setback a minimum of 3.98' (7.5' required) from the interior side (west) property line.
- (3) NON-USE VARIANCE to permit an existing roofed outdoor kitchen and bathroom setback 3.67' (5' required) from the rear (north) property line, setback a minimum of 3.5' (7.5' required) from the interior side (west) property line and spaced 4.67' (10' required) from the residence.
- (4) NON-USE VARIANCE to permit an existing swimming pool & Jacuzzi setback varying from 5' to 7' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line.
- (5) NON-USE VARIANCE to permit an existing trellis setback 2' (5' required) from the rear (north) property line and setback 2' (7.5' required) from the interior (east) property line.
- (6) NON-USE VARIANCE to permit an existing screen enclosure setback 0' (6' required) from the rear (north) property line and setback 0' (7.5' required) from the interior (east & west) property lines.

Plans are on file and may be examined in the Sustainability, Planning and Economic Enhancement or its successors department entitled "Mr. & Mrs. Rafael A. Coronel" as prepared by DDSM Consulting LLC., dated stamped received 7/20/11 with sheet A1, last handwritten revision dated 1/24/12 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 5911 NW 199 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9,205 sq. ft.

Department of Permitting, Environment  
and Regulatory Affairs

Recommendation:

Approval with conditions of requests #1 and #2, and denial without prejudice of requests #3 through #6.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**NOTICE**

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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.

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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 Permitting, Environment and Regulatory Affairs (PERA) within 14 days after PERA 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. (PERA's posting will be made on a bulletin board located in the office of PERA.) 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](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department  
Staff Report to Community Council No. 5**

**PH: Z11-087 (12-04-CZ5-1)**

**April 26, 2012**

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	1
<b>Applicant</b>	Rafael Coronel
<b>Summary of Requests</b>	The applicant is seeking to allow an existing single-family residence with less setback than required by the Zoning Code and to allow additions to the property with setbacks also less than required by the Zoning Code.
<b>Location</b>	5911 N.W. 199 <sup>th</sup> Street, Miami-Dade County, Florida.
<b>Property Size</b>	9,205 sq. ft.
<b>Existing Zoning</b>	RU-1
<b>Existing Land Use</b>	Single-Family Residence
<b>2015-2025 CDMP Land Use Designation</b>	Low Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions of requests #1 and #2, denial without prejudice of requests #3 through #6.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit an existing covered terrace addition to a single family residence setback 18.67' (25' required) from the interior rear (north) property line.
- (2) NON-USE VARIANCE to permit an existing single family residence setback 3.98' (7.5' required) from the interior side (west) property line.
- (3) NON-USE VARIANCE to permit an existing roofed outdoor kitchen and bathroom setback 3.67' (5' required) from the rear (north) property line, setback a minimum of 3.5' (7.5' required) from the interior side (west) property line and spaced 4.67' (10' required) from the residence.
- (4) NON-USE VARIANCE to permit an existing pool and Jacuzzi setback varying from 5' to 7' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line.
- (5) NON-USE VARIANCE to permit and existing trellis setback 2' (6' required) from the rear (north) property line and setback 2' (7.5' required) from the interior (east) property line.
- (6) NON-USE VARIANCE to permit an existing screen enclosure setback 0' (6' required) from the rear (north) property line and setback 0' (7.5' required) from the interior (east & west) property lines.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Mr. & Mrs. Rafael A. Coronel" as prepared by DDSM Consulting, dated stamped received 7/20/11 and consisting of 3 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** Existing single-family residence.

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

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an interior lot, located at 5911 N.W. 199<sup>th</sup> Street. Single-family residences characterize the surrounding area where the subject property lies.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Low Density Residential** on the Adopted 2015-2025 LUP map. *This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The Land Use Element Interpretive Text under Residential Communities provides that 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.* The approval with conditions of the requests sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP, and will not change the single-family detached use. Therefore, staff opines that approval of the application with conditions is **consistent** with the density threshold of the LUP map of the CDMP.

**ZONING ANALYSIS:**

When requests #1 and #2 are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval with conditions of these requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff notes that the existing covered terrace provides an outdoor entertainment area for the applicant. Staff opines that the approval of request #1, to permit the existing covered terrace with an encroachment of 6'-4" into the rear (north) setback area, and request #2, to permit the existing single-family residence with a minimum setback of 3.98' from the interior side (west) setback areas, are mitigated by the existing 6' high CBS wall along the rear (north) and interior side (west) property lines and therefore would not have a negative visual impact on the surrounding area. Furthermore, staff notes that similar approvals for variances of rear setback requirements have been granted in the area. Pursuant to Zoning Resolution # CZAB51198 and administrative variances V2004000012 and V1998000215, the properties located at 5861 N.W. 199<sup>th</sup> Street, 19752 N.W. 60<sup>th</sup> Court and 5881 N.W. 199<sup>th</sup> Street were granted approvals for setbacks of 17', 18.75', and 13 (25' required) from the rear property line.

Resolution #CZAB51198 also granted an approval for a setback of 6' (7.5' required) for the existing residence from the interior side property line. As such, staff opines that the requested encroachments in requests #1 and #2 will not affect the stability and appearance of the community and therefore, would be **compatible** with same. Therefore, staff recommends that as a condition for approval of these requests, that the applicant maintains the visual buffer along the rear (north) and interior side (west) property lines to mitigate any negative visual impact from the aforementioned encroachments on the abutting properties.

Furthermore, based on the configuration of the site plan, which shows that the entire rear yard area is paved, staff recommends as a condition for approval of requests #1 and #2, that all stormwater be retained on-site without causing any runoff into the abutting properties. An additional condition for the approval of same includes that the property owner obtains a building permit for all applicable non-permitted structures on the property from the Permitting, Environment and Regulatory Affairs Department or its successor department within 90 days after the appeal period deadline date. **Staff therefore, recommends approval with conditions of requests #1 and #2 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

However, when requests #3 through #6 are similarly analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of these requests will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **incompatible** with same. In fact, staff's research of other properties in the surrounding area did not indicate any similar approvals of rear and interior side setback encroachments as intensive as what is being requested herein. As such, staff opines that the approval of request #3, to permit the existing roofed outdoor kitchen and bathroom setback 3.67' (5' required) from the rear (north) property line, setback 3.5' (7.5' required) from the interior side (west) property line and spaced 4.67' (10' required) from the residence; request #4, to permit an existing pool and jacuzzi setback 5' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line; request #5, to permit an existing trellis setback 2' (6' required) from the rear (north) property line and setback 2' (7.5' required) from the interior side (east) property line; request #6, to permit an existing screen enclosure setback 0' (6' required) from the rear (north) property line and 0' (7.5' required) from the interior side sides (east & west) property lines, would be overly intensive would create negative visual and noise impacts on the adjacent properties and would therefore be out of character and **incompatible** with the surrounding residential neighborhood. Staff notes that these uses are noise generating uses and are too intense to be located this close to the adjacent neighboring properties. **Staff therefore, recommends denial without prejudice of requests #3 through #6 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

**CIRCULATION AND PARKING:** Not applicable.

**ENVIRONMENTAL REVIEW:** Not applicable.

**OTHER:** Not applicable.

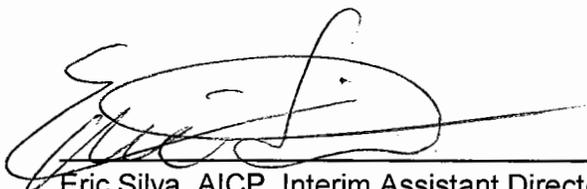
**RECOMMENDATION:**

**Approval with conditions of requests #1 and #2, and denial without prejudice of requests #3 through #6.**

**CONDITIONS FOR APPROVAL:** (For Requests #1 and #2 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled " Mr. & Mrs. Rafael A. Coronel" as prepared by DDSM Consulting, dated stamped received 7/20/11 and consisting of 3 sheets except as herein amended to show the removal of the screened enclosure, trellis, jacuzzi, outdoor kitchen and bathroom. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That all stormwater be retained on-site, without causing any runoff into the abutting properties.
5. That the applicant maintain the visual buffer along the rear (north) and interior side (west) property lines either in the form of the existing 6' high CBS wall or wood fence.
6. That the applicant obtain a building permit for all non-permitted structures on the property when applicable from the Permitting, Environment and Regulatory Affairs Department or its successor department within 90 days after the appeal period deadline date.
7. That the screened enclosure, trellis, Jacuzzi, outdoor kitchen and bathroom be demolished prior to final permit approval.

ES:GR:NN:CH:JC



Eric Silva, AICP, Interim Assistant Director  
Zoning and Community Design  
Miami-Dade County Sustainability, Planning  
and Economic Enhancement Department  
Permitting, Environment and Regulatory Affairs Department

*Handwritten initials: ESW, BMC*

ZONING RECOMMENDATION ADDENDUM  
HISTORY  
MOTION SLIPS\*  
DEPARTMENT MEMORANDA  
DISCLOSURE OF INTEREST\*  
HEARING PLANS\*  
MAPS

\*If applicable

03/26/2012

## ZONING RECOMMENDATION ADDENDUM

Applicant: *Rafael Coronel*

PH: Z11-087

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p><b>Low Density Residential</b> (Pg. 1-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include single-family housing e.g., single family detached, cluster and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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### PERTINENT ZONING REQUIREMENTS/STANDARDS

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

**12-4-CZ5-1 (11-087)**  
**Area 5/District 01**  
**Hearing Date: 04/26/12**

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:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1975	United Resources, Inc. & G.B.B. Investments, Inc.	- Zone change from GU & AU to GU, RU-1, RU-3M, RU-4, RUTH, RU4L and BU-1A. - Special Exception for night lighting. - Non-Use Variances. - Unusual Use for a Golf Course.	BCC	Approved with Condition(s)

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.

# Memorandum

**Date:** August 15, 2011  
**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

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



**Subject:** C-05 #Z2011000087  
Rafael Coronel  
5911 N.W. 199<sup>th</sup> Street  
To Permit an Existing Covered Terrace Addition to a Single-Family  
Residence Setback Less than Required from Property Lines and to  
Permit a Detached Gazebo Setback Less than Required from Property  
Line  
(RU-1) (0.21 Acres)  
01-52-40

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.

#### Potable Water Service and Wastewater Disposal

The subject property is currently connected to public water and public sanitary sewers. The proposed request, to permit the existing covered terrace and detached gazebo within the less than required setbacks, will not result in an increase in potable water and wastewater disposal. Any development that includes potable water and sanitary wastewater disposal shall be required to connect to the public water supply system and public sanitary sewer system in accordance with Code requirements.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

The storm water runoff from the existing gazebo and patio must be retained on-site, without causing any runoff into the abutting properties. The applicant may be required at the time of construction permit

application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the gazebo, without causing any runoff into the adjacent properties.

#### Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

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

#### Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit an existing covered terrace and detached gazebo will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

#### Enforcement History

DERM has found no open or closed enforcement records for the subject property.

#### Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. 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 Christine Velazquez at (305) 372-6764.

PH# Z2011000087  
CZAB - C05

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: RAFAEL CORONEL

This Department has no objections to this application.

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

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal flourish extending to the right.

Raul A Pino, P.L.S.

01-FEB-12

# Memorandum



**Date:** 03-AUG-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Karls Paul-Noel, Interim Director  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000087

## Fire Prevention Unit:

Not applicable to MDFR site requirements.

## Service Impact/Demand

Development for the above Z2011000087  
 located at 5911 NW 199 ST, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 0032 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
 The estimated average travel time is: 7:03 minutes

## Existing services

The Fire station responding to an alarm in the proposed development will be:  
 Station 51 - Honey Hill - 4775 NW 199 Street Rescue

## 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.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue  
 Department Planning Section at 786-331-4540.

# Memorandum



**Date:** August 16, 2011

**To:** Marc LaFerrier, Director  
Department of Planning and Zoning

**Thru** *M.N.* Maria I. Nardi, Chief  
Planning and Research Division

**From:** John M. Bowers, AICP/RLA  
Landscape Architect 2  
Planning and Research Division

**Subject:** Z2011000087: RAFAEL CORONEL

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**Application Name:** RAFAEL CORONEL

**Project Location:** The site is located at 5911 NW 199 ST., Miami-Dade County.

**Proposed Development:** The applicant is requesting non-use variance to setbacks for an existing residence.

**Impact and demand:** Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 06-MAR-12

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

RAFAEL CORONEL

5911 NW 199 ST, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

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Z2011000087

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY: NC: A case was opened September 1, 2010 for setback violation and a warning was issued. Extension was granted October 5, 2010 until November 1, 2010, another extension was granted til December 1, 2010. A 3rd extension was granted December 2, 2010. Pending zoning hearing. BNC; No open/closed cases.

Rafael Coronel

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

# ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK

Inspection Date

Evaluator: JACQUELINE CARRANZA

03/08/12

Process #: Applicant's Name  
Z2011000087 RAFAEL CORONEL

Locations: 5911 NW 199 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 9,205 SQ. FT.

Folio #: 3020010036420

## Request:

- 1 Non-use variance to permit an existing single family residence setback a minimum of 3.98' (7.5' required) from the interior side (west) property line.
- 2 Non-use variance to permit an existing covered terrace addition to a single family residence setback 18' 8" (25' required) from the rear (north) property line.
- 3 Non-use variance to permit an existing roofed outdoor kitchen and bathroom setback 3'-8" (5' required) from the rear (north) property line, setback a minimum of 3'-6" (7.5' required) from the interior side (west) property line and spaced 4'-8" (10' required) from the residence.
- 4 Non-use variance to permit an existing jacuzzi setback varying from 5' to 7' (7.5' required) from the rear (north) property line and setback 3.96' (10' required) from the interior side (east) property line.
- 5 Non-use variance to permit an existing trellis setback 2' (6' required) from the rear (north) property line and setback 2' (7.5' required) from the interior (east) property line.
- 6 Non-use variance to permit an existing screen enclosure setback 0' (6' required) from the rear (north) property line and setback 0' (7.5' required) from the interior (east & west) property lines.

## EXISTING ZONING

Subject Property RU-1,

EXISTING USE RESIDENCE

## SITE CHARACTERISTICS

### STRUCTURES ON SITE:

One story single family residence.

### USE(S) OF PROPERTY:

Residential

### FENCES/WALLS:

C.B.S. wall encloses rear and side yards.

### LANDSCAPING:

Nicely maintained landscape in front yard with a variety of ground cover plants, shrub, palms and trees.

### BUFFERING:

C.B.S. wall.

### VIOLATIONS OBSERVED:

Small moveable sheds maintained in front setback and spaced less than the required ten feet from house.  
Existing violations have been requested to be legalized on this application.

### OTHER:

## ZONING INSPECTION REPORT

Screen enclosure covers whole rear yard.

**Process #    Applicant's Name**  
Z2011000087    RAFAEL CORONEL

### **SURROUNDING PROPERTY**

**NORTH:**

One story single family residence

**SOUTH:**

One story single family residences

**EAST:**

One story single family residence

**WEST:**

One story single family residence

### **SURROUNDING AREA**

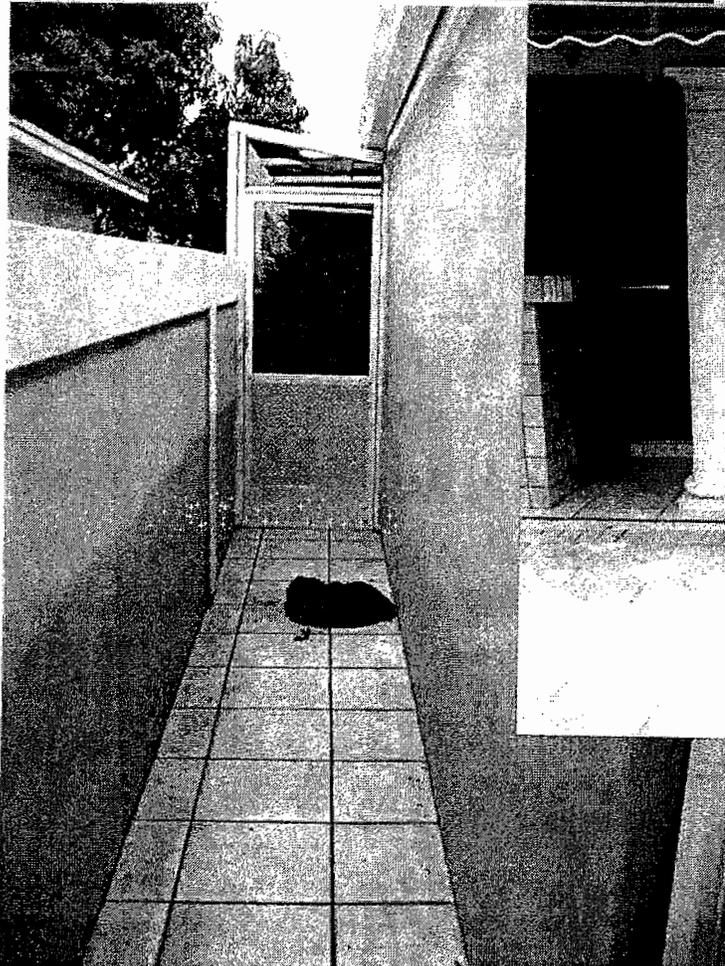
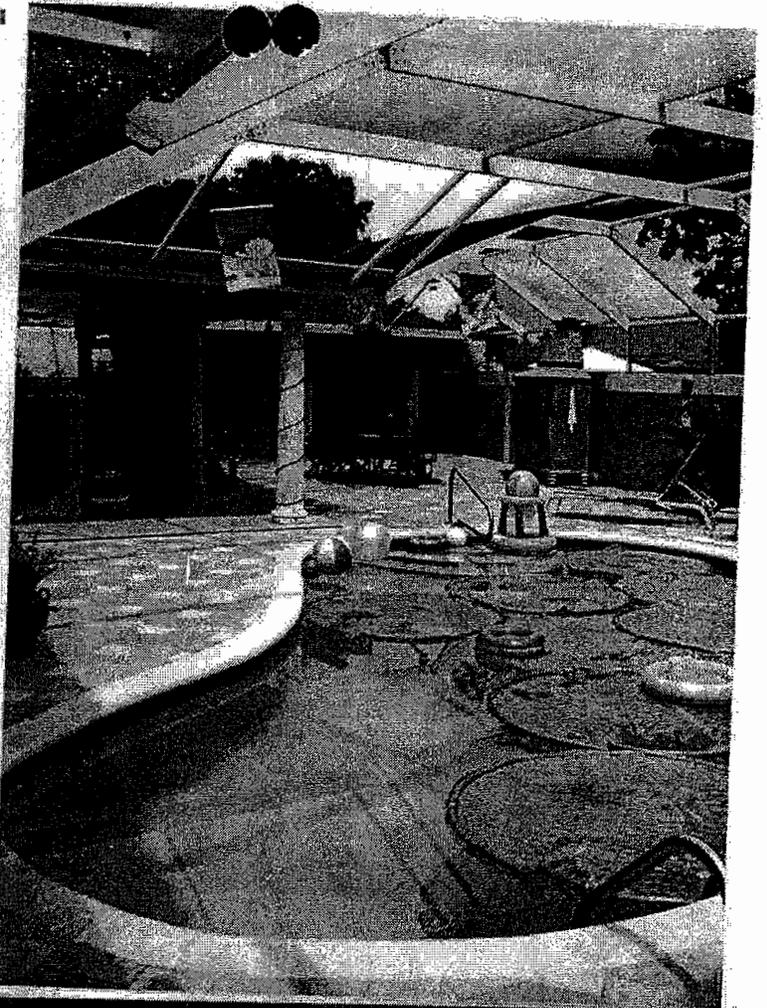
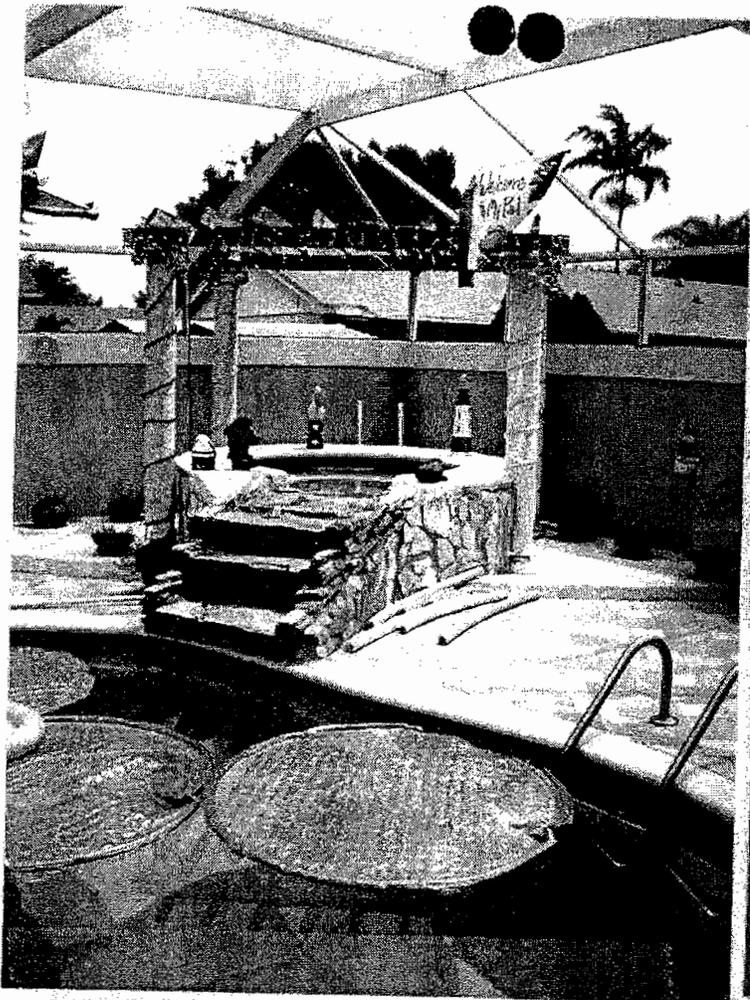
Subject property is surrounded by single family residences.

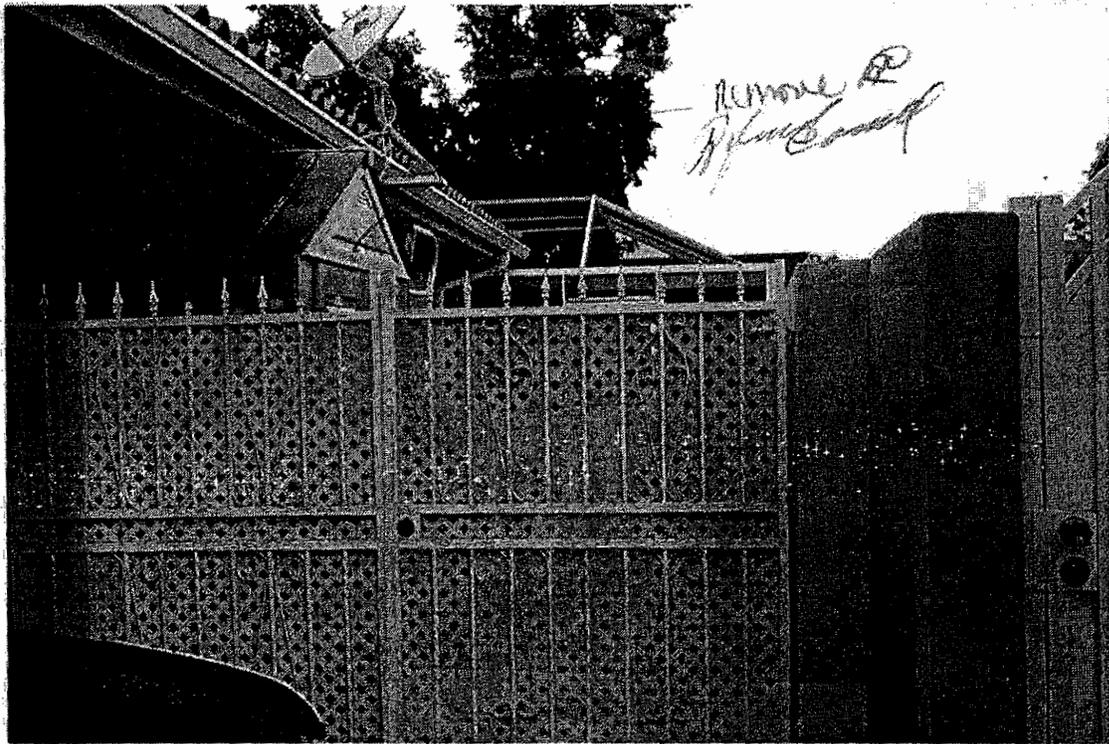
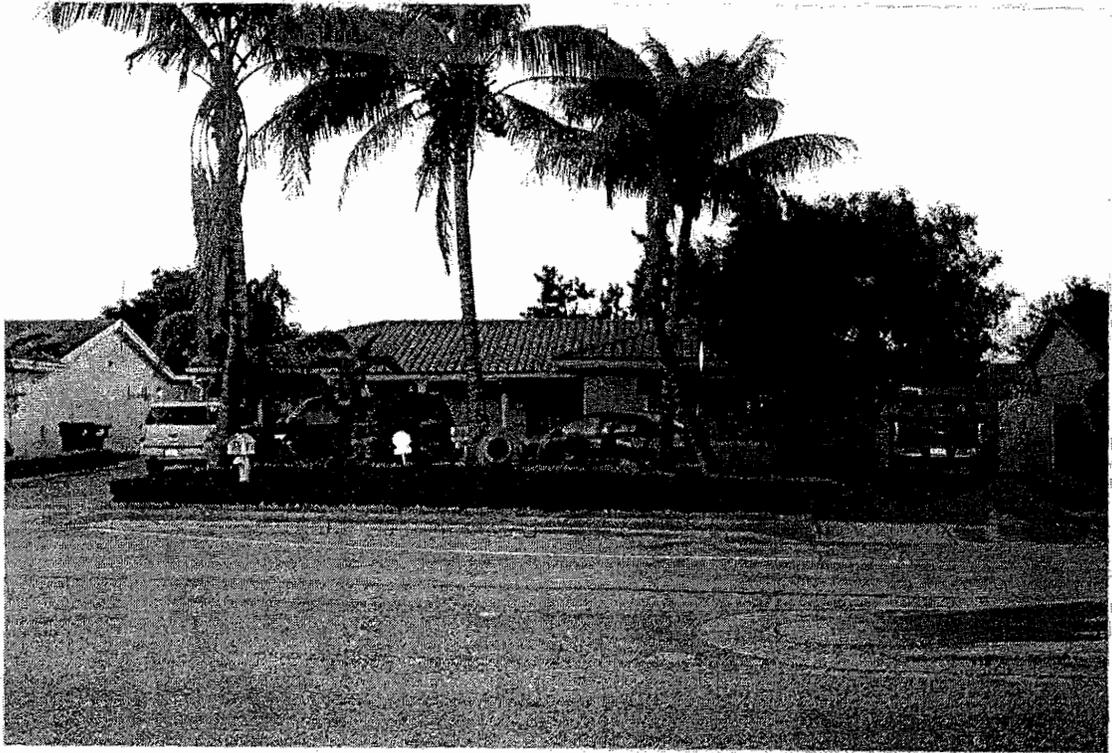
### **NEIGHBORHOOD CHARACTERISTICS:**

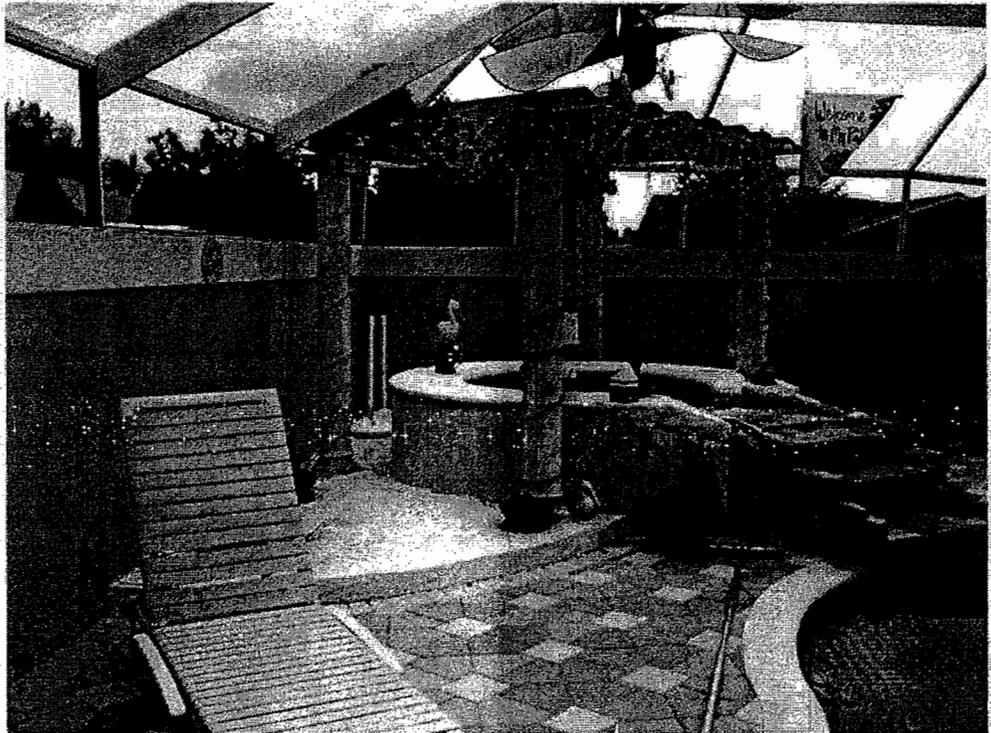
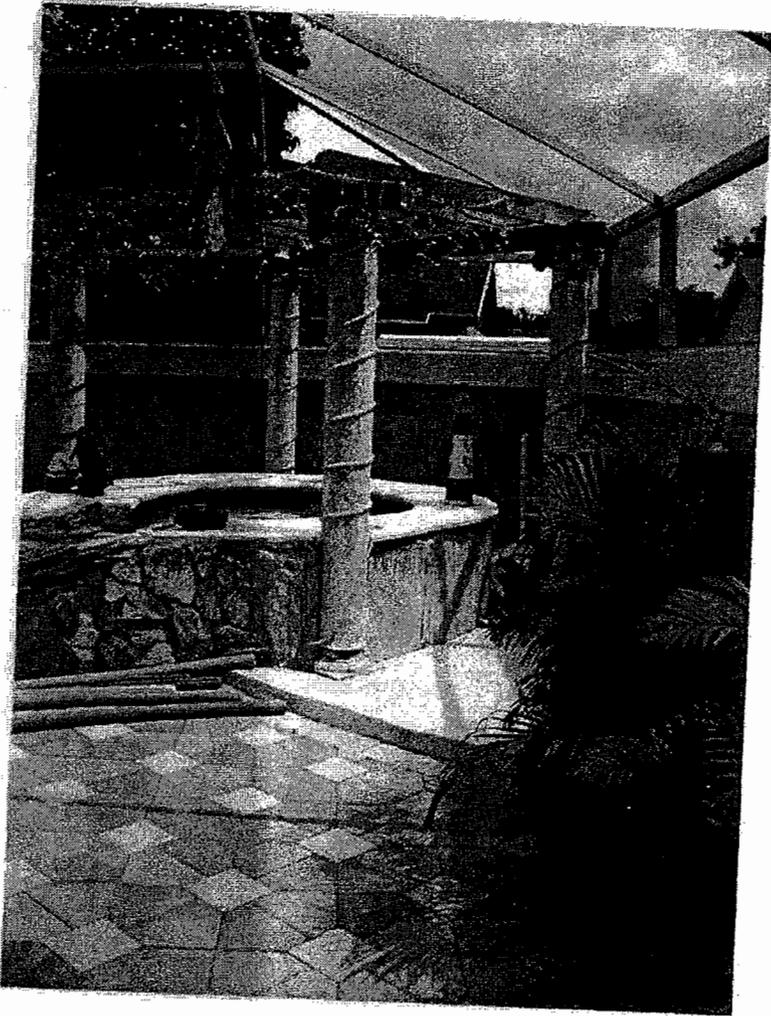
Single family residential.

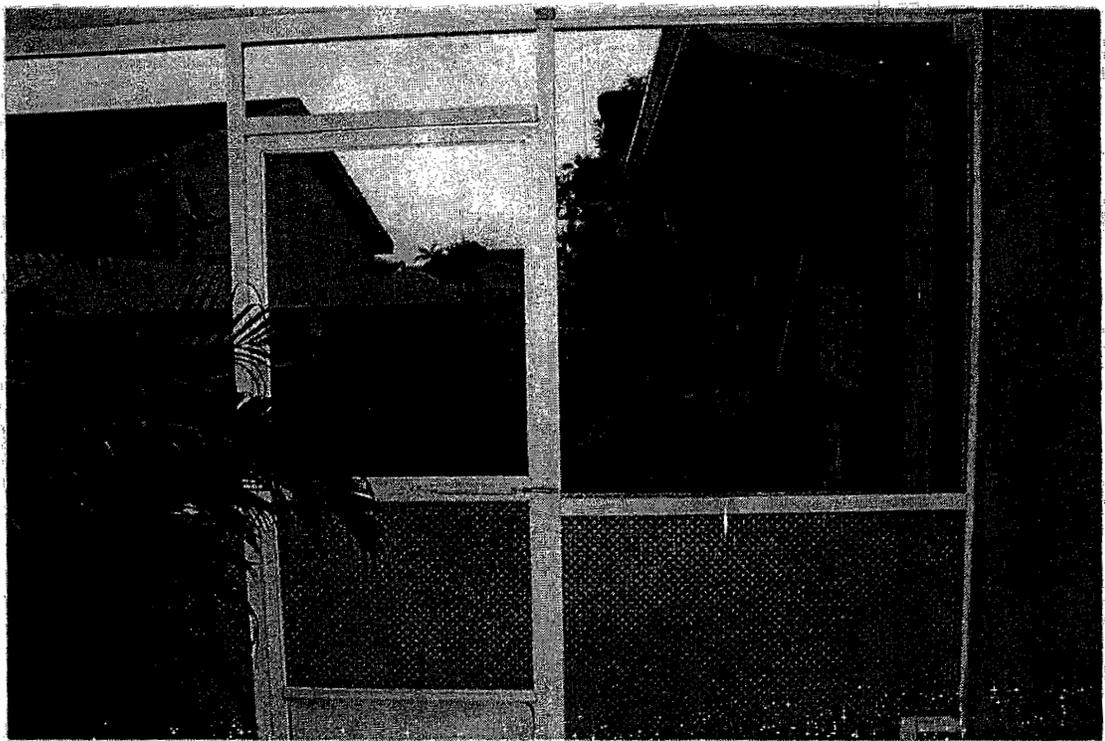
### **COMMENTS:**

None







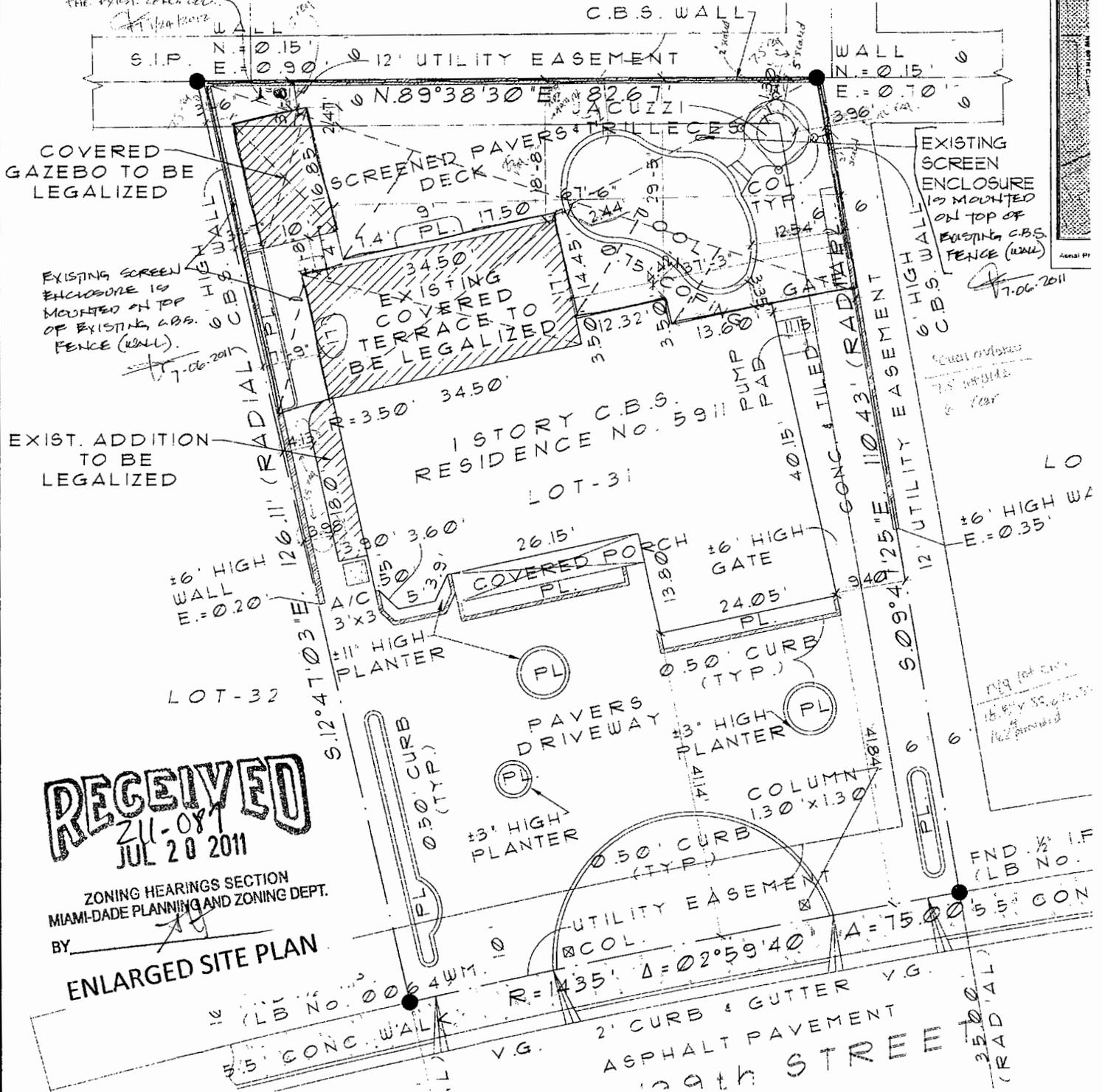


RECEIVED

MIAMI-DADE COUNTY  
PROCESS # Z11-087  
DATE: JUL 20 2011  
BY: [Signature]

LEGAL DESCRIPTION:  
Lot 31, block 20, COUNTRY LAKE MANORS SEC 2, according to the plat thereof as recorded in plat book 117 at page 14 of the Public Records Of Miami-Dade County, Florida.

\*This Dimension is Measured from the PROPERTY LINE to the EXIST. CONC. WALL.



RECEIVED  
Z11-087  
JUL 20 2011

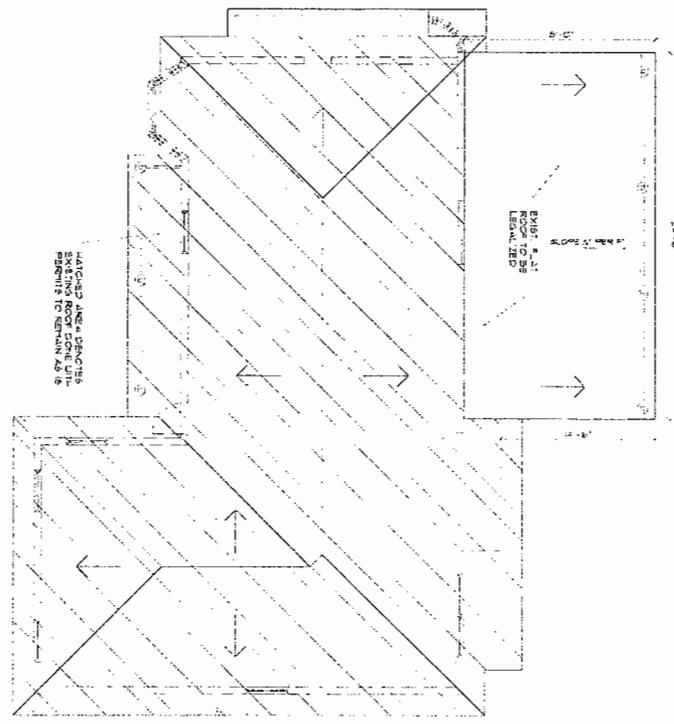
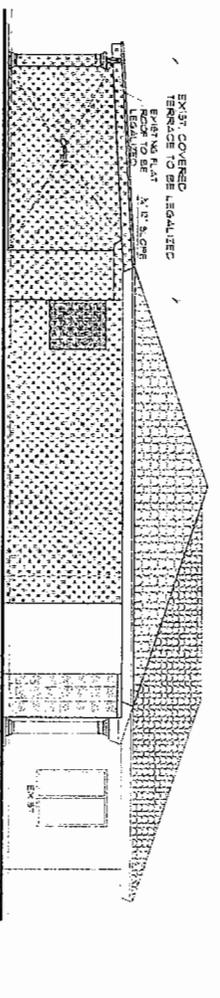
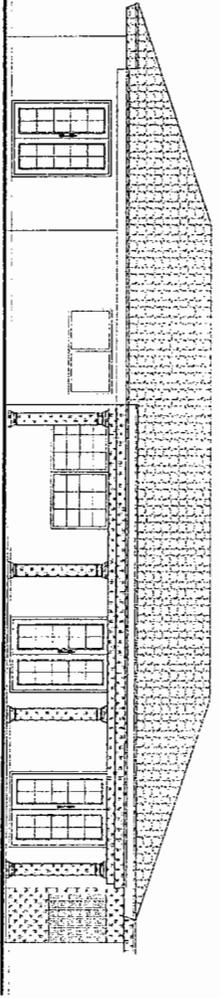
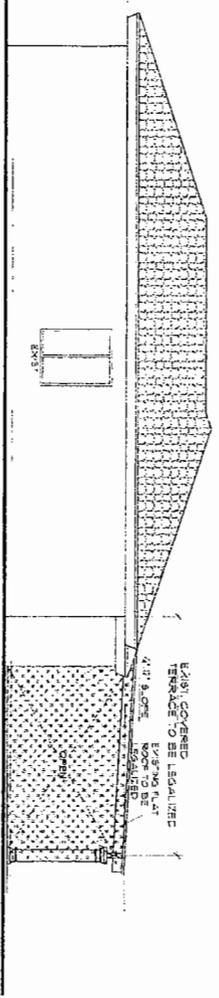
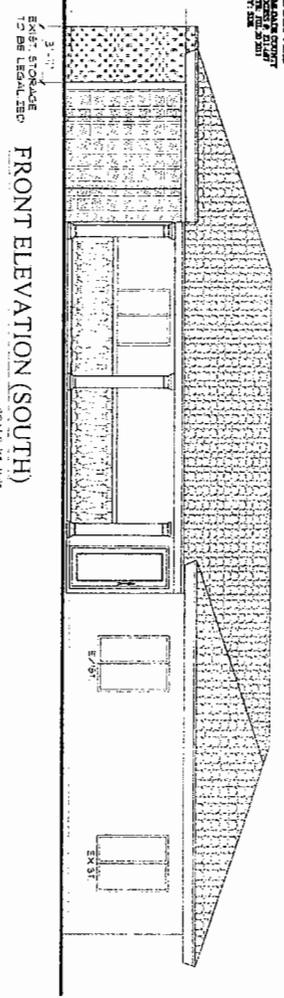
ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

ENLARGED SITE PLAN



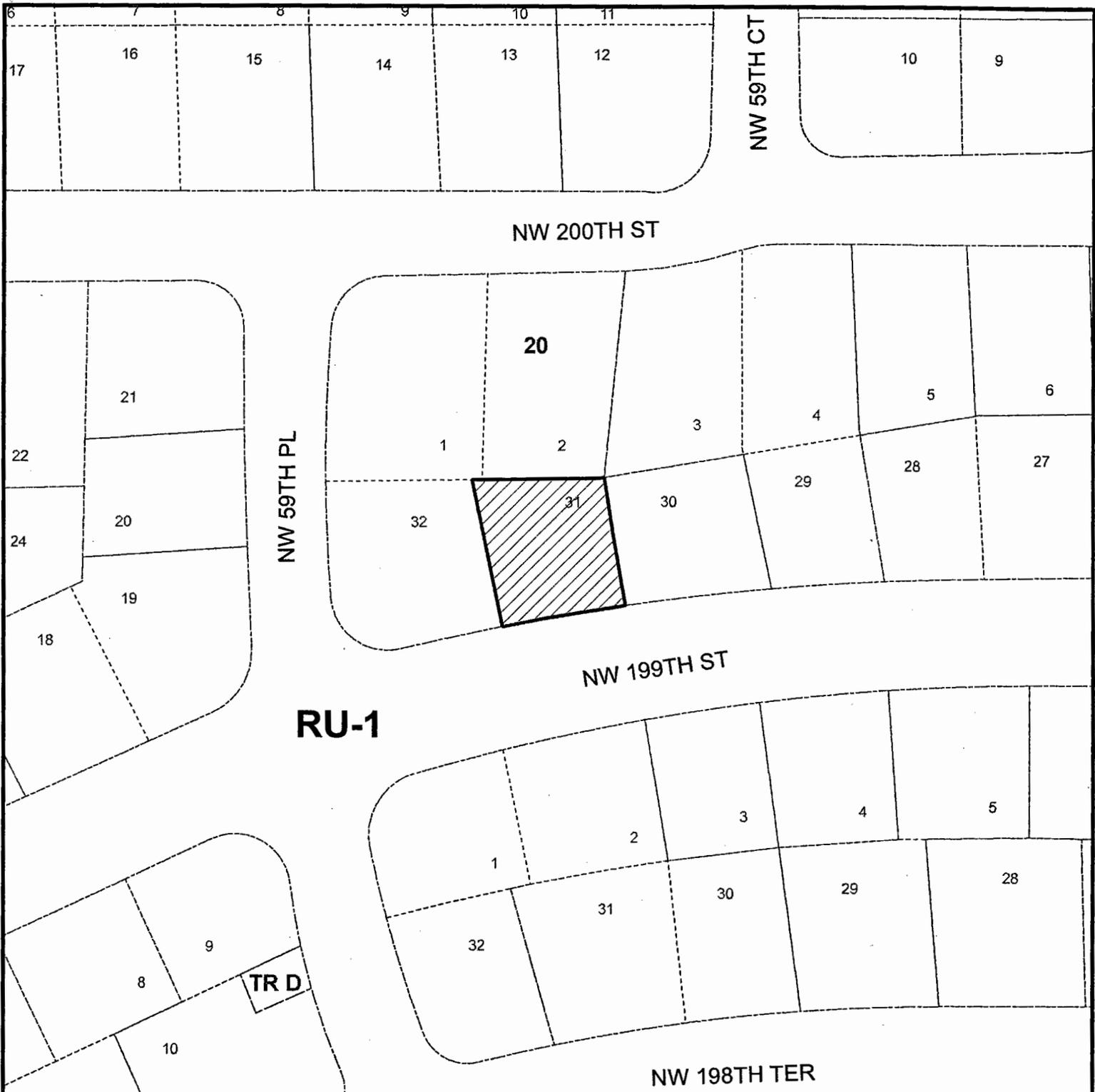


RECEIVED  
 APPROVED FOR THE  
 CITY OF MIAMI  
 JUL 20 2011



**RECEIVED**  
 JUL 20 2011  
 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY *[Signature]*

<p>DATE: 7/11/11          DRAWN BY: <i>[Signature]</i>          CHECKED BY: <i>[Signature]</i>          TITLE: A-3</p>	<p>PROPOSED NEW LEGALIZATION FOR:  <b>MR. &amp; MRS. RAFAEL A CORONEL</b>          5911 NW 199 ST          MIAMI, FL 33015</p>	<p><b>DDSM CONSULTING LLC</b>          CA# 28875, PE 67796          Dario A. Herrero, PE, M. ASCE          14359 Miramar Pkwy #327          Miramar, FL 33027</p>	<p>22</p>
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**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2011000087**



Section: 01 Township: 52 Range: 40  
 Applicant: RAFAEL CORONEL  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: KEELING STENNETT  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, July 25, 2011

REVISION	DATE	BY
		23



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**Z2011000087**



Section: 01 Township: 52 Range: 40  
 Applicant: RAFAEL CORONEL  
 Zoning Board: C5  
 Commission District: 1  
 Drafter ID: KEELING STENNETT  
 Scale: NTS

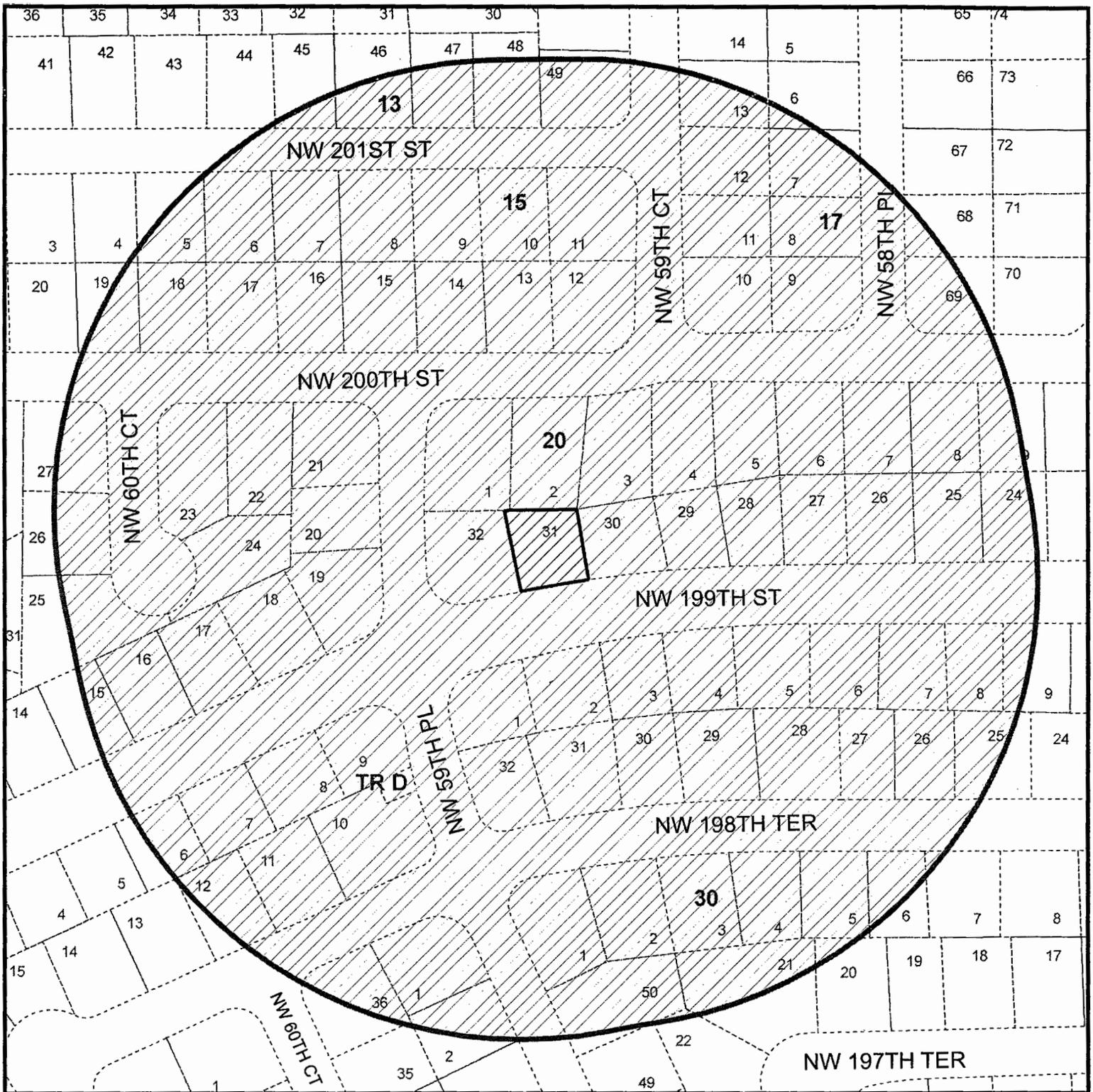
**Legend**

 Subject Property



SKETCH CREATED ON: Monday, July 25, 2011

REVISION	DATE	BY
		24



**MIAMI-DADE COUNTY  
RADIUS MAP**

**Section: 01 Township: 52 Range: 40  
Applicant: RAFAEL CORONEL  
Zoning Board: C5  
Commission District: 1  
Drafter ID: KEELING STENNETT  
Scale: NTS**

**Process Number  
Z2011000087  
RADIUS: 500**

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, July 25, 2011

REVISION	DATE	BY
		25

