FINAL AGENDA

12-13-2011 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 11
KENDALL VILLAGE CENTER - CIVIC PAVILION
8625 SW 124 Avenue, Miami
Tuesday, January 17, 2012 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	11-12-CZ11-1	PRODEIN NON PROFIT, INC	11-28	29-54-39	N

CURRENT

1.	12-1-CZ11-1	SANDRA TORDONATO	11-73	03-55-39	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, JANUARY 17, 2012

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 AVENUE, 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

I. ELECTION OF CHAIR AND VICE-CHAIR

II. APPLICATIONS:

A. PRODEIN NON PROFIT, INC. (11-12-CZ11-1/11-028) 29-54-39
Area 11/District 09

(1) UNUSUAL USE to permit a home for the aged.

(2) NON-USE VARIANCE to permit a building of public assemblage to setback 25'-4" from the rear (south) property line, 27'-3" from the interior side (west) property line and 25'-2" from the interior side (east) property line (50' required for each) and to be spaced less than the required 75' to existing residential buildings located on adjacent properties to the east, west and south.

(3) NON-USE VARIANCE to permit a lot coverage of 37.36% (15% maximum permitted).

(4) NON-USE VARIANCE to permit off-street parking and drives to be located within 25' of the right-of-way (not permitted).

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Servants of Jesus of Charity, Inc.," as prepared by SR Architects, P.A., consisting of 4 sheets all dated stamped received 9/2/11. Plans may be modified at public hearing.

LOCATION: Lying South of SW 64 Street, approximately 100' West of SW 157th Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.27 Acres

Department of Sustainability, Planning and Economic Enhancement Recommendation: Approval with conditions.

Protests: 363 Waivers: 522

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____
Deferred from: December 6, 2011

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1. SANDRA TORDONATO (12-1-CZ11-1/11-073) 03-55-39
Area 11/District 11

(1) NON-USE VARIANCE to permit an existing zero lot line residence with a visible/passable area of 8' linear feet (21' linear feet required).

(2) NON-USE VARIANCE to permit the existing zero lot line residence setback 9.60' (10' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "As Built Plans for Zoning Purposes only for Sandra Tordonato" as prepared by Lopez Professional Engineering LLC and dated stamped received 6/22/11 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 9940 SW 146 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3,600 Square Feet

Department of Sustainability, Planning and Economic Enhancement Recommendation: Denial without prejudice of request #1 and approval with conditions of request #2.

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 Sustainability, Planning and Economic Enhancement (DSPEE) within 14 days after the DSPEE 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 DSPEE's posting will be made on a bulletin board located in the office of the DSPEE). All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

Miami-Dade County Department of Sustainability, Planning and Economic Enhancement
Staff Report to Community Council No. 11

PH: Z11-028 (11-12-CZ11-1) **January 17, 2012**
Item No. A

Recommendation Summary	
Commission District	9
Applicant	Prodein Non-Profit, Inc.
Summary of Requests	The applicant is seeking approval for a home for the aged, building of public assemblage, and a site plan with reduced setbacks, a greater lot coverage than allowed, and with parking within 25' of the public right-of-way line along SW 64 Street.
Location	Lying south of SW 64 Street, approximately 100' west of SW 157 Place, Miami-Dade County, Florida.
Property Size	2.27 acres
Existing Zoning	AU
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Low Density Residential, 2.5 - 6 dua *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses** and New Uses Section 33-311(A)(4)(b), **Non-Use Variance standards** *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

This item was deferred from the December 6, 2011 meeting of Community Zoning Appeals Board (CZAB) 11 due to an error in the advertisement.

REQUESTS:

(1) UNUSUAL USE to permit a home for the aged.

(2) NON-USE-VARIANCE to permit a building of public assemblage to setback 25' 4" from the rear (south) property line, 27' 3" from the interior side (west) property line and 25' 2" from the interior side (east) property line (50' required for each) and to be spaced less than the required 75' to existing residential buildings located on adjacent properties to the east, west and south.

(3) NON-USE-VARIANCE to permit a lot coverage of 37.36% (15% maximum permitted).

(4) NON-USE-VARIANCE to permit parking within 25' of the right-of-way (not permitted).

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Servants of Jesus of Charity, Inc.," as prepared by SR Architects, P.A., consisting of 4 sheets all dated stamped received 9/2/11. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plans submitted depict the proposed home for the aged with six (6) apartment type structures, five (5) of which are two (2) stories in height, spread throughout the 2.27-acre parcel.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	AU; vacant land	Low Density Residential, 2.5 - 6 dua
North	RU-1M(a); single-family residences	Low Density Residential, 2.5 - 6 dua
South	RU-1M(a); single-family residences	Low Density Residential, 2.5 - 6 dua
East	RU-1M(a); single-family residences	Low Density Residential, 2.5 - 6 dua
West	RU-1M(a); single-family residences, lake	Low Density Residential, 2.5 - 6 dua

NEIGHBORHOOD COMPATIBILITY:

The 2.27 acre subject property is surrounded primarily by single-family residences on three (3) sides, some of which are two (2) stories in height.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community additional congregate living facilities for the elderly. However, the proposed congregate residential development made up of six (6) multi-unit buildings, the majority of which will be two (2) stories in height and which will result in an intensification of the development and lot coverage on the site could have a negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is a rectangular shaped 2.27-acre parcel that is located within the Urban Development Boundary (UDB). The applicant seeks to permit a home for the aged, with buildings setback less than required from a property under different ownership and with parking areas located less than required from the right-of-way lines along SW 64 Street. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Low Density Residential** use. This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. *This density category is generally characterized by single family housing, e.g., single family detached, cluster and townhouses.* The CDMP Land use Element interpretative text for Residential Communities states that ***Congregate residential uses and nursing homes*** *may be permitted at suitable locations in Residential Communities in keeping with the following density allowance:* each 2.5 occupants of a congregate residential facility shall be considered as the equivalent of one residential unit and that the maximum number of dwelling units shall not be more than allowed in the next higher residential category, which in this case is Low-Medium Density Residential use. This category allows a maximum of 13 dwelling units per acre which would allow a maximum of 73 residents on the 2.27 acre subject parcel. As such, the applicant's proposal as indicated in

the letter of intent to accommodate 63 residents and nuns would be **consistent** with the density threshold allowed by the CDMP interpretative text noted above.

The subject property is located to the south of SW 64 Street, a half-section line road and approximately 508' to the west of SW 157 Ave, a section line road. Staff notes that the subject property is not located within an activity node or section center, as recommended by the Guidelines for Urban Form in the interpretative text of the CDMP for the location of congregate living facilities. Said guidelines provide a generalized pattern for land use development in residential communities. However, the CDMP allows uses such as the requested home for the aged in residential communities when consistent with other goals, objectives and policies of the Plan and compatible with the neighborhood. Additionally, the CDMP **Policy LU-4D** states that uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complimentary elements and buffer any incompatible elements.

The submitted site plans indicate an attempt by the applicant to provide some sensitivity of the proposed development to the existing residential uses located to the west. Said plans indicate the location of the single-story building abutting the residences to the east, and the concentration of the majority of the proposed development consisting of two (2) story buildings to the west of the property where it abuts a lake. In addition, the submitted plans indicate a row of Live Oak trees, planted 20' apart, along with a continuous row of hedges along the interior side (east) and rear (south) property lines, which will provide a visual buffer to mitigate the impact of the remaining two (2) story buildings along the east property line on the abutting residences. As such, staff opines that the proposed home for the aged use would be **consistent** with CDMP **Policy LU-4D,** the interpretative text of the Land Use Element, residential Communities, addressing congregate residential uses and density threshold, and is **consistent** with the CDMP's LUP map designation for the subject property.

ZONING ANALYSIS:

When analyzing request #1 under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses** and New Uses, staff is of the opinion that approval of this request would be **compatible** with the surrounding residential community and therefore should be approved with conditions. Staff notes that in 1996, pursuant to Resolution #5-ZAB-222-96, the subject property was previously approved to house a convent and weekend retreat. Staff opines that the proposed home for the aged use is a similar residential facility and when compared with the previously approved use, will not create excessive noise and traffic or cause undue and excessive burden on public facilities. Further, although the proposed use will result in an intensification of the development of the site as evidenced by the additional requests for variances, staff opines that the applicant has addressed this by locating the more intensive portions of the development, including the access drives and loading areas to the center and west of the subject property. Additionally, the applicant has increased the landscaping along the property lines to mitigate any negative visual impacts that will result from the proposed development. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses).**

When requests #2 through #4 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would be **compatible** with the surrounding area and would not have a negative impact on the appearance

of the community. Staff notes that these requests are germane to request #1. As previously mentioned, the applicant has addressed the negative visual impact that will result from the intensification of the development of the site and the 22.36% increase in lot coverage (request #3), by relocating some of the more intense activities, including the access drives and loading areas as well as increasing the landscaping. Further, staff opines that the approval of request #2, to allow the encroachment of buildings of public assemblage into the setback areas will not affect the stability and appearance of the community as the subject site was previously approved to allow a similar encroachment of 25' from the east and west property lines pursuant to Resolution #5-ZAB-222-96. Additionally, staff notes that the applicant has provided sufficient buffering in the form of a continuous hedge and a row of trees along the front (north) property line to mitigate any negative visual impacts of the parking areas that are located close to SW 64 Street (request #4). **Accordingly, staff recommends approval with conditions of requests #2 through #4, under Section 33-311(A)(4)(b), Non-Use Variance.**

ACCESS, CIRCULATION AND PARKING: The subject property fronts onto SW 64 Street, a half-section line road, and is located approximately 400' to the west of SW 157 Avenue which is a section line road. As such, the location of the proposed home for the aged will provide the occupants and their guests with easy accessibility to public transportation without creating a negative impact on the residential neighborhood streets.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Servants of Jesus of Charity, Inc.," as prepared by SR Architects, P.A., consisting of 4 sheets all stamped and received on 9/2/11.

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

4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to final zoning inspection.

5. That the use be made to conform to the requirements and/or recommendations of the Miami-Dade County Department of Public Health, and the State of Florida Department of Health and Rehabilitative Services.

6. That all outdoor lighting on the property be in compliance with Miami-Dade County's outdoor lighting regulations; specifically that any over-spill lighting onto adjacent properties not exceed one-half (1/2) foot candle vertical nor one-half (1/2) foot candle horizontal illumination on adjacent properties or structures, and that outdoor lighting installation shall not be placed in permanent use until a compliance letter from a registered engineer or architect is provided.

7. That the applicant obtain a new or revised Certificate of Use for the convalescent home and home for the aged use from, and promptly renew the same annually, with the Department of Permitting, Environment and Regulatory Affairs, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

8. That the applicant comply with all applicable conditions and requirements of the Department of Permitting, Environment and Regulatory Affairs, the Public Works and Waste Management Department, and the Miami-Dade Fire Rescue Department as contained in their memoranda pertaining to this application.

ES:MW:GR:NN:AN:CH

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

GMR

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

*If applicable

ZONING RECOMMENDATION ADDENDUM

Prodein Non-Profit, Inc
Z11-028

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

Low Density Residential (Pg. I-31)	*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.*
Congregate Living Facilities, Group Homes, Foster Homes, Nursing Homes, and Day Care Facilities. (Pg. I-34)	**"Congregate residential uses" and nursing homes** *may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: Each 2.5 occupants shall be considered to be one dwelling unit, and the maximum number of dwelling units allowed shall be no greater than the number allowed in the next higher residential density category than that for which the site is designated. For example, a ten-acre site located in an area designated for six dwelling units per gross acre may be permitted up to 13 units per gross acre or in this instance, up to 130 units. Assuming 2.5 occupants per unit, up to 325 persons could occupy the site. The intensity of use that may be approved for "daytime service uses" such as day care facilities shall be limited as necessary to be compatible with adjacent uses and to comply with water supply and sewage regulations contained in Chapter 24 of the Miami-Dade County Code. If located in Estate, Low or Low-Medium Density neighborhoods,* ***congregate residential uses****, and daytime service uses such as day care centers,* ***should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility****.*
Residential Communities (Page I-26)	*The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers,* ***group housing facilities****, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.*
Policy LU-4D (Pg. I-11)	*Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complimentary elements and buffer any incompatible elements.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Special Exceptions, Unusual Uses and New Uses. Section 33-311(A)(3)	*The Board shall hear an application for and grant or deny* ***unusual uses****; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*
Non-Use Variances From Other Than Airport Regulations. Section 33-311(A)(4)(b)	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance 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.*

A. PRODEIN NON PROFIT, INC
(Applicant)

11-12-CZ11-1 (11-028)
Area 11/District 11
Hearing Date: 01/17/12

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 ☐

If so, who are the interested parties? Servants of Jesus of Charity, Inc

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1996	Jorge Serra	- Unusual Use to permit a covenant and retreat home.	ZAB	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
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: **PRODEIN NON PROFIT, INC.**

REPRESENTATIVE: Juan Mayol

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-12-CZ11-1 (11-028)	December 6, 2011	CZAB11		11

REC: Approval with conditions.

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: January 17, 2012 ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.

☐ WITH CONDITIONS

■ OTHER: Deferrred by the Board per applicant's request in order for staff to correct an error in the Ad. Re-adverstisement at staff's expense.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILWOMAN		Patricia G. DAVIS	X		
COUNCILMAN		Joseph E. DELANEY	X		
COUNCILMAN	M	Miguel A. DIAZ	X		
COUNCILWOMAN	S	Ileana PETISCO	X		
COUNCILWOMAN		Beatrice SUAREZ	X		
VICE CHAIR		Ileana R. VAZQUEZ	X		
CHAIRMAN		Jeffrey WANDER			X
		VOTE:	6	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **THOMAS ROBERTSON**

8

Memorandum

MIAMI-DADE COUNTY

Date: June 2, 2011

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

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

Subject: C-11 #Z2011000028-2nd Revision
Prodein Non Profit, Inc.
15750 S.W. 64th Street
Non-Use Variance of Setback Requirements for the Proposed Building
and Unusual Use to Permit a Home for the Aged
(RU-1(M)(a)) (2.27 Acres)
29-54-39

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.

Wellfield Protection

The subject property is located within the West Wellfield Interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way, along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Section 24-43(5) of the Code requires that no zoning action may occur within the West wellfield interim protection area without the prior written approval of the Director of DERM or his designee. The same Code Section further provides that the Director or his designee shall issue his written approval only after ascertaining that hazardous materials shall not be used, generated, handled, disposed of, discharged or stored on the property and the owner of the property has submitted to DERM a properly executed covenant running with the land in favor of Miami-Dade County which provides for this requirement.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

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
Applicant is advised that due to the discrepancy between the site plan approved under the conditions stipulated in the cut & fill letter #261 dated October 31, 2000 and the new proposed site plan submitted in this application, a modification of the recorded covenant number CFN 2001R487394 is required.

Wetlands
A DERM Class IV Wetland Permit FW93-145 has been issued for this property. This permit expired on March 6, 2005; however, the work was completed on this property prior to the permit expiration date. Any additional work in jurisdictional wetlands will require a new DERM Class IV permit.

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

Tree Preservation
There are no tree resources issues on the subject property.

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# Z2011000028
CZAB - C11

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: PRODEIN NON PROFIT, INC

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 14 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9275	SW 56 St. w/o SW 147 Ave.	D	D
9856	SW 157 Ave. n/o Kendall Dr.	C	C
9664	SW 72 St. w/o SW 147 Ave.	C	D
9665	SW 72 St. w/o SW 157 Ave.	D	D

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

Raul A Pino, P.L.S.
19-APR-11

Memorandum

MIAMI-DADE COUNTY

Date: June 13, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: M.N. Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000028: Prodein Non Profit, Inc.

Application Name: Prodein Non Profit, Inc.

Project Location: The site is located at the south side of SW 64th Street at the theoretical SW 158th Avenue, Miami-Dade County.

Proposed Development: The applicant is requesting an unusual use to permit a home for the aged in the AU district not to exceed dwelling 29 units. Using a population of 2.5 per unit, a population of approximately 73 could be accommodated.

Impact and demand: The nearest park to the application is Westwind Lakes Park (.59 miles), a community park, providing a recreation building, shelter, playground, walking path, and lighted soccer field. Programs are provided for seniors, after school, day camps, seasonal camps, fencing, violin class and teens.

The parks within a 2-mile radius are included in the following table.

Park Name	Classification	Acreage
Westwind Lakes Park	Community Park	20.74
West Kendall Lakes Park	Neighborhood Park	5.02
Lago Mar Park	Neighborhood Park	11.84
Kendall Green Park	Neighborhood Park	26.62
Sun Lakes Park	Neighborhood Park	7.12
Olympic Park	Neighborhood Park	9.02
Kendale Lakes Park	Community Park	16.19
Bird Lakes Park	Community Park	9.07
Water Oaks Park	Neighborhood Park	5

Concurrency/Capacity Status

Development proposed is for a housing development for the aged. Based on the application approximately 29 units are proposed which could generate a population of about 73, although the applicant intends to accommodate less than the maximum number of residents. This population generates a need for .20 acres of local parkland, based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population.

This application is located in Park Benefit District 2, which has a surplus of 475.26 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

The Department has no objection to the proposed application.

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

Memorandum

Date: 21-SEP-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department

Subject: Z2011000028

Fire Prevention Unit:

This Memo supersedes MDFR Memorandum dated June 13, 2011.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped received September 2, 2011. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand

Development for the above Z2011000028
located at *Lying South of SW 64 ST. approx. 100' West of SW 157 Pl., MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1698 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	69,360 (nursing home/hospitals)	square feet

Based on this development information, estimated service impact is: 17.54 alarms-annually.
The estimated average travel time is: 5:32 minutes

Existing services

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

Station 56 - West Sunset - 16250 SW 72 Street
Rescue, ALS Engine, Hazardous Materials Support.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on plans date stamped September 2, 2011. Substantial changes to the plans will require additional service impact analysis.

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

DATE: 10-AUG-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

PRODEIN NON PROFIT, INC

APPLICANT

*Lying South of SW 64 ST. approx. 100' West of SW 157 Pl., MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2011000028

HEARING NUMBER

HISTORY:

NC: CASE/201012004485 WAS OPENED ON 08/27/10, FOR FAILURE TO PERFORM LOT MAINTENANCE. A WARNING LETTER WAS ISSUED ON 9/13/10. THE CASE HAS BEEN CLOSED.
CASE/201012006038 WAS OPENED ON 11/19/10, FOR FAILURE TO PERFORM LOT MAINTENANCE. CITATION T012018, WAS ISSUED ON 11/19/10. THE CASE HAS BEEN CLOSED.
BLDG: NO BUILDING SUPPORT CASES FOUND.

PRODEIN NON PROFIT, INC

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO **Inspection Dat**

Evaluator: CARL HARRISON 07/27/11

Process #:	**Applicant's Name**
Z2011000028	PRODEIN NON PROFIT, INC

Locations: *Lying South of SW 64 ST. approx. 100' West of SW 157 Pl., MIAMI-DADE COUNTY, FLORIDA.

Size: 2.27 **Folio #:** 3049290010341

Request:

1 Unusual Use to permit a home for the aged.
2 Applicant is requisting to permit to permit a building of public assemblage to setback 25'-4" from the rear (south) property line, 27' from the interior side (east) property line and 25'-2' from the interior side (west) property line (50' required).
3 Applicant is requesting to permit the proposed public assemblage building to be spaced less than the required 75' to existing residential buildings located on adjacent properties to the east, west and south.
4 Applicant is requesting to permit off-street parking and drives to be located within 25' of the right-of-way line of SW 64th Street (not permitted).

EXISTING ZONING

Subject Property AU,

EXISTING USE V

SITE CHARACTERISTICS

STRUCTURES ON SITE:

THE PROPERTY IS CURRENTLY UNIMPROVED; VACANT.

USE(S) OF PROPERTY:

VACANT

FENCES/WALLS:

THE PROPERTY HAS A 6 FT CHAIN-LINK FENCE ALONG THE FRONT & WEST PROPERTY LINE & 6 FT WOOD FENCE ALONG THE REAR & EAST PROPERTY LINE.

LANDSCAPING:

NO LANDSCAPING: VACANT.

BUFFERING:

VACANT

VIOLATIONS OBSERVED:

THERE ARE CURRENTLY NO VIOLATIONS ON THE PROPERTY.

OTHER:

ZONING INSPECTION REPORT

Process #	Applicant's Name
Z2011000028	PRODEIN NON PROFIT, INC

SURROUNDING PROPERTY

NORTH:
RU-1MA; TWO STORY SINGLE-FAMILY RESIDENCES.

SOUTH:
RU-1MA; TWO STORY SINGLE-FAMILY RESIDENCES.

EAST:
RU-1MA; TWO STORY SINGLE-FAMILY RESIDENCES.

WEST:
RU-1MA; SINGLE FAMILY RESIDENCES & LAKE.

SURROUNDING AREA
THE PROPERTY IS SURROUNDED BY RESIDENTIAL DEVELOPMENT AND IS BOUNDED BY THE WEST BY A LAKE.

NEIGHBORHOOD CHARACTERISTICS:
THE AREA IS CHARACTERIZED RESIDENTIAL.

COMMENTS:

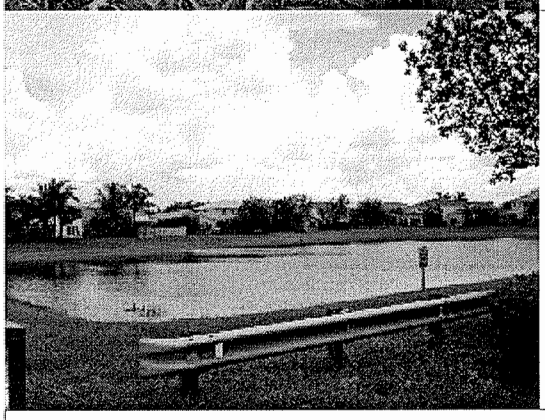
Inspector ***MARTINEZ, RAMIRO***
Evaluator ***CARL HARRISON***
Process Number: ***Z2011000028*** **Applicant Name** ***PRODEIN NON PROFIT, INC***

Date: 26-JUL-11

Comments: SOUTH FRONT VIEW OF SUBJECT PROPERTY.

Date: 26-JUL-11

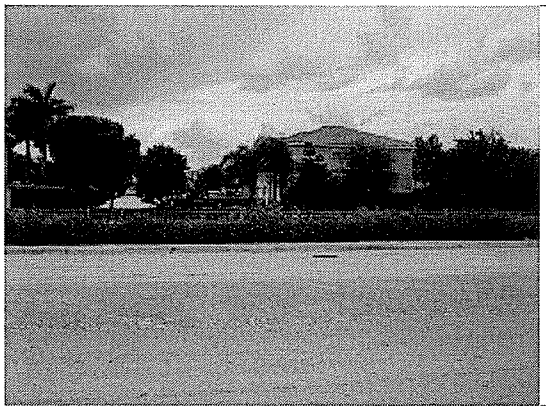
Comments: TWO STORY SINGLE-FAMILY RESIDENCES LOCATED TO THE EAST OF SUBJECT PROPERTY.



Date: 26-JUL-11

Comments: LAKE & RESIDENTIAL COMMUNITY LOCATED TO THE WEST OF SUBJECT PROPERTY.

Inspector ***MARTINEZ, RAMIRO***
Evaluator ***CARL HARRISON***
Process Number: ***Z2011000028*** **Applicant Name** ***PRODEIN NON PROFIT, INC***



Date: 26-JUL-11

Comments: CANAL & TWO STORY SINGLE-FAMILY RESIDENCES LOCATED TO THE NORTH OF SUBJECT PROPERTY.

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: PRODEIN NON PROFIT, INC.

NAME AND ADDRESS	Percentage of Stock
Patricia M. Sandri 340 W. 53rd Street, New York, NY 10019	The Applicant entity is a not-for-profit corporation, and has no principals or stockholders. It is managed by a Board of Directors, each of which is an independent person with no ownership interest in this corporation.
Eva Vargas 340 W. 53rd Street, New York, NY 10019	
Martha James 340 W. 53rd Street, New York, NY 10019	

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 Stock

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 Stock

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].

NAME OF PURCHASER: SERVANTS OF JESUS OF CHARITY, INC., a non profit corporation

NAME AND ADDRESS AND OFFICE (if applicable)	Percentage of Stock

Date of contract: 01/20/2011

If any contingency 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.

Signature: _____
(Applicant)

Sworn to and subscribed before me this ____ day of _____, 20__. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: ARNOLD DOROSSO
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/30/2013

Seal

*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.

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22

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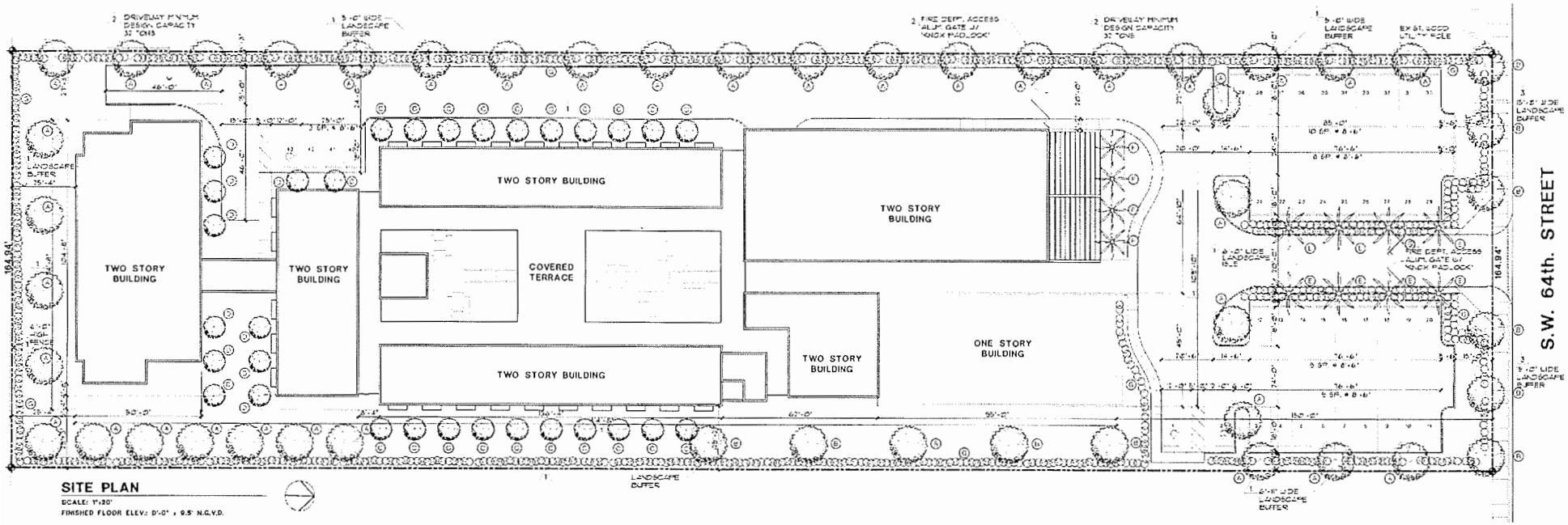
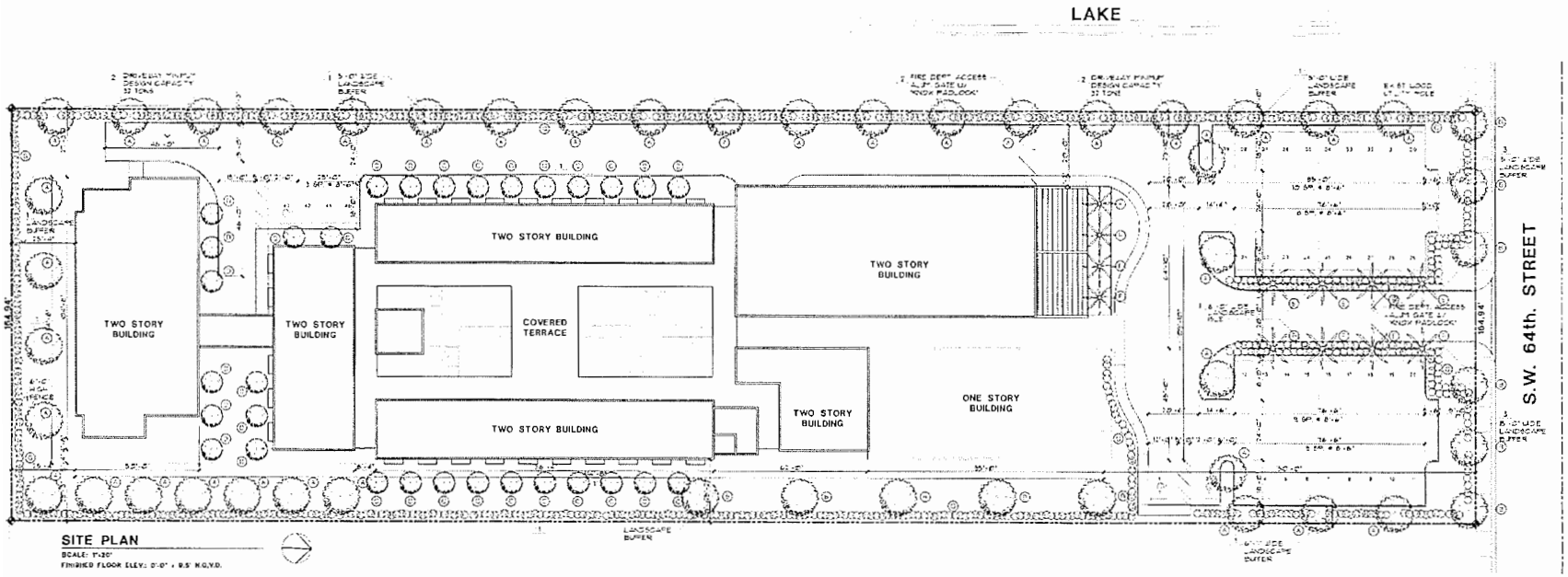
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

ENLARGED SITE PLAN





SITE PLAN

SCALE: 1"=20'

FINISHED FLOOR ELEV.: 0'-0" = 9.5' N.G.V.D.

ZONING LEGEND / SITE DEVELOPMENT DATA

DEFINITION	REQUIRED/ ALLOWED	PROVIDED
ZONING DISTRICT	REQUEST CHANGE FROM AU TO INSTITUTIONAL USE	INSTITUTIONAL USE
NET LAND AREA / NET AREAS	7.000 SF MINIMUM	9.730.934 SF 223 ACRES
LOT COVERAGE	40% MAX. OF TOTAL LOT AREA 87,305.36 SF = 34,922.14 SF	26,312.13 SF 30.16%
HEIGHT (TO TOP OF ROOF)	35'-0" MINIMUM	22'-0"
SETBACK SEC. 33-18 (B.C.) FOR PUBLIC ASSEMBLY: FRONT / REAR / RIGHT OR LEFT SIDE EAST / RIGHT OR LEFT SIDE WEST	25 / 25 / 25 / 25	104'-0" / 104'-9" / 37'-0" / 37'-0"
PARKING REQUIRED	10 RESIDENTS; 1 SP / EA 3 BEDS; 12 BEDS / 3 = 4; 35 SPACES; 5 STAFF; 1 SP / EA 3 STAFF; 14 STAFF / 3 = 5 SPACES; TOTAL REQUIRED: 41 SPACES	RESIDENTS 38 SPACES; STAFF 5 SPACES; TOTAL PROVIDED: 43 SPACES

LEGAL DESCRIPTION

THE WEST 1/2 OF THE WEST 1/2 OF TRACT 23 OF "MIAMI EVERGLADES LAND CO. LTD." (PLAT BOOK 2 AT PAGE 5) IN SECTION 29, TOWNSHIP 54 SOUTH, RANGE 39 EAST, IN DADE COUNTY, FLORIDA, LESS THE NORTH 70 FEET THEREOF.

PLANT SCHEDULE

SYMBOL	SCIENTIFIC	COMMON	HEIGHT (FT.)	SPREAD (FT.)	REMARKS
(A)	QUERCUS VIRGINIANA	LIVE OAK	12-14'	6-8'	3" CT. MIN. SINGLE TRUNK
(B)	SWIETENIA MAHOGENI	MAHOGANY	12-14'	6-8'	3" CT. MIN. SINGLE TRUNK
(C)	TABEBUIA HETEROPHYLLA	PINK TABEBUIA	10-12'	6-8'	3" CT. MIN. SINGLE TRUNK
(D)	CORDIA SEBESTENA	ORANGE GEIGER	10-12'	6-8'	3" CT. MIN. SINGLE TRUNK
(E)	ROYSTONEA ELATA	FLORIDA ROYAL PALM	22-25' OA		FIELD GROWN
(F)	ACOANTHA BIRNICAN	FOXTAIL PALM	12-14'		FIELD GROWN
(G)	CHRYSOBALANUS ICACO	RED TIP COCOPLUM	3'	2-3'	FULL

LANDSCAPE NOTES

1. ALL LAWN AREAS ARE TO BE SODDED WITH ST. AUGUSTINE PALMETTO SOD.
2. PROVIDE AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE BY OTHERS.
3. MINIMUM NUMBER OF TREES REQUIRED: 6 PER NET LOT ACRE
   6 X 223 ACRES = 30 TREES REQUIRED
   63 TREES PROVIDED

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MIAMI-DADE PLANNING AND ZONING DEPT.
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SR Architects P.A.

SITE PLAN, SITE DATA, LEGAL DESCRIPTION, AND PLANTING PLAN

SERVANTS OF JESUS OF CHARITY, INC.
120 WEST 45th. ST.
HIALEAH, FL 33012

RESIDENCIA MADRE CORAZON

15750 S.W. 64th ST.
MIAMI, FL

DRAWN: M.K.
CHECKED: E.S.
DATE: 02-15-2011
PROJ. NO: 1018
1 03-08-11
2 05-23-11
3 08-29-11

SHEET
A-1
OF

42

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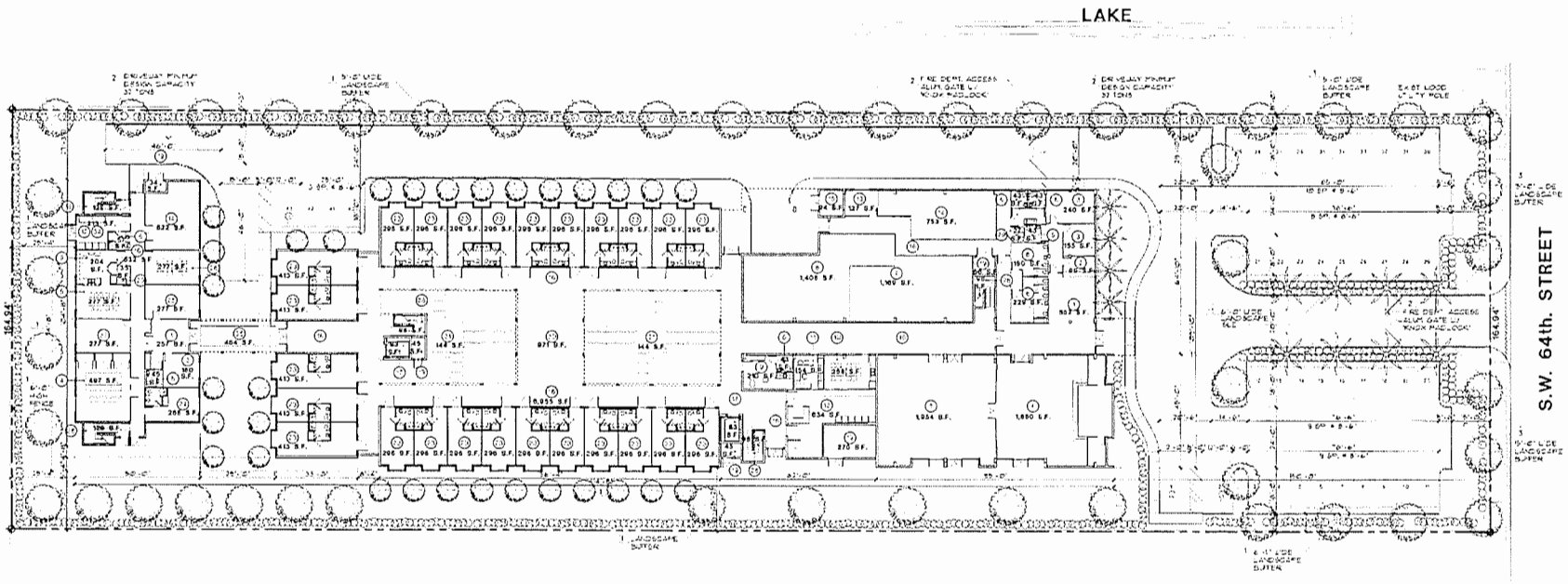
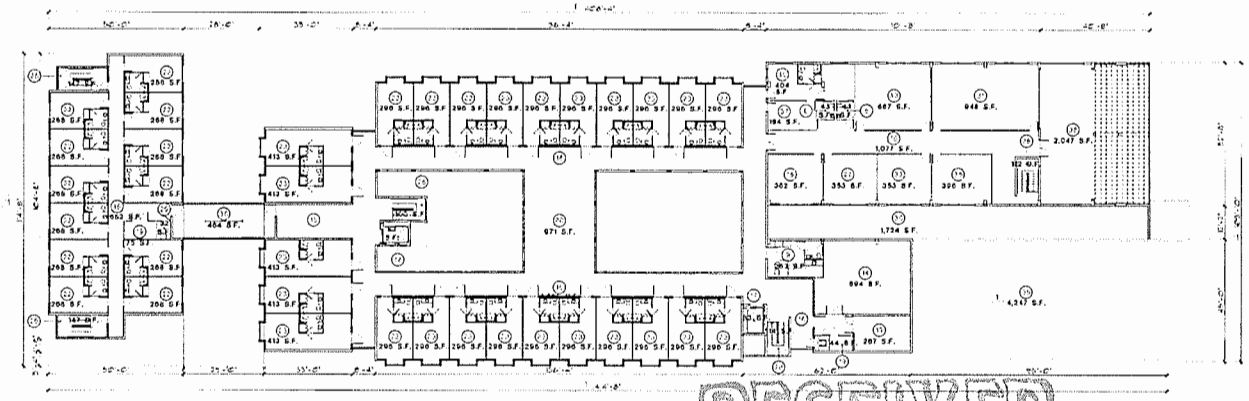
MIAMI-DADE COUNTY
PROCESS # 211-028
DATE 09-02-2011
BY: DAH



GENERAL 1ST. FLOOR PLAN
SCALE: 1"=20'
FINISHED FLOOR ELEV.: 0'-0" = 9.5' N.G.V.D.



GENERAL 2ND. FLOOR PLAN
SCALE: 1"=20'
FINISHED FLOOR ELEV.: 0'-0" = 9.5' N.G.V.D.

LEGEND

1. WAITING AREA
2. INFORMATION DESK
3. OFFICE
4. CHAPEL
5. MULTIPURPOSE ROOM
6. TOILET
7. KITCHEN
8. DINING ROOM
9. CLINIC / NURSES' OFFICE
10. DINING ROOM FOR SISTERS
11. OFFICE
12. LAUNDRY ROOM
13. MAINTENANCE OFFICE
14. STORAGE ROOM
15. GARBAGE
16. CORRIDOR
17. ELEVATOR
18. COMPUTER ROOM
19. MECHANICAL / ELECTRICAL ROOM
20. COVERED GAME / ACTIVITIES AREA
21. CENTRAL PATIO
22. PRIVATE ROOMS - SISTERS
23. PRIVATE ROOMS - RESIDENTS
24. PRIVATE ROOMS - MOTHER SUPERIOR
25. VISITORS / GUEST ROOM
26. CONFERENCE ROOM
27. LIBRARY / COMPUTER ROOM
28. STAIRS
29. CUSTODIAN ROOM
30. PRIVATE ROOM - CHAPLAIN
31. EXERCISE ROOM / PHYSICAL THERAPY ROOM
32. HAIR SALON
33. ARTS AND CRAFTS ROOM
34. LINEN ROOM
35. PEDICURE ROOM
36. COVERED BRIDGE
37. CHAPEL
38. TERRACE
39. ROOF

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MIAMI-DADE PLANNING AND ZONING DEPT.
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SR Architects P.A.

GENERAL FLOOR PLANS

SERVANTS OF JESUS OF CHARITY, INC.
126 WEST 45th ST.
HIALEAH, FL 33012

RESIDENCIA MADRE CORAZON

15750 S.W. 64th ST.
MIAMI, FL

DRAWN: M.F.
CHECKED: E.S.
DATE: 02-15-2011
PROJ NO: 1018
1 03-08-11
2 05-23-11
3 06-29-11

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A-2
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25

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SEP 02 2011
ZONING HEARINGS SECTION
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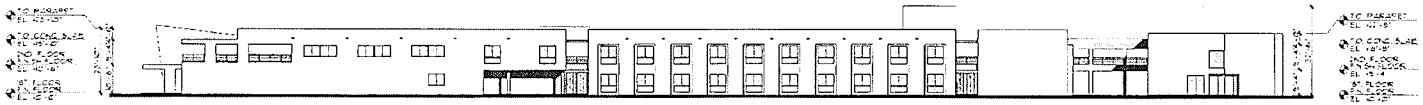
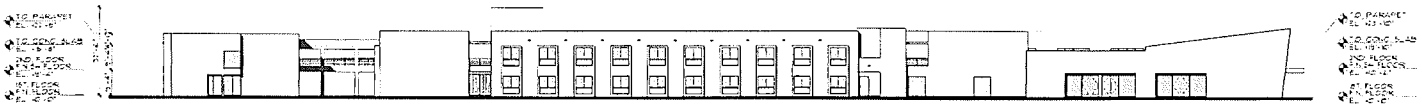
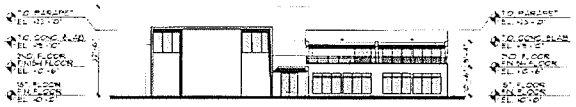


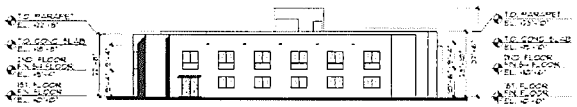
WEST ELEVATION
SCALE: 1"=20'



EAST ELEVATION
SCALE: 1"=20'



SOUTH ELEVATION
SCALE: 1"=20'



NORTH ELEVATION
SCALE: 1"=20'

SR Architects P.A.

ELEVATIONS

SERVANTS OF JESUS OF CHARITY, INC.
126 WEST 45th ST.
HIALEAH, FL 33012

RESIDENCIA MADRE CORAZON

15750 S.W. 84th ST.
MIAMI, FL

DRAWN: M.K.
CHECKED: L.S.
DATE: 02-15-2011
PROJ. No. 1018

SHEET
A-3
OF

RECEIVED
MIAMI-DADE COUNTY
PROJECT # 211-028
DATE: SEP 02 2011
BY: DAH

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211-028
SEP 02 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

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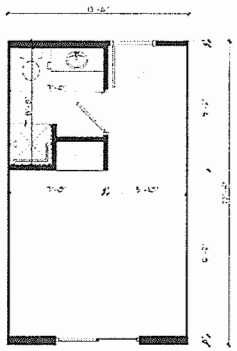

UNIT TYPE "A" FLOOR PLAN
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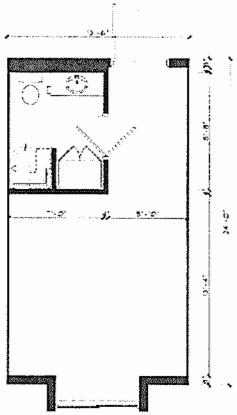

UNIT TYPE "B" FLOOR PLAN
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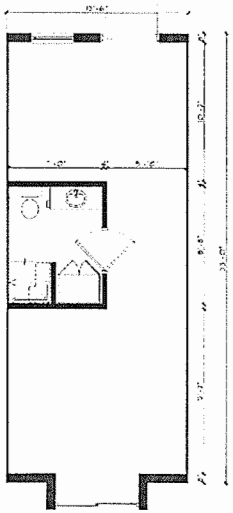

UNIT TYPE "C" FLOOR PLAN
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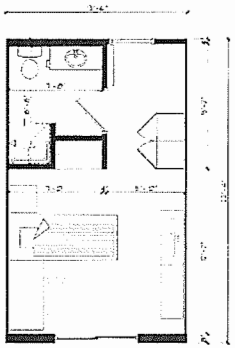

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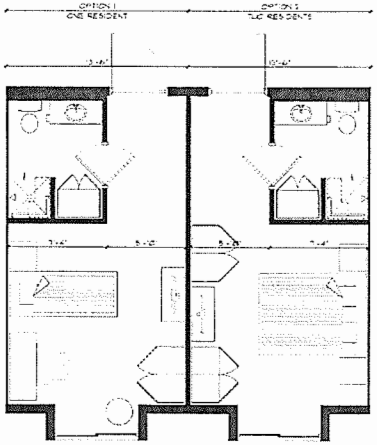

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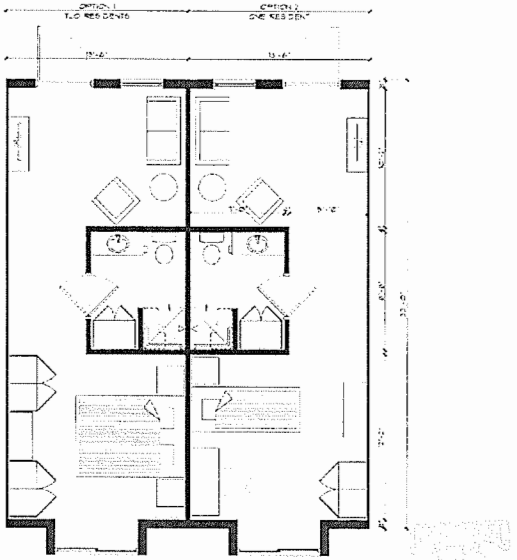


UNIT TYPE "C" FLOOR PLAN
SCALE: 1/4"=1'-0"

SR Architects P.A.

TYPICAL UNITS

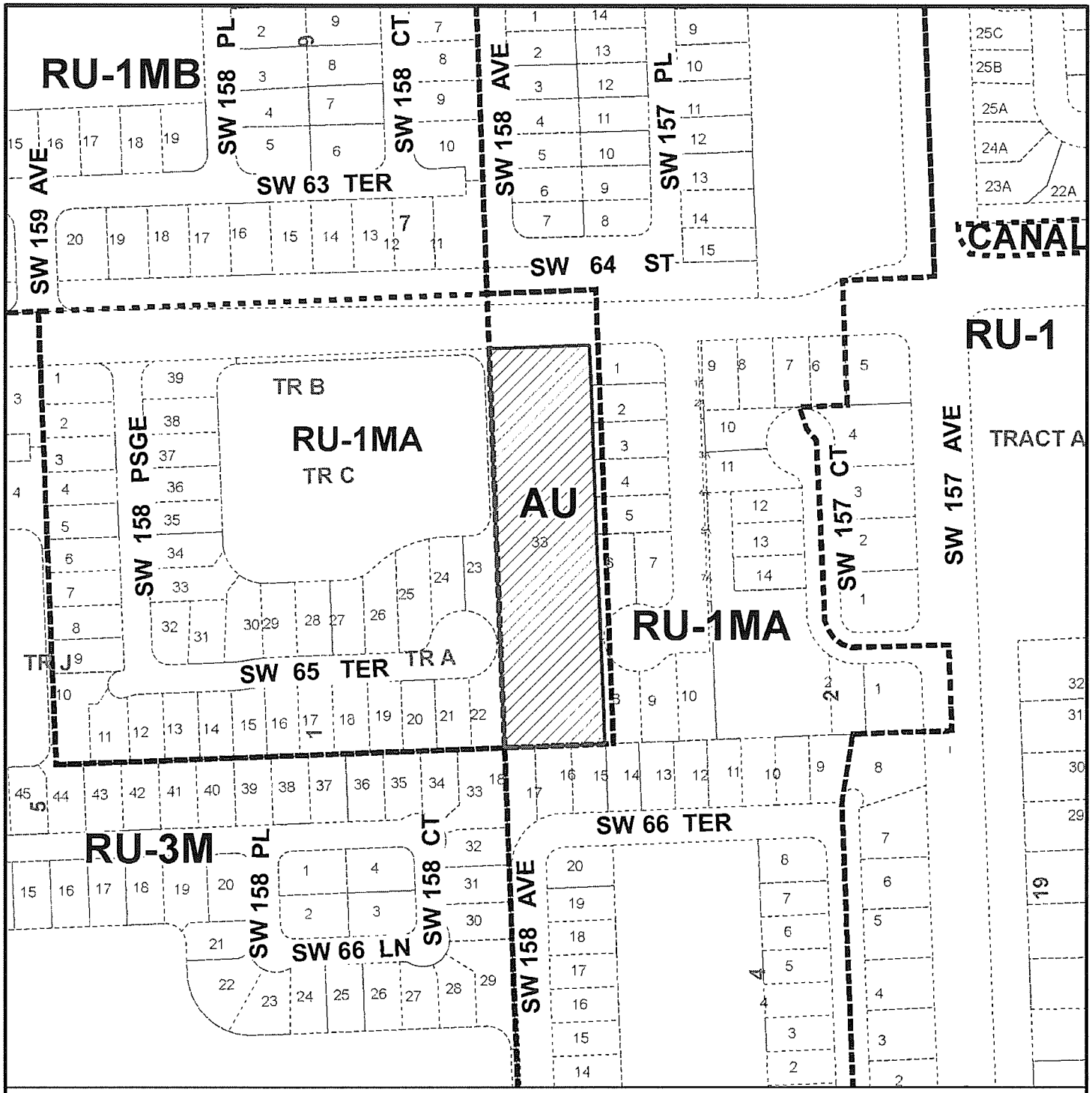
SERVANTS OF JESUS OF CHARITY, INC.
126 WEST 45th. ST.
HIALEAH, FL 33012

RESIDENCIA MADRE CORAZON

15750 S.W. 64th. ST.
MIAMI, FL

DATE: 02-15-2011

SHEET
A-4
OF



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000028

Section: 29 Township: 54 Range: 39
Applicant: PRODEIN NON PROFIT, INC
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, March 8, 2011

REVISION	DATE	BY
		27

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000028

N
W E
S

Section: 29 Township: 54 Range: 39
Applicant: PRODEIN NON PROFIT, INC
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

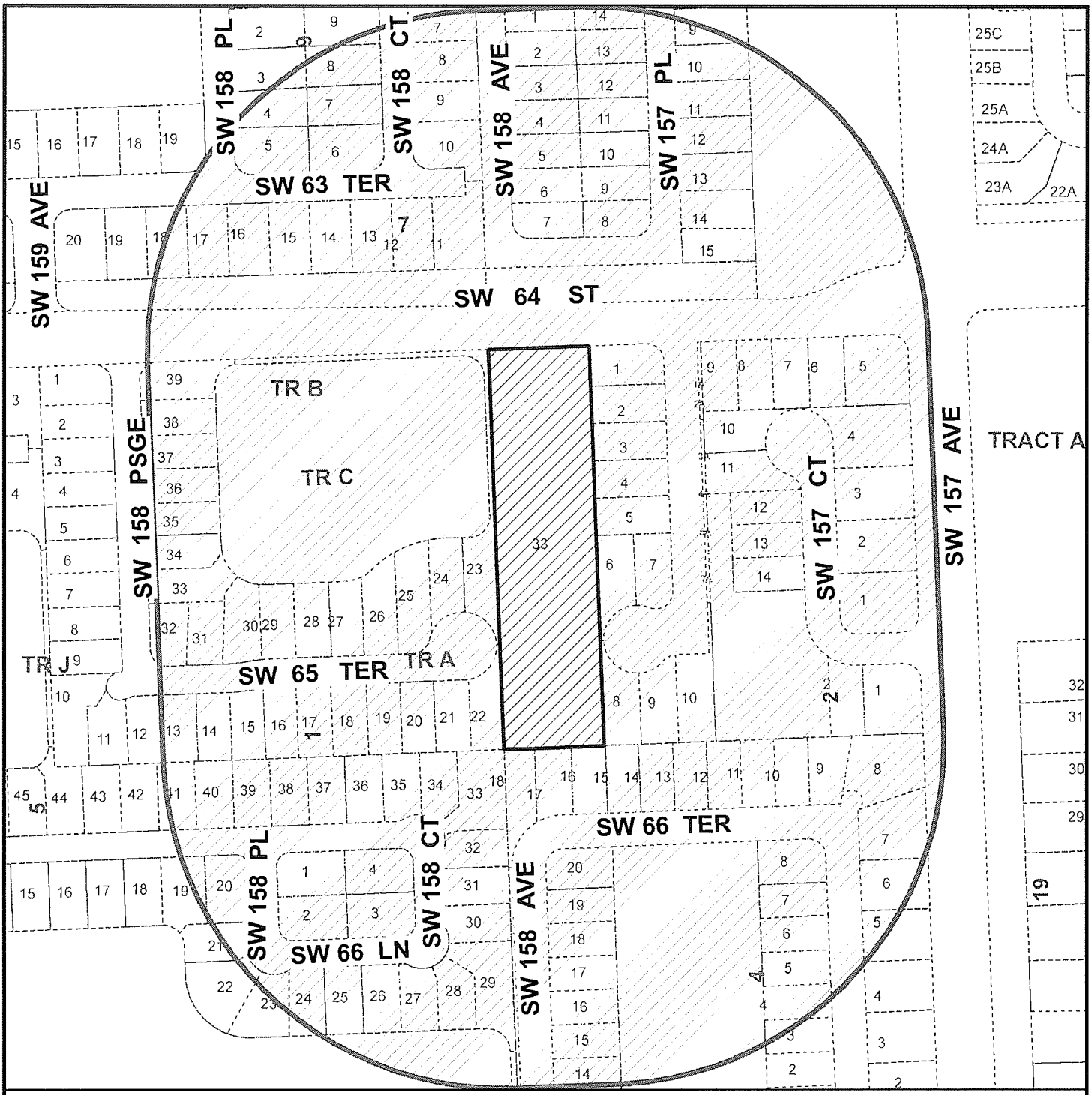
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, March 8, 2011

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2011000028

RADIUS: 500

Section: 29 Township: 54 Range: 39
Applicant: PRODEIN NON PROFIT, INC
Zoning Board: C11
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

N W E S

Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, March 8, 2011

REVISION	DATE	BY

Miami-Dade County Department of Sustainability, Planning and Economic Enhancement
Staff Report to Community Council No. 11

PH: Z11-073 (12-1-CZ11-1) **January 17, 2011**
Item No. 1

Recommendation Summary	
Commission District	11
Applicant	Sandra Tordonato
Summary of Requests	The applicant is seeking to legalize an addition to a zero lot line residence with a lesser setback than required and greater lot coverage than permitted.
Location	9940 SW 146 Court, Miami-Dade County, Florida.
Property Size	3600 sq. ft.
Existing Zoning	RU-TH
Existing Land Use	Zero Lot Line Residence
2015-2025 CDMP Land Use Designation	Low-Medium Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Denial without prejudice of request #1 and approval with conditions of request #2.**

REQUESTS:

(1) NON-USE VARIANCE to permit an existing zero lot line residence with a visible/passable area of 8' linear (21' linear required).

(2) NON-USE VARIANCE to permit an existing zero lot line residence to setback 9.6' (10' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "As Built Plans for Zoning Purposes only for Sandra Tordonato" as prepared by Lopez Professional Engineering LLC dated stamped received 6/22/11, and consisting of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing zero lot line residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-TH; zero lot line residence	Low-Medium Density Residential (6 to 13 dua)
North	RU-TH; zero lot line residence	Low-Medium Density Residential (6 to 13 dua)
South	RU-TH; zero lot line residence	Low-Medium Density Residential (6 to 13 dua)
East	RU-TH; zero lot line residence	Low-Medium Density Residential (6 to 13 dua)
West	RU-TH; zero lot line residence	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot, located at 9940 SW 146 Court. Zero lot line residences characterize the surrounding area where the subject property lies.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Low-Medium Density Residential*** (see attached Zoning Recommendation Addendum) on the Adopted 2015-2025 Land Use Plan (LUP) map. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The approval of the request sought in this application will not add additional dwelling units to the site beyond what is allowed by the Land Use Map of the CDMP. Therefore, the request is **consistent** with the density threshold of the LUP map of the CDMP.

ZONING ANALYSIS:

The plans submitted by the applicant depict the existing residence with 1,494 sq. ft. of interior building area, and a total of 8 linear feet of visible/passable area where 21 linear feet is required. When request #1 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff notes that the existing 8 linear feet of interior/exterior penetrable openings result in 61.9% less linear feet than required and as such results in an excessive variance that would be out of character with the area as evidenced by the lack of similar approvals in the surrounding area. Staff maintains that approval of request #1 would not maintain the basic intent of the zoning and subdivision regulations and would have a detrimental impact on the appearance of the neighborhood. As such, staff notes that the approval of the request would not only be **incompatible** with and adversely affect the aesthetic character of the area, but would also set a negative precedent for similarly intense requests for relief of interior/exterior penetrable openings for zero lot line residences. **As such, staff recommends denial of request #1 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

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 conditions to permit the existing residence setback 9.6' (10' required) from the interior side (north) property line would allow the continued use of the zero lot line residence, would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Furthermore, approval of the request would not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that similar approvals for relief of interior side setback requirements have been approved in the surrounding area. Specifically, property located at 14543 SW 96 Terrace, was granted approval of a request to permit a residence setback 5' from the interior side (east) property line where 10' is required, pursuant to Administrative Adjustment No. V1994000480. As such, staff opines that approval of request #2 would not set a precedent for encroachments into the rear setback area. **Based on the aforementioned, staff recommends denial without prejudice of request #1 and approval with conditions of request #2, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice of request #1 and approval with conditions of request #2.

CONDITIONS FOR APPROVAL: (for request #2 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs 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 "Amnesty for attached duplex for: As Built Plans for Zoning Purposes only for Sandra Tordonato" as prepared by Lopez Professional Engineering LLC dated stamped received 6/22/11, and consisting of 2 sheets, except as herein modified to show 21 linear feet of penetrable openings. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the applicant shall obtain a building permit for the existing family room addition attached to the rear (eastern) portion of the townhouse residence from the Department of Permitting, Environment and Regulatory Affairs within 90 days after the appeal period deadline date.

ES:MW:GR:NN:CH:JC

GMR

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

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

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: *Sandra Tordonato*
PH: *Z11-073*

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

Low-Medium Density Residential (Pg. I-31)	*The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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.*

1. SANDRA TORDONATO
(Applicant)

12-1-CZ11-1 (11-073)
Area 11/District 11
Hearing Date: 01/17/12

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 ☑

If so, who are the interested parties? Servants of Jesus of Charity, Inc

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1984	Gerald S. Krigel	- Special Exception to permit site plan approval for a proposed townhouse development.	ZAB	Approved w/conds.
1987	Martin F. Greenberg	- Zone Change from GU to RU-TH on N 107.12 S 1767.22' W 697.66' Rescission & Revocation of 4-ZAB-302-84.	BCC	Approved in Part

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

MIAMI-DADE COUNTY

Date: July 8, 2011

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

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

Subject: C-11 #Z2011000073
Sandra Tordonato
9940 S.W. 146 Court
To Permit a Family Room Addition to a Single-Family Residence Setback
5' from the Rear Property Line
(RU-TH) (0.08 Acres)
03-55-39

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.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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

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.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance

provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

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

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

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 the existing addition 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.

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.

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

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

Leandro Rodriguez

Memorandum

MIAMI-DADE COUNTY

Date: July 5, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: M.N. Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000073: Non-Use Variance to Permit a Family Room Addition.

Application Name: Sandra Tordonato.

Project Location: The site is located at the 9940 SW 146 Court, Miami-Dade County.

Proposed Development: The applicant is requesting approval for a non-use variance to permit a family room addition.

Impact and demand: Because this application does not generate any new 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

Memorandum

Date: 13-JUL-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department

Subject: Z2011000073

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000073
located at 9940 SW 146 CT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1853 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: 6:27 minutes

Existing services

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

Station 36 - Hammocks - 10001 Hammock Blvd.
Rescue, ALS 50' Squrt

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.

DATE: 27-OCT-11
REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

SANDRA TORDONATO

APPLICANT

9940 SW 146 CT, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2011000073

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT

NEIGHBORHOOD REGULATIONS AND LEGAL SERVICES DIVISION

ENFORCEMENT HISTORY
11-073
ADDRESS: 9940 SW 146 CT

FOLIO: 3059030380030

DATE: 7-6-11

NAME: SANDRA TORDONATO

OPEN CASES:
Neighborhood Regulations:
No open cases.

Building Code:
BSS case 20110143300-B, Notice of Violation issued on 4/26/11 for failure to obtain required permits for a garage conversion and a side door, compliance date is July 25, 2011. Property owner requested an extension on case, a new compliance date of October 23, 2011 was given.
CLOSED CASES:
Neighborhood Regulations:

Case 201002008135 was opened for a complaint of Multi-family use. CVN T011971 was issued. An affidavit of compliance was submitted to the Clerk of Court. CVN was paid and settlement completed.

Building Code:
No closed cases.

_____
Ricardo Roig, Division Director
Miami-Dade County Department of Permitting, Environment and Regulatory Affairs

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: HASSUN, PETE

Evaluator: JACQUELINE CARRANZA

Inspection Date 10/25/11

Process #: Z2011000073

Applicant's Name SANDRA TORDONATO

Locations: 9940 SW 146 CT, MIAMI-DADE COUNTY, FLORIDA.

Size: 3600 SF

Folio #: 3059030380030

Request:

Applicant is requesting to permit a family room addition to a single family residence) setback 5' from the rear property line. (The underlying zoning district regulations require 20')

EXISTING ZONING

Subject Property RU-TH,

EXISTING USE SFR

SITE CHARACTERISTICS

STRUCTURES ON SITE:

TWO STORY CBS STRUCTURE.

USE(S) OF PROPERTY:

SINGLE FAMILY RESIDENCE.

FENCES/WALLS:

6 FT WOOD FENCE IN THE EAST, NORTHSIDE FRONT BLDG LINE, NORTH PROPERTY LINE, WEST PROPERTY LINE & REAR.

LANDSCAPING:

PROPERTY MEETS MINIMUM LANDSCAPING AS PER 18A

BUFFERING:

THE PROPERTY AN ACERA PALMS ALONG THE NORTH PROPERTY LINE.

VIOLATIONS OBSERVED:

ALL BEING ADDRESSED IN LETTER OF INTENT.

OTHER:

NONE.

Process #	Applicant's Name
Z2011000073	SANDRA TORDONATO

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:
RU-TH: ZLL SINGLE FAMILY RESIDENCES

SOUTH:
RU-TH: ZLL SINGLE FAMILY RESIDENCES

EAST:
RU-TH: ZLL SINGLE FAMILY RESIDENCES

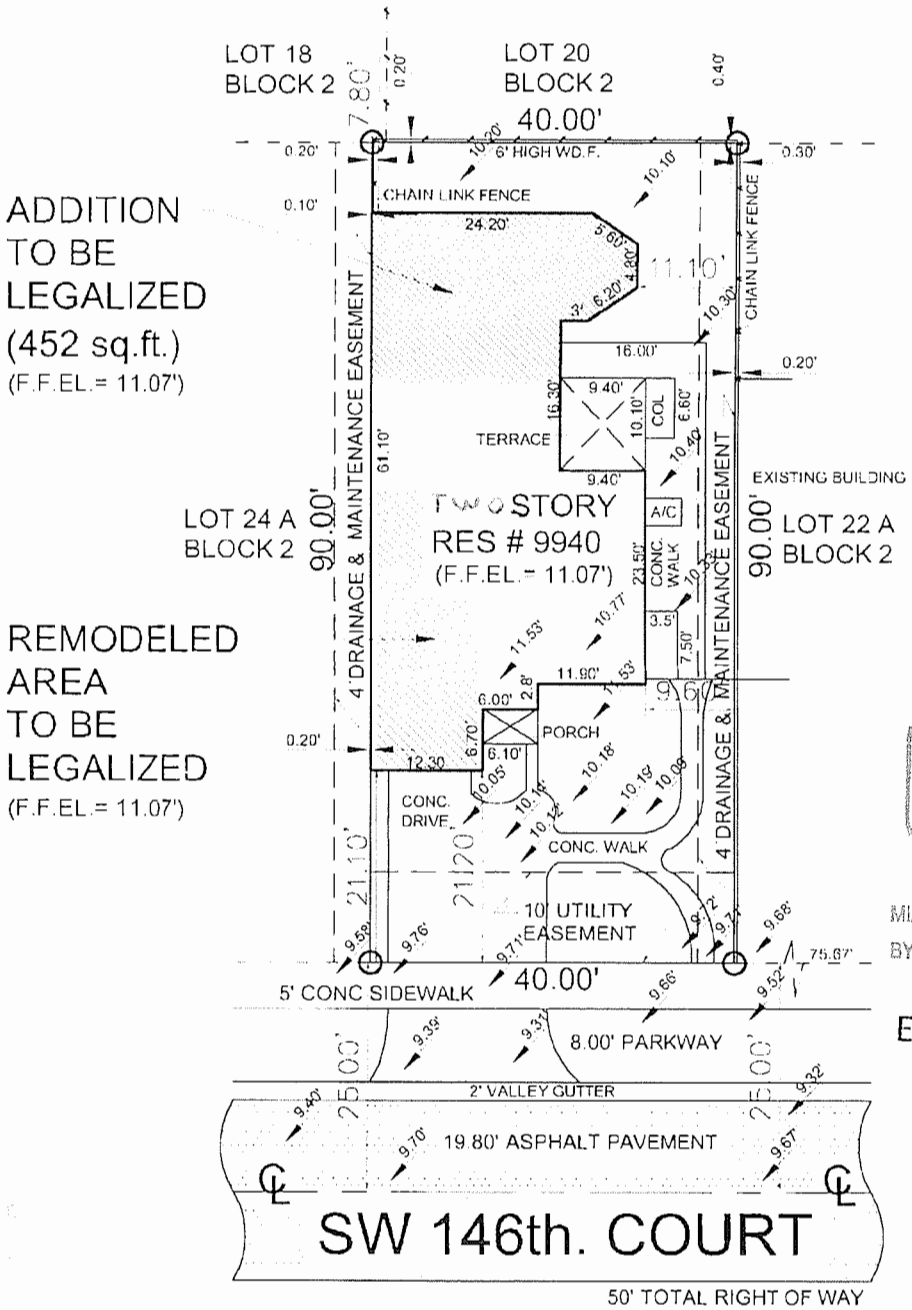
WEST:
RU-TH: ZLL SINGLE FAMILY RESIDENCES

SURROUNDING AREA
THIS IS A LOW DESINTY AREA WITH ZERO LOT LINE DEVELOPMENT.

NEIGHBORHOOD CHARACTERISTICS:
THIS A ZLL SINGLE FAMILY RESIDENCE DEVELOPMENT, WELL MAINTAINED HOMES AND WELL LANDSCAPED R.OW.

COMMENTS:
NONE

LEGAL DESCRIPTION
LOT 23A, BLOCK 2 OF "AMENDED PLAT OF THE MIRAC SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134 AT PAGE 50 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

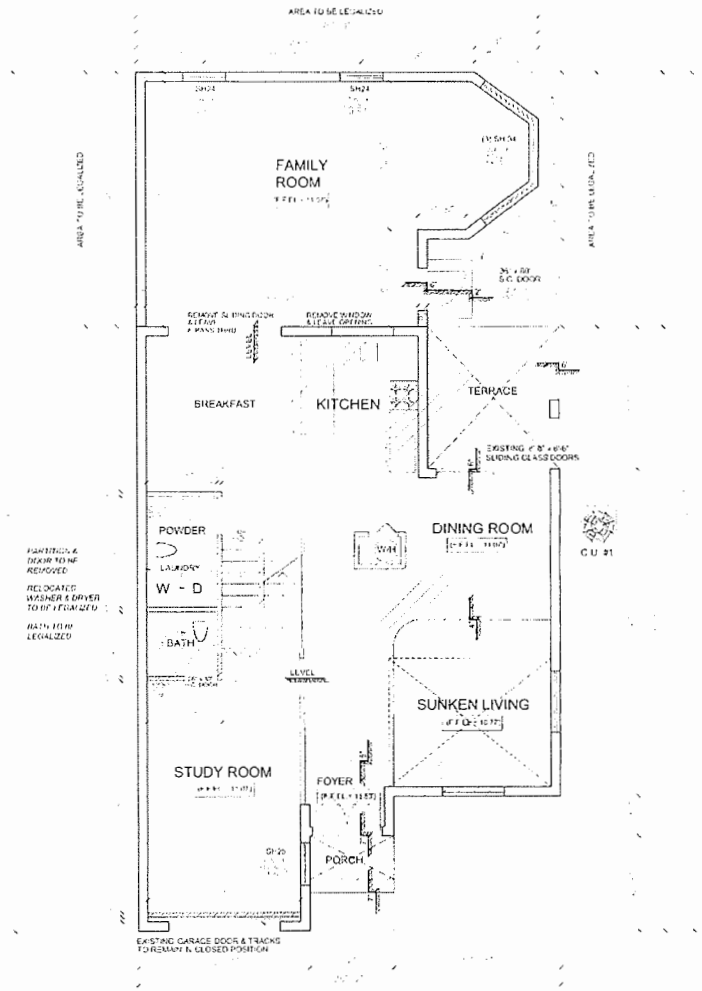


RECEIVED
211-073
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN

SITE PLAN

SCALE: 1"- 20'



FLOOR PLAN

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

LEGEND

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC,EXISTING 2007 EDITION AND FEBC.

RECEIVED
211-073
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO STARTING ANY WORK. CONTRACTOR TO ASSUME AND APPROVE ALL NECESSARY CONDITIONS AND ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER IMMEDIATELY ANY CONFLICTS OR DISCREPANCIES, IF ANY.
2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL UTILITY INDUSTRIES THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR HANDICAP TRAINING IN SAME OR ADJACENT SECTOR LOCATION AND TAPPING.
4. ALL CONCRETE FOR FOUNDATION & MAIN UNDERGRADE SHALL REACH 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL REINFORCEMENT EXCEPT WELDED GRADE ASTM A615 GRADE 40 MUST BE AND SHALL REACH 60,000 PSI COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONTRACTOR OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECTIVE LOCAL SOUTH FLORIDA CRITERIA, LENDING OWNER EDITIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER NEIGHBORING CITY.
6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING BY CERTIFIED MAIL UPON COMMENCEMENT HEREOF.

PLEASE NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS.

ZONING INFORMATION

LOT AREA	3,600 SQ FT
BUILDING AREA	1,615 SQ FT

MAX. LOT COVERAGE
PERMITTED= 50% (1,800 SQ FT.)

1,615 SQ FT < 1,800 SQ FT. ⟶ OK

SET BACKS	FRONT	REAR	SIDE(S)	SIDE(N)
REQUIRED	20'	5'	10'	10'
PROVIDED	21'	7.6'	0'	10'

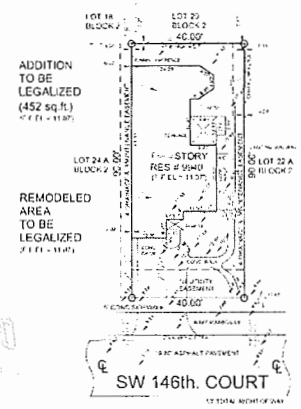
PENETRABLE OPENINGS

REQUIRED
1,494 SQ FT (INTERIOR BUILDING AREA)
x 0.014= 20.91 LINEAR FEET

PROVIDED
3' + 8' + 11' < 21' ⟶ (HEARING REQUIRED)

LEGAL DESCRIPTION

LOT 22A, BLOCK 2 OF "AMENDED PLAT OF THE MITAS SUBDIVISION" ACCORDING TO THE FLAT THEREOF AS RECORDED IN PLAT BOOK 131 AT PAGE 51 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



SITE PLAN

SCALE: 1"- 20'

RECEIVED

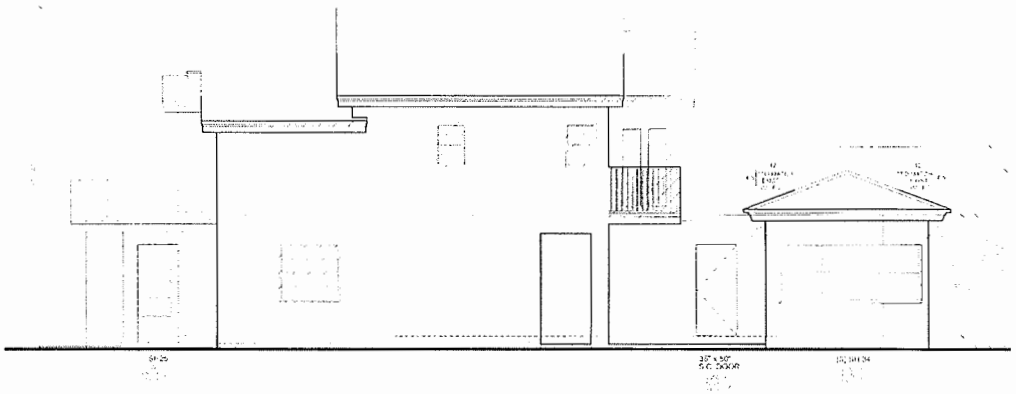
LOPEZ PROFESSIONAL ENGINEERING LLC.
CERTIFICATE OF AUTHORIZATION # 28492
MARIA LOPEZ, P.E. REG #60157
525 S.W. 63rd AVENUE
MIAMI, FL 33144
TEL. (786) 380-0734

AS BUILT PLANS FOR ZONING PURPOSES ONLY FOR
SANDRA TORDONATO
9940 SW 146th COURT
MIAMI, FL

Revision

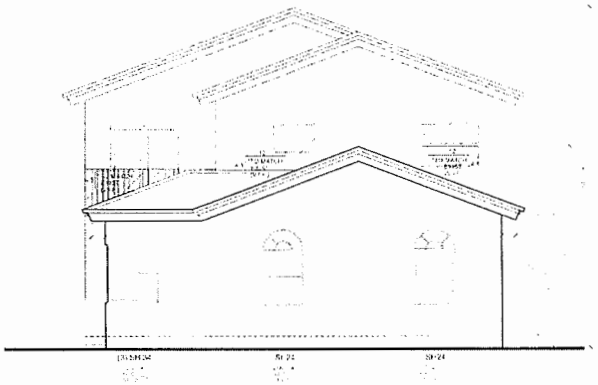
Drawn by: P.P./CSD
Checked: M. LOPEZ
Date: 05/12/11
Project # 11-39

Sheet:
A-1



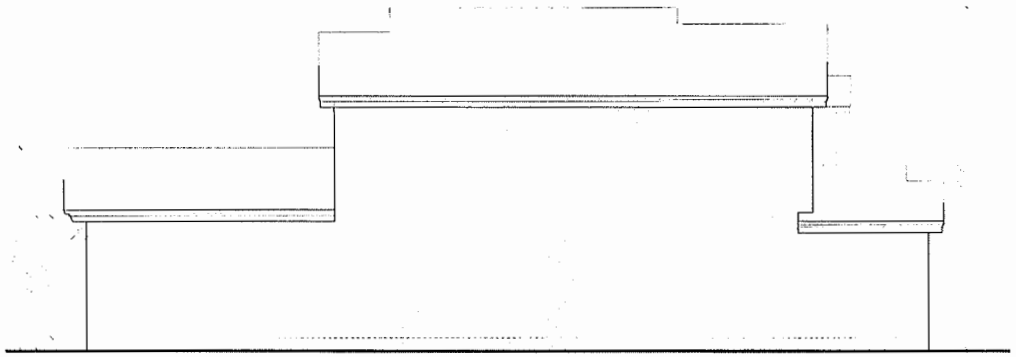
NORTH ELEVATION

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



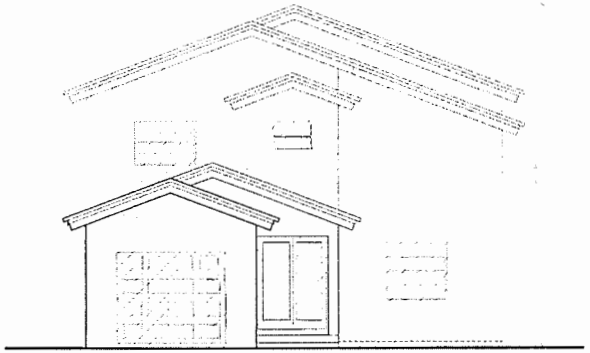
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC,EXISTING 2007 EDITION AND FEBC.

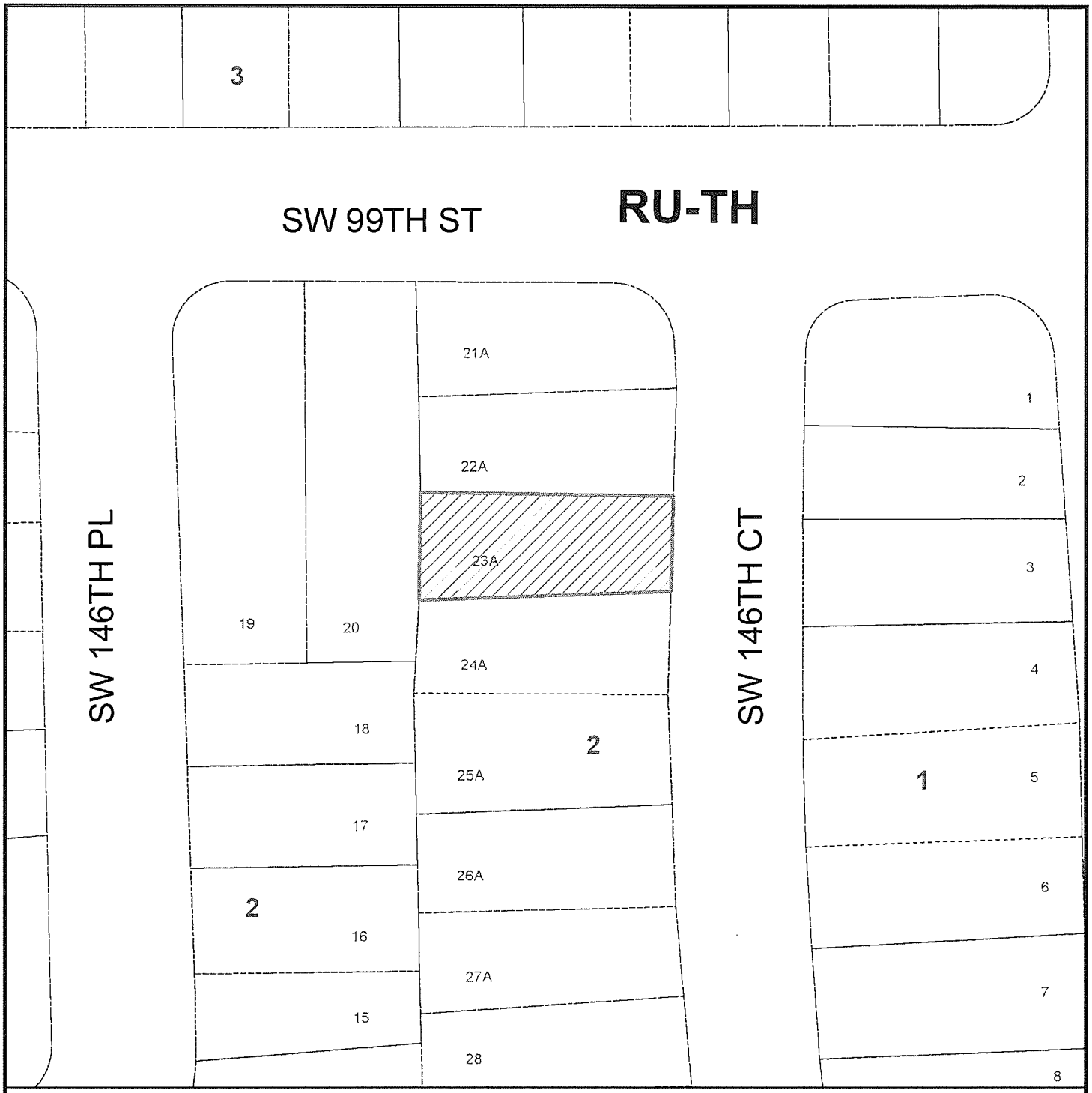
RECEIVED
211-073
JUN 22 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

LOPEZ PROFESSIONAL ENGINEERING LLC.
CERTIFICATE OF AUTHORIZATION # 28462
MARIA LOPEZ, P.E. REG #59151
525 S.W. 62nd AVENUE
MIAMI, FL 33144
TEL: (786) 328-0724

AS BUILT PLANS FOR ZONING PURPOSES ONLY FOR
SANDRA TORDONATO
9940 SW 146th COURT
MIAMI, FL

M. LOPEZ

A-2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000073

Section: 03 Township: 55 Range: 39
Applicant: SANDRA TORDONATO
Zoning Board: C11
Commission District: 11
Drafter ID: KEELING STENNETT
Scale: NTS

N W E S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 1, 2011

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000073

Section: 03 Township: 55 Range: 39
Applicant: SANDRA TORDONATO
Zoning Board: C11
Commission District: 11
Drafter ID: KEELING STENNETT
Scale: NTS

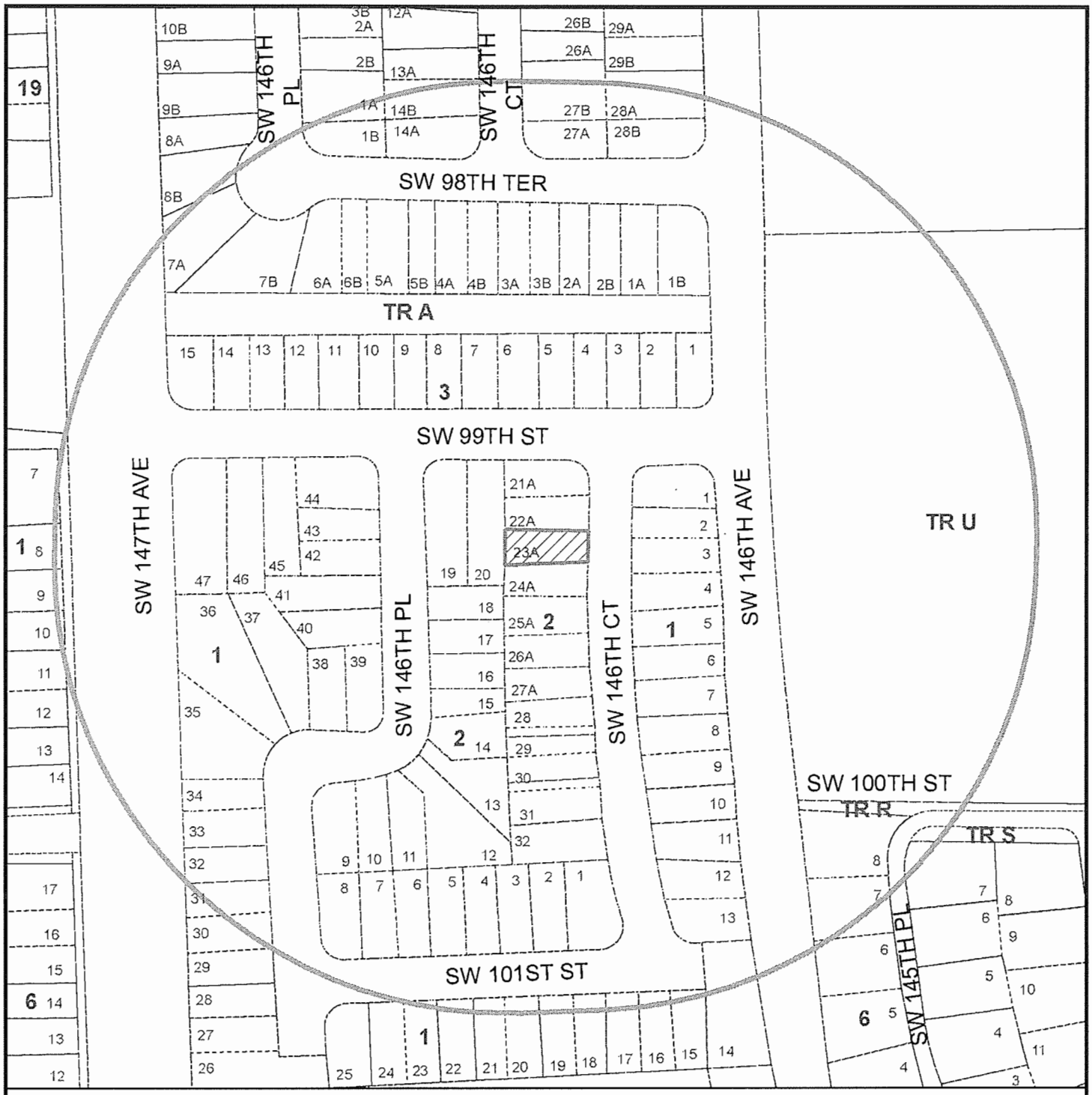
Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 1, 2011

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Section: 03 Township: 55 Range: 39
Applicant: SANDRA TORDONATO
Zoning Board: C11
Commission District: 11
Drafter ID: KEELING STENNETT
Scale: NTS

Process Number

Z2011000073

RADIUS: 500

Legend

- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, July 1, 2011

REVISION	DATE	BY