

# KITS

8-10-2011 Version # 2



COMMUNITY ZONING APPEALS BOARD 12  
KENDALL VILLAGE CENTER - CIVIC PAVILLION  
8625 SW 124 Avenue, Miami  
Wednesday, September 14, 2011 at 6:30 p.m.

## CURRENT

1. 11-9-CZ14-1 NEIDA KAMALE

11-1

04-55-40 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF WEDNESDAY, SEPTEMBER 14, 2011

KENDALL VILLAGE CENTER – CIVIC PAVILION

8625 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 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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I. **BOARD VACANCY**

II. **APPLICATION(S):**

1. **NEIDA KAMALE (11-9-CZ12-1/11-01)**

**04-55-40  
Area 12/District 08**

- (1) Applicant is requesting to permit an existing addition to a single family residence setback 16.33' (25' required) from the rear (east) property line.
- (2) Applicant is requesting to permit an existing swimming pool setback 6.57' (7.5' required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Planning and Zoning, entitled, "Porch Modification-Kamale Residence" as prepared by Batista Luciano, dated stamped received 5/18/11 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 8841 SW 92<sup>nd</sup> Court, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 11,005 square feet.

Department of Planning and  
Zoning Recommendation:

Approval with conditions.

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 Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements

imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website ([www.municode.com](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.

**1. NEIDA KAMALE**  
**(Applicant)**

**11-9-CZ12-1 (11-001)**  
**Area 12/District 08**  
**Hearing Date: 09/14/11**

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?

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
1962	G. W. R. Corp.	- Zone change from EU-1 to EU-M & RU-1. - Variance of wall height.	BCC	Approved on a modified basis
1962	G. W. R. Corp.	- Zone change from EU-1 to EU-M & RU-1. - Variance of wall height.	ZAB	Recommended for Approval on a modified basis

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL NO. 12**

**APPLICANTS:** Neida Kamale

**PH:** Z11-001 (12-09-CZ12-1)

**SECTION:** 04-50-40

**DATE:** September 14, 2011

**COMMISSION DISTRICT:** 8

**ITEM NO.:** 1

**A. INTRODUCTION**

o **SUMMARY OF REQUESTS:**

- To allow an existing addition to a single-family residence and existing pool with less setbacks from the rear property line than allowed by the Zoning Code.

o **REQUESTS:**

- (1) Applicant is requesting to permit an existing addition to a single family residence setback 16.33' (25' required) from the rear (east) property line.
- (2) Applicant is requesting to permit an existing swimming pool setback 6.57' (7.5' required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Porch Modification – Kamale Residence," as prepared by Batista Luciano, dated stamped received 05/18/11, consisting of three (3) sheets. Plans may be modified at public hearing.

o **LOCATION:** 8841 S.W. 92<sup>nd</sup> Court, Miami-Dade County, Florida.

o **SIZE:** 11,005 sq. ft.

**B. ZONING HEARINGS HISTORY:** None.

**C. NEIGHBORHOOD CHARACTERISTICS:**

**ZONING**

**LAND USE PLAN DESIGNATION**

**Subject Property:**

RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

**Surrounding Properties:**

**NORTH:** RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

**SOUTH:** RU-1; single-family residence

Low Density Residential, 2.5 to 6 dua

**EAST:** RU-1; single-family residences

Low Density Residential, 2.5 to 6 dua

**WEST:** RU-1; single-family residences

Low Density Residential, 2.5 to 6 dua

**D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:**

DERM	<b>No objection</b>
Public Works	<b>No objection</b>
Parks	<b>No comment</b>
MDT	<b>No comment</b>
Fire Rescue	<b>Objects</b>
Police	<b>No comment</b>
Schools	<b>No comment</b>

**E. PLANNING AND ZONING ANALYSIS:**

The subject parcel is an interior lot, located at 8841 S.W. 92<sup>nd</sup> Court. Single-family residences characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as a **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. Approval of the requests sought in this application will not add additional dwelling units to the site beyond what is allowed; therefore, the application is **consistent** with the density threshold of the LUP map of the CDMP.

Staff opines that the approval of the subject requests, analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Furthermore, approval of the requests would not result in an obvious departure from the aesthetic character of the surrounding area.

Staff notes that the existing pool serves as an outdoor amenity to the residence. As shown on the submitted elevations, the existing addition has been architecturally designed to match the scale and character of the existing residence. Additionally, staff notes that the photographs submitted by the applicant show an existing wood fence as well as existing mature trees and shrubs along the perimeter of the subject property, which in staff's opinion, diminishes any negative visual impact of the setback encroachments on the abutting properties.

Based on the configuration of the floor plans, staff opines that future owners could easily convert the residence into two residential units. Therefore, staff recommends as a condition for approval, that the applicant submits a Declaration of Use agreement which restricts the use of the subject property to single-family use only.

**Based on all of the aforementioned, staff opines that the existing addition and pool are compatible with the area and therefore recommend approval with conditions of the application under the Non-Use Variance NUV Standards, Section 33-311(A)(4)(b).**

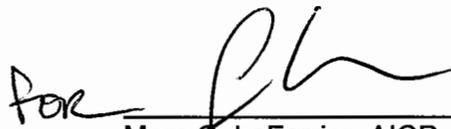
**F. RECOMMENDATION: Approval with conditions.**

**G. CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion, said plan to include among other things but not be 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 to the Department of Planning and Zoning entitled "Porch Modification-Kamale Residence" as prepared by Batista Luciano, dated stamped received 5/18/11, consisting of three (3) sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits a Declaration of Use Agreement restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.
5. That the applicant shall obtain a building permit for the additions and pool from the Building Department within 90 days after the appeal period deadline date.

**DATE TYPED:** 07/21/11  
**DATE REVISED:**  
**DATE FINALIZED:** 08/14/11  
MCL:GR:NN:CH:JC

*For*   
\_\_\_\_\_  
Marc C. LaFerrier, AICP, Director  
Miami-Dade County Department of  
Planning and Zoning *Non*

# ZONING RECOMMENDATION ADDENDUM

Neida Kamale  
Z11-001

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

<b>Low Density Residential</b>	The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. <i>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>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>33-311(A)(4)(b)</b>	<b>Non-Use Variances From Other Than Airport Regulations.</b> <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>
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# Memorandum

**Date:** January 19, 2011

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

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



**Subject:** C-12 #Z2011000001  
Neida Kamale  
8841 S.W. 92<sup>nd</sup> Court  
To Permit an Addition to a Single Family Residence Setback Less than  
Required from Property Lines  
(RU-1) (0.25 Acres)  
04-55-40

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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.

#### Stormwater Management

According to the site plan submitted, the proposed new roof will not affect the stormwater management system.

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 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.

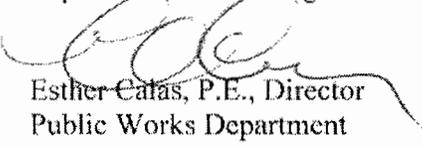
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

# Memorandum



**Date:** November 26, 2008

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

**From:**  Esthier Calas, P.E., Director  
Public Works Department

**Subject:** Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

# Memorandum



**Date:** June 13, 2011  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** *WJH* Maria I. Nardi, Chief  
Planning and Research Division  
**Subject:** Z2011000001: Kamali Residence

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**Application Name:** Kamali Residence

**Project Location:** The site is located at 8841 SW 92 CT, Miami-Dade County.

**Proposed Development:** The applicant is requesting non-use variances to permit a reduction to the required rear yard setback 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

# Memorandum



**Date:** 09-JUN-11  
**To:** Marc LaFerrier, Director  
 Department of Planning and Zoning  
**From:** Karls Paul-Noel, Interim Director  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2011000001

**Fire Prevention Unit:**

AAPPROVAL  
 No objection to site plan date stamped May 18, 2011.

**Service Impact/Demand**

Development for the above Z2011000001  
 located at 8841 SW 92 CT, MIAMI-DADE COUNTY, FLORIDA.  
 in Police Grid 1828 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: 7:23 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 Station 13 - East Kendall - 6000 SW 87 Avenue  
 BLS 75' Ladder, Squad

**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: 10-JAN-11

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

NEIDA KAMALE

8841 SW 92 CT, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

Z2011000001

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**HEARING NUMBER**

**HISTORY:**

No Zoning Enforcement Cases  
No Building Enforcement Cases

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

**REPORTER NAME:**

Brenda Campo

# ZONING INSPECTION REPORT

**Inspector:** HASSUN, PEDRO

**Inspection Dat**

**Evaluator:** JACQUELINE CARRANZA

08/17/11

**Process #:** Z2011000001  
**Applicant's Name:** NEIDA KAMALE

**Locations:** 8841 SW 92 CT, MIAMI-DADE COUNTY, FLORIDA.

**Size:** 11,005 sq. ft.

**Folio #:** 3050040100240

**Request:**

1 Applicant is requesting to permit an existing addition to a single family residence setback 16'4" (25' required) from the rear (east) property line.

2 Applicant is requesting to permit an existing swimming pool setback 6.57' (7.5' required) from the rear (east) property line.

**EXISTING ZONING**

**Subject Property** RU-1,

**EXISTING USE** RESIDENT

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

ONE STORY SINGLE FAMILY RESIDENCE

**USE(S) OF PROPERTY:**

SINGLE FAMILY RESIDENCE AND SWIMMING POOL WITH SCREENED AREA.

**FENCES/WALLS:**

6 FEET WOOD FENCE AROUND PROPERTY BEHIND FRONT BUILDING LINE.

**LANDSCAPING:**

WELL LANDSCAPED. MEETS MINIMUM REQUIREMENTS.

**BUFFERING:**

TREES, PALMS, SHURBS AND 6 FT WOOD FENCE.

**VIOLATIONS OBSERVED:**

BNC MEMO DATED 01/10/2011 ON FILE. OPEN PERMIT NO. 2010019592 RE-ISSUED ON 08/04/2011 WITH NO INSPECTIONS ON RECORD.

**OTHER:**

AS PER SUBMITTED SURVEY & SITE PLAN. THE 6 FT WOOD FENCE IS ENCROACHING NEIGHBOR'S PROPERTY TO THE SOUTH.

**Process #** Z2011000001  
**Applicant's Name** NEIDA KAMALE

# ZONING INSPECTION REPORT

## SURROUNDING PROPERTY

### NORTH:

RU-1: SINGLE FAMILY HOME

### SOUTH:

RU-1: SINGLE FAMILY HOME

### EAST:

RU-1: SINGLE FAMILY HOME

### WEST:

RU-1: SINGLE FAMILY HOME

## SURROUNDING AREA

THIS IS A SINGLE FAMILY RESIDENCE AREA WHICH IS WELL KEPT. ALSO WELL LANDSCAPED WITH STREET TREES.

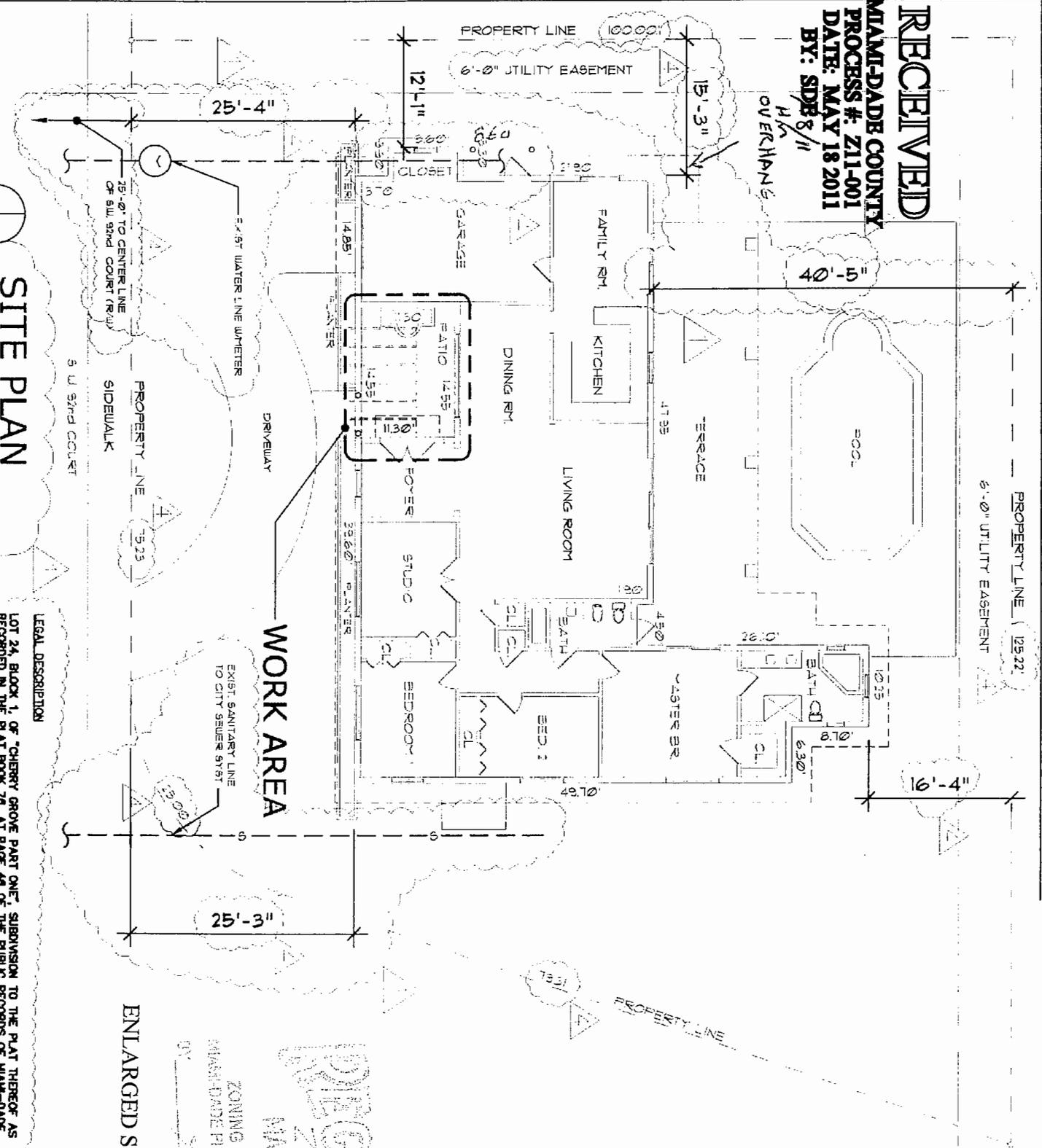
## NEIGHBORHOOD CHARACTERISTICS:

THIS IS A LOW DENSITY RESIDENTIAL AREA.

## COMMENTS:

**RECEIVED**

**MIAMI-DADE COUNTY  
PROCESS #: Z11-001  
DATE: MAY 18 2011  
BY: SDB 8/11**



**SITE PLAN**  
SCALE: 1/16" = 1'-0"  
NORTH

**LEGAL DESCRIPTION**  
LOT 24, BLOCK 1, OF "CHERRY GROVE PART ONE" SUBDIVISION TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 78, AT PAGE 48 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOLD NO. 30-5004-010-0240

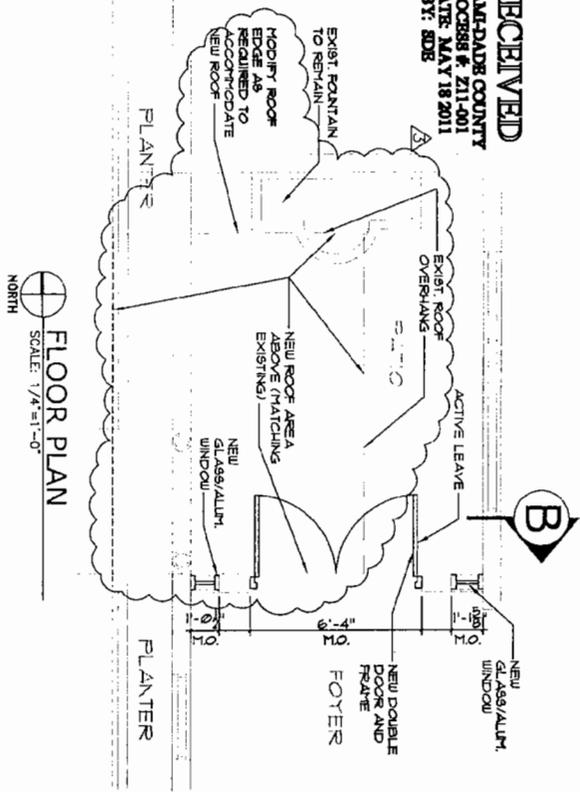
**ENLARGED SITE PLAN**

**EXIST. OVERL**

**RECEIVED**  
MAY 18 2011  
ZONING HEARINGS SE  
MIAMI-DADE PLANNING AND Z  
ON

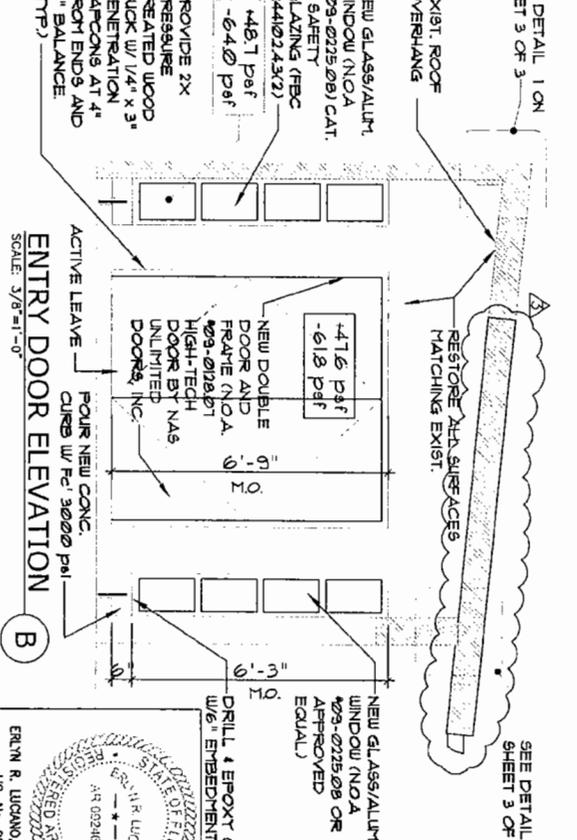
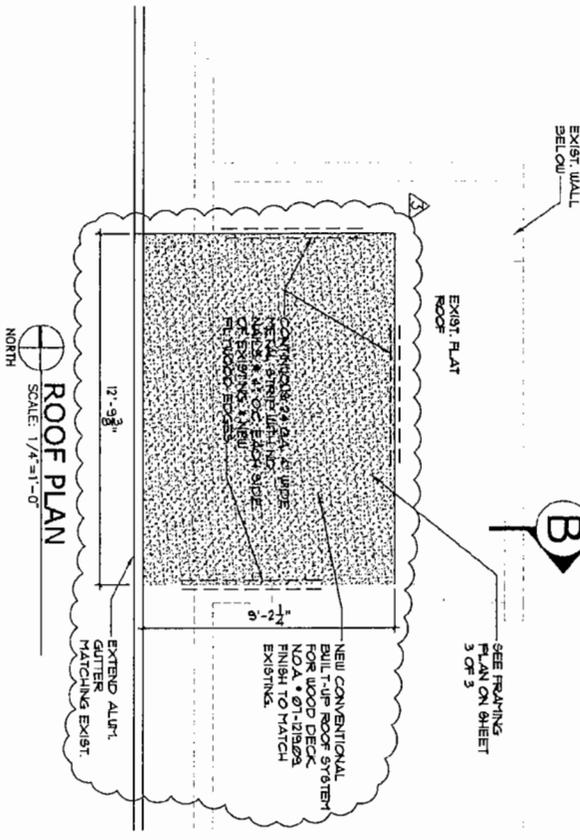


**RECEIVED**  
 MIAMI-DADE COUNTY  
 PROCESS # 211-001  
 DATE MAY 18 2011  
 BY: SDE



**GENERAL NOTES:**

1. EXISTING REMOVAL TO EXISTING RESIDENCE, RE-PLACE ENTRY TO EXISTING ROOF OVERLAP AND EXTENSION OF ROOF OVERHANG WITH NEW SPVLIGHT.
2. NO FLAMMABLE MATERIALS MAY BE STORED IN BUILDING OVERNIGHT.
3. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR RESTRUCTURING AND ENGAGING WITH THEIR PERSONNEL ALL APPROPRIATE SAFETY AND OSHA RULES AND REGULATIONS. EMPLOYEES OF THE G.C. MUST BE APPROPRIATELY ATTENDED TO INCLUDE SHIRT, SHOES AND FULL LENGTH TROUSERS AT ALL TIMES.
4. THE G.C. AND ALL SUBCONTRACTORS WILL LEAVE THEIR WORK AREA CLEAN AND FREE OF ALL DEBRIS, DIRT, ETC.
5. ALL SUBCONTRACTORS OF WORK ENTRANCE TO THE BUILDING SHALL MAINTAIN A CURRENT SET OF APPROVED CONSTRUCTION PLANS (GITY APPROVED JOB COPY) ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
6. ALL DISCREPANCIES IN PLANS AND/OR CONSTRUCTION FOUND BY ANY SUBCONTRACTOR SHALL BE IMMEDIATELY NOTIFIED TO ARCHITECT.
7. ALL WORK SHALL BE COMPLETED BY 5:00 PM ON ALL DAYS.
8. ALL WORK SHALL BE COMPLETED BY 5:00 PM ON ALL DAYS.
9. ALL WORK SHALL BE COMPLETED BY 5:00 PM ON ALL DAYS.
10. ALL WORK SHALL BE COMPLETED BY 5:00 PM ON ALL DAYS.
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14. ALL WORK SHALL BE COMPLETED BY 5:00 PM ON ALL DAYS.
15. ALL WORK SHALL BE COMPLETED BY 5:00 PM ON ALL DAYS.
16. ALL WORK SHALL BE COMPLETED BY 5:00 PM ON ALL DAYS.



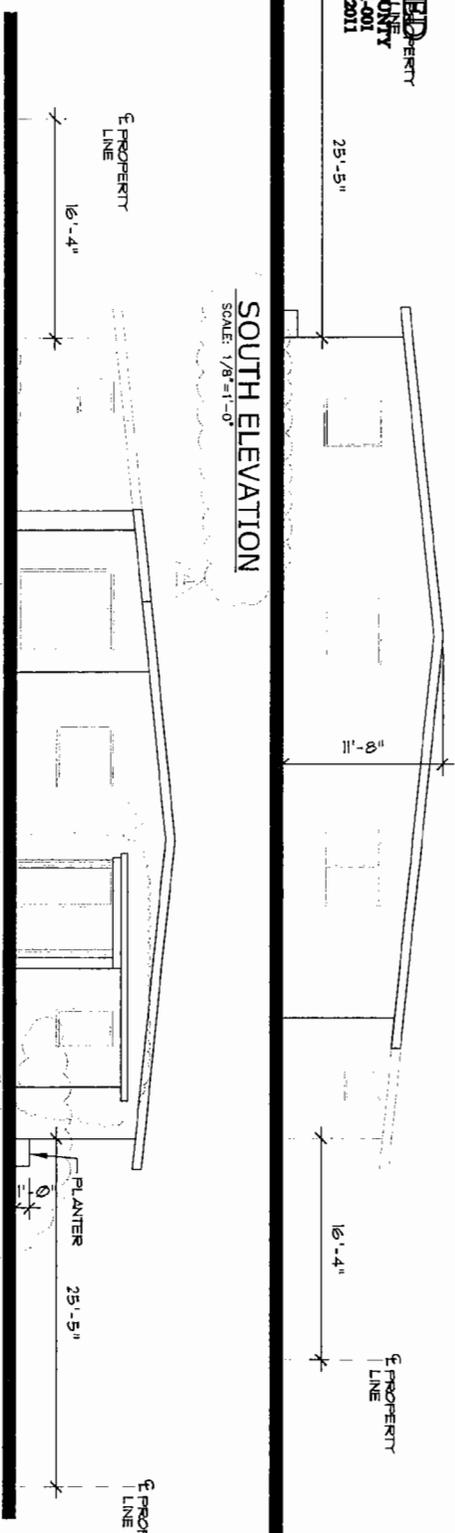
**NEW PLANS, NOTES AND ELEVATION**

**PORCH MODIFICATION - KAMALE RESIDENCE**  
 8841 S.W. 92ND COURT, MIAMI, FLORIDA 33176

DATE: 05/18/2011	BY: SDE
PROJECT: PORCH MODIFICATION - KAMALE RESIDENCE	NO. 4 @ 23-0225 @ 81 CAT. II SAFETY GLAZING (FBC R44102.4372)
SCALE: 1/4" = 1'-0"	SCALE: 3/8" = 1'-0"
DATE: 05/18/2011	BY: SDE
PROJECT: PORCH MODIFICATION - KAMALE RESIDENCE	NO. 4 @ 23-0225 @ 81 CAT. II SAFETY GLAZING (FBC R44102.4372)
SCALE: 1/4" = 1'-0"	SCALE: 3/8" = 1'-0"

**RECEIVED**  
 MIAMI-DADE COUNTY  
 PROCESS # Z11-001  
 DATE: MAY 18 2011  
 BY: BDB

**SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
 SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
 SCALE: 1/8"=1'-0"



**WEST ELEVATION**  
 SCALE: 1/8"=1'-0"



**RECEIVED**  
 MAY 18 2011

ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.

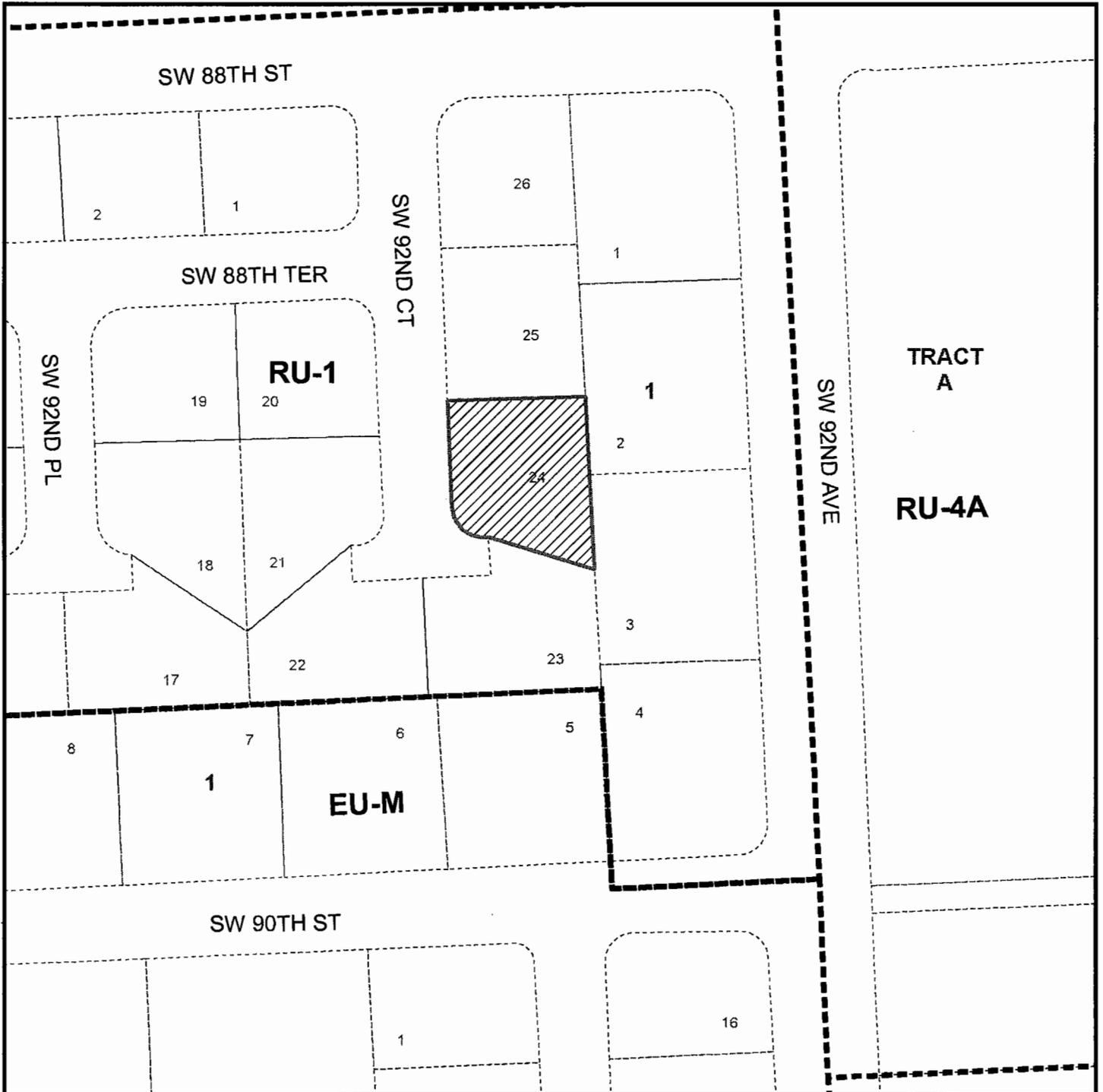


NEW SH  
 4 OF 4

**EXTERIOR ELEVATIONS**

**PORCH MODIFICATION - KAMALE RESIDENCE**  
 8841 S.W. 92ND COURT, MIAMI, FLORIDA 33176

DATE: 09 NOV 2009	AS SHOWN
PROJECT: 07-001-001	DATE: 07-01-09
CLIENT: 8841 SW 92ND COURT	DATE: 07-01-09
DESIGNER: ERLIN R. LUCIANO	DATE: 07-01-09
CHECKER: ERLIN R. LUCIANO	DATE: 07-01-09
SCALE: 1/8"=1'-0"	DATE: 07-01-09
PROJECT NO: 07-001-001	DATE: 07-01-09
DATE: 07-01-09	DATE: 07-01-09



**MIAMI-DADE COUNTY  
HEARING MAP**

**Process Number  
Z2011000001**

**Legend**

-  Zoning
-  Subject Property Case



**Section: 04 Township: 55 Range: 40  
Applicant: NEIDA KAMALE  
Zoning Board: C12  
Commission District: 8  
Drafter ID: ALFREDO FERNANDEZ-CUETO  
Scale: NTS**



SKETCH CREATED ON: Tuesday, January 11, 2011

REVISION	DATE	BY
		18



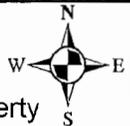
**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**Z2011000001**

**Legend**



Subject Property



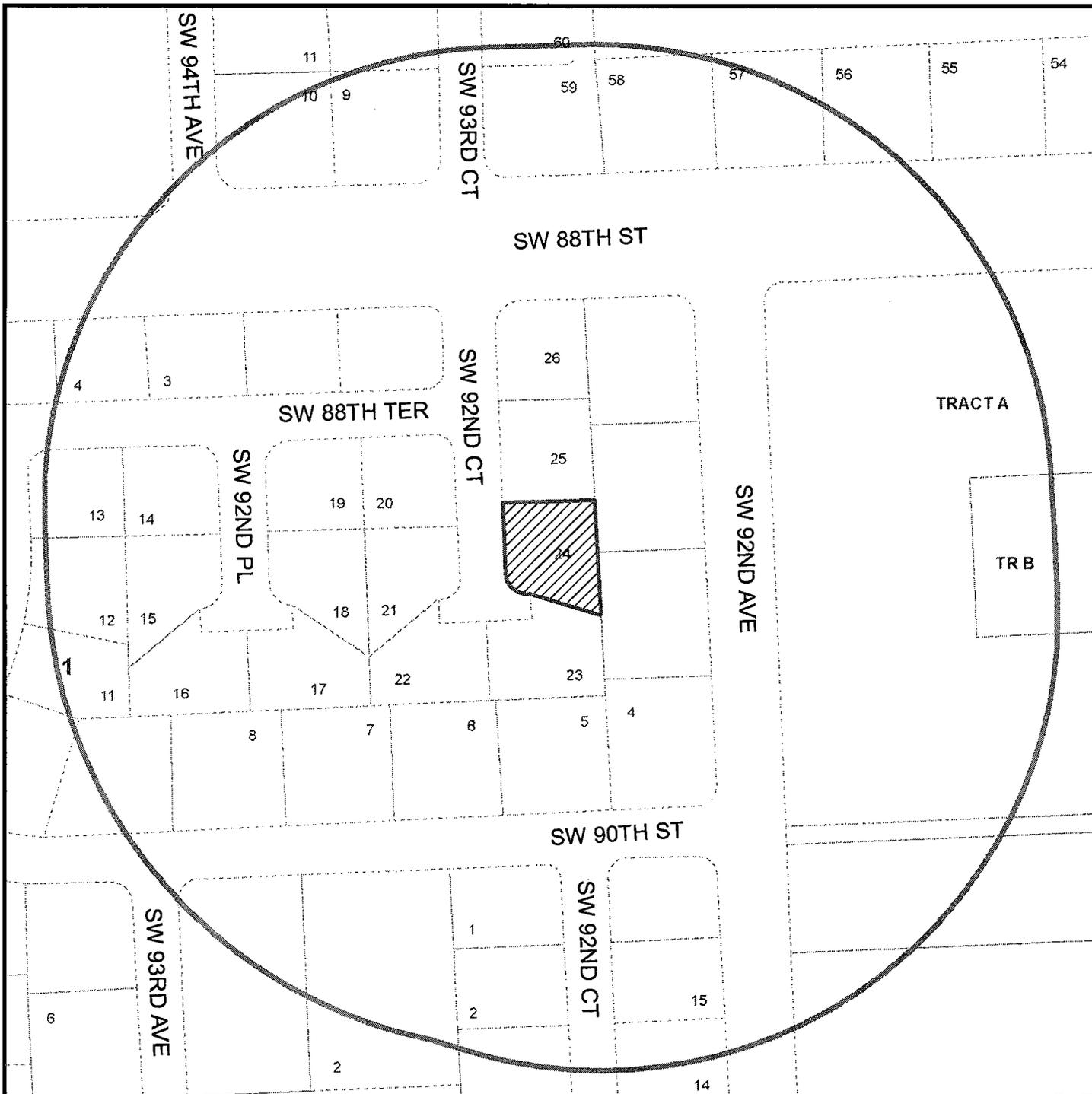
Section: 04 Township: 55 Range: 40  
 Applicant: NEIDA KAMALE  
 Zoning Board: C12  
 Commission District: 8  
 Drafter ID: ALFREDO FERNANDEZ-CUETO  
 Scale: NTS



SKETCH CREATED ON: Tuesday, January 11, 2011

REVISION	DATE	BY
		19





**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number  
**Z2011000001**  
RADIUS: 500

**Legend**

-  Buffer
-  Subject Property
-  Property Boundaries



Section: 04 Township: 55 Range: 40  
 Applicant: NEIDA KAMALE  
 Zoning Board: C12  
 Commission District: 8  
 Drafter ID: ALFREDO FERNANDEZ-CUETO  
 Scale: NTS



SKETCH CREATED ON: Tuesday, January 11, 2011

REVISION	DATE	BY