FINAL AGENDA

11-8-2011 Version # 1

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

CURRENT

1.	11-12-CZ12-1	MARIA, WILFREDO, IVETTE AGUSTI	10-174	31-54-41	N
2.	11-12-CZ12-2	JUAN NARVAEZ	11-39	28-54-40	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF WEDNESDAY, DECEMBER 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

1. MARIA, WILFREDO & IVETTE AGUSTI (11-12-CZ12-1/10-174) **31-54-41**
Area 12/District 07

(1) DISTRICT BOUNDARY CHANGE from RU-1 (Single Family Residential) to RU-5A (Semi-Professional Offices).

(2) NON USE VARIANCE to permit a parcel of land with a lot frontage of 74' (75' required) and a lot area of 9,250 sq. ft. (10,000 sq. ft.).

(3) NON USE VARIANCE to permit an existing building setback of 12'10" (15' required) from the side street (north) property line setback a minimum of 6'8" (15' required) from the interior side (south) property line.

(4) NON USE VARIANCE to permit a .67" to 2.83' wide landscape buffer (7' required) along portions of the right-of-way.

OR IN THE ALTERNATIVE TO REQUEST #1 - #4 THE FOLLOWING:

(5) NON USE VARIANCE to permit an existing single family residence setback 12'10" (15' required) from the side street (north) property line.

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "Addition & Renovations Ms. Ivette Agusti", as prepared by DNB Design Group, LLC, dated stamped received 7/12/11 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 5450 SW 72 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 74' X 125'

Department of Permitting, Environment and Regulatory Affairs Recommendation: Denial without prejudice of requests #1 - #4 and Approval with Conditions of Request #5.

Protests: 35 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. JUAN NARVAEZ (11-12-CZ12-2/11-039) **28-54-40**
Area 12/District 07

(1) NON-USE VARIANCE to permit an addition to a single family residence setback 15' (25' required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "Garage Conversion to be Legalized" as prepared by Property

Solution Service. Sheet A-1 dated stamped received 8/17/11 and the remaining 3 sheets dated stamped received 5/17/11 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 9141 SW 69 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90' X 96.70'

Department of Permitting, Environment and Regulatory Affairs
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 Sustainability, Planning and Economic Enhancement Department (SPEED) within 14 days after SPEED 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 SPEED's posting will be made on a bulletin board located in the office of SPEED.) 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. 12

PH: Z10-174 (11-12-CZ12-1) **December 14, 2011**
Item No. 1

Recommendation Summary	
Commission District	7
Applicant	Maria, Wilfredo, and Ivette Agusti
Summary of Requests	The applicant is seeking to rezone a parcel of land to from RU-1 to RU-5A and to permit an office building with less lot frontage, lot area, setback, and landscape buffer than required.
Location	5450 SW 72 Street, Miami-Dade County, Florida.
Property Size	74'x125'
Existing Zoning	RU-1
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Inconsistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	**Denial without Prejudice of Requests #1 - #4 and Approval with Conditions of Request #5**

REQUESTS:

(1) DBC from RU-1 to RU-5A.

(2) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 74' (75' required) and a lot area of 9,250 sq. ft. (10,000 sq. ft.).

(3) NON-USE VARIANCE to permit the office building setback 12'10" (15' required) from the side street (north) property line setback minimum of 6'8" (15' required) from the interior side (south) property line.

(4) NON-USE VARIANCE to permit a 0.67" to 2.83' wide landscape buffer (7' required) along portions of the right-of-way.

(5) NON-USE VARIANCE to permit an existing single family residence setback 12'10" (15' required) from the side street (north) property line.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Addition & Renovations Ms. Ivette Agusti", as prepared by DNB Design Group, LLC, dated stamped received 7/12/11 and consisting of three (3) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Proposed 1,877 sq. ft. office building with six (6) parking spaces.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North (City of Coral Gables)	CB; retail shopping center	Business and Office
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a corner lot, located at 5450 SW 72 Street, on the south side of SW 72nd Street. Sunset Drive also known as S.W. 72nd Street is a major roadway that divides Unincorporated Miami-Dade County to the south and the City of Coral Gables to the north. Single-family residences and commercial uses characterize the surrounding area where the subject property lies. Specifically, on the south side of S.W. 72nd street, the subject property has single-family residences abutting to the east and west, with commercial uses immediately following to the west, approximately 455' west of the subject property. A variety of commercial uses, such as retail, restaurants and office buildings lie on the north of S.W. 72nd Street, directly across from the subject property.

SUMMARY OF THE IMPACT:

Approval of this application would allow the applicant to provide an additional office use to the community similar to the uses currently located on the north side of S.W. 72nd Street. However, approval of the same would create an incompatible element within the residential neighborhood, on the south side of S.W. 72nd Street. Staff opines that approval of this application would set a precedent for additional non-residential uses along the south side of SW 72nd Street and may result in a commercial corridor.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as ***Low Density Residential*** on the Adopted 2015-2025 Land Use Plan (LUP) map. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The Land Use Element Interpretive Text under Residential Communities provides that this density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

The applicant is seeking a district boundary change from RU-1, Single Family Residential District to RU-5A, Semi-Professional Offices and Apartments, (request #1) in addition to non-use variances related to the proposed office building. The interpretive text of the CDMP provides that *office uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not*

inconsistent with this plan already lawfully exist on the same block face. However, the subject property is located on a block face that is entirely residential and is inconsistent with and does not meet the criteria set forth in the CDMP Land Use Element Interpretive Text, under Residential Communities, subsection titled Commercial Uses (in Residential Communities) for the allowance of office uses in this land use category. Staff opines that requests #2 thru #4 are evidence of the over-intensification and incompatibility of the proposed development within a residential neighbourhood. In addition, **Land Use Objective Policy LU-4C** provides that *residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade tranquility and character of the neighborhood.*

Staff opines that the proposed use and zoning designation would be inconsistent with the above-mentioned objectives and policies of the CDMP and would have an unfavorable effect on the surrounding residential area, and that the incompatible element would cause an undue burden on the residential community and would detrimentally impact the surrounding area. As such the proposed zone change to RU-5A and the proposed office use on the site are **inconsistent** with the CDMP LUP map designation of ***Low Density Residential***. In addition, the proposed use is inconsistent with **Policy LU-4C** of the CDMP and is **incompatible** with the existing residential uses adjacent to the site.

ZONING ANALYSIS:

Approval of the subject application would allow the applicant to rezone the subject property from RU-1, single-family residential to RU-5A, Semi-Professional Office District, and have an office building on the subject property with less lot frontage, lot area, landscape buffer and setbacks than required.

When the applicant's request for a District Boundary Change to RU-5A (request #1), is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **inconsistent** with the CDMP LUP map designation of the property and with the interpretative text of the CDMP and should be denied. This district boundary change would allow the applicant to establish an office use; no office use is allowed under the current zoning designation, RU-1. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. As such, staff opines that the applicant's request for a zone change in order to establish an office building would have a negative impact on the existing residential neighborhood. Currently, the subject site is located within a residential neighborhood and is flanked by single-family residences on each side. Staff opines that approval of the request would be out of character with and **incompatible** with the RU-1 zoned properties located to the south, east and west of the subject property.

In addition, non-use variance requests #2 thru #4, to permit less lot frontage and lot area (request #2), smaller setbacks from the side street (north) and interior side (south) property lines (request #3), and less landscaping buffer along portions of the right-of-way (request #4) are contingent upon approval of request #1. Staff notes that these variances are not required for the existing single-family home use in the current RU-1 zoning district. Therefore, staff recommends that the Board deny requests #2 thru #4 concurrently with denial of request #1.

In staff's opinion, approval of requests #1 thru #4 would result in an **incompatible** use and over-intensification of use of the subject property that would be out of character with the present

development of the area, and would result in the degradation of the residential community. Furthermore, staff opines that approval of the requests would not maintain the basic intent and purpose of the zoning regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and would be **incompatible** with same.

When request #5, to permit a smaller setback from the side street property line, 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 12'10" (15' required) from the side street (north) property line would allow the continued use of the existing single-family 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.

Therefore, staff recommends denial without prejudice of request #1 under Section 33-311, District Boundary Change, denial without prejudice of requests #2 through #4, under Section 33-311(A)(4)(b) (NUV) and approval with conditions of request #5, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

ACCESS, CIRCULATION AND PARKING:

The site plan submitted depicts a proposed one story office building that meets the minimum required parking requirement and the location and width of the drives on the subject property are sufficient to accommodate the potential traffic on this site. There is a small parking area with the ingress and egress along SW 72nd Street.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Denial without Prejudice of Requests #1 - #4 and Approval with Conditions of Request #5

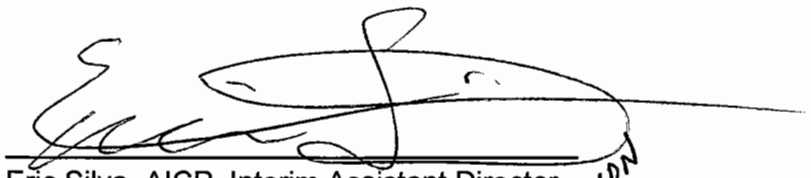
CONDITIONS FOR APPROVAL: For request # 5 only.

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 "Addition & Renovations Ms. Ivette Agusti", as prepared by DNB Design Group, LLC, dated stamped received 7/12/11 and 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.

ES:GR:NN:CH:JC



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: Maria, Wilfredo, Ivette Agusti
PH: *Z10-174*

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

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. 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.*
Office Uses Page I-35	*Office uses smaller than five acres in size may be approved in areas designated as Residential Communities* ***where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face****. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area. In applying this provision, the maximum limits of an eligible residentially designated block face along which office uses may be extended shall not extend beyond the first intersecting public or private street, whether existing, platted or projected to be necessary to provide access to other property, or beyond the first railroad right-of-way, utility transmission easement or right-of-way exceeding 60 feet in width, canal, lake, public school, church, park, golf course or major recreational facility.* *In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller. Additionally, such office uses may be approved only if the scale and character of the prospective*

ZONING RECOMMENDATION ADDENDUM

Applicant: Maria, Wilfredo, Ivette Agusti
PH: *Z10-174*

Office Uses Page I-35 Cont'd	*office use are compatible with the surrounding residential neighborhood and if the **site has sufficient dimensions to permit adequate on-site parking and buffering of adjacent residences from the office**. Other factors that will be considered in determining compatibility include, but are not limited to traffic, noise, lighting, shadows, access, signage, landscaping, and hours of operation. Signage shall be restricted both in size, style, and location to preclude a commercial appearance. Landscaping and buffering of adjacent residences and rear properties will be required. Emphasis shall be placed on retention of the general architectural style of the area, where the area is sound and attractive. Development Orders authorizing the conversion of existing homes into offices, the addition of offices to existing residences or the construction of new buildings encompassing office uses pursuant to this paragraph may be approved only where compatible and where the intensity and character of the new building including gross floor area, lot coverage and height, will be consistent with the homes which exist or which could be built on the immediately adjacent parcels.*
Land Use Objective LU-4C (Pg. I-11)	*Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.*
Land Use Objective 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 complementary elements and buffer any potential incompatible elements.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been*

ZONING RECOMMENDATION ADDENDUM

Applicant: Maria, Wilfredo, Ivette Agusti
PH: *Z10-174*

	constructed or planned and budgeted for construction; *(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.*
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. MARIA, WILFREDO, IVETTE AGUSTI
(Applicant)

11-12-CZ12-1 (10-174)
Area 12/District 07
Hearing Date: 12/14/11

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:

Year	Applicant	Request	Board	Decision
No History				

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: September 27, 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 #Z2010000174-3rd Revision
Maria Agusti Wilfredo Agusti and Ivette Agusti
5450 S.W. 72 Street
District Boundary Change from RU-1 to RU-5A
(RU-1) (.212 Acres)
31-54-41

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

Potable Water Service and Wastewater Disposal

The existing single family residence on the subject property is served by a public water main and an on-site septic tank and drainfield system.

A gravity sewer main abuts the subject property in the public right-of-way of SW 72nd Street. In accordance with Code requirements, the proposed change of use is required to connect to the public sanitary sewer system if the public sewer main is available and operative.

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 project will not affect the existing stormwater management system.

Wetlands
The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM 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.

Operating Permits
Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Tree Preservation
According to the survey submitted with this zoning application, the property contains a specimen-sized trees (trunk diameter 18 inches or greater). The site plan submitted with this application entitled "Addition and Renovations Ms. Ivette Agusti-Site Plan Project Data", sheet A-1, prepared by DNB Design Group, LLC, and dated 01/31/2011 depicts two specimen trees along the western boundary of the site to remain, also a non specimen size tree on the northwest part of the property is depicted to be relocated.

Please be advised that Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. 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 Section 24 of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The proposed parking area is adjacent to the two specimen trees located along the western boundary line. Be advised that any type of construction, including driveways, septic tanks, fences, pipes, buildings, roads, polls etc., should be at least 12-14 feet from specimen (trunk diameter 18 inches or greater) and non specimen trees. Protective barriers should be place during construction 10-12 feet away from specimen trees or 6-8 feet away from non specimen sized trees. If this distance is not maintained the root systems of the trees may be affected, thereby causing the effective destruction of the trees. In the event that the proposed construction causes the effective destruction of the trees on site, it would constitute a violation of Section 24-49 of the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact tree resources on the referenced property.

The applicant is advised to contact DERM staff for additional information regarding tree permitting procedures and requirements prior to site development.

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.

REVISION 1

PH# Z2010000174
CZAB - C12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MARIA, WILFREDO, IVETTE AGUSTI

This Department has no objections to this application.

Additional improvements may be required at time of permitting.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A Pino, P.L.S.
15-SEP-11

Memorandum

MIAMI-DADE COUNTY

Date: August 11, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000174: MARIA, WILFREDO, IVETTE AGUSTI

Application Name: MARIA, WILFREDO, IVETTE AGUSTI

Project Location: The site is located at 5450 S.W. 72 STREET, Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from RU-1 to RU-5A and non-use variances for setbacks and lot area to permit a small realty office on the premises.

Impact and demand: The letter of intent specifies that the purpose of the change is to permit a non-residential use. 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

REVISION 2

Memorandum

Date: 27-JUL-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000174

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated March 2, 2011.
APPROVAL
No objection to site plan date stamped July 12, 2011.

Service Impact/Demand

Development for the above Z2010000174
located at 5450 S.W. 72 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1761 is proposed as the following:

N/A (residential)	dwelling units	N/A (industrial)	square feet
1,760 (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: 0.39 alarms-annually.
The estimated average travel time is: 5:07 minutes

Existing services

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

Station 14 - South Miami - 5860 SW 70 Street
Rescue, ALS engine, Battalion 8.

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 site plan date stamped July 12, 2011. Substantial changes to the plan 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: 02-NOV-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

MARIA, WILFREDO, IVETTE AGUSTI	5450 S.W. 72 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000174

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance
None

Building
None

PREVIOUS CASES:

Neighborhood Compliance
None

Building
None

None

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

N/A

ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO **Inspection Date**

Evaluator: JACQUELINE CARRANZA 10/27/11

Process #:	**Applicant's Name**
Z2010000174	MARIA, WILFREDO, IVETTE AGUSTI

Locations: 5450 S.W. 72 STREET, MIAMI-DADE COUNTY, FLORIDA.

Size: 74' X 125 **Folio #:** 3041310180270

Request:

1 DBC from RU-1 to RU-5A.
2 Applicant is requesting to permit a Semi-Professional Office building with a lot frontage of 74' (75' required) and a lot area of 9,250 sq. ft. (10,000 required).
3 Applicant is requesting to permit the office building setback 12'10" (15' required) from the side street (north) property line setback a minimum of 6'8" (15' required) from the interior side (south) property line.
4 Applicant is requesting to permit a .67" to 2.83' wide landscape buffer (7' required) along portions of the right-of-way.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE SFR

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY CBS RESIDENCE W/AN ATTACHED REAR PORCH & AN ATTACHED TRELLIS TO THE FRONT ENTRANCE OF THE PROPERTY.

USE(S) OF PROPERTY:

RU-1, SINGLE FAMILY RESIDENCE.

FENCES/WALLS:

6 FT CHAIN LINK FENCE ALONG THE WEST PROPERTY LINE; 4 FT CHAIN LINK FENCE ALONG THE NORTH PROPERTY LINE; 4 FT CHAIN LINK FENCE ALONG THE SOUTH PROPERTY LINE.

LANDSCAPING:

6 FT FICUS HEDGE ALONG THE PERIMETER OF THE PROPERTY AND EXCELLENT TREE CANOPY ALONG THE EAST AND NORTH SIDE OF RESIDENCE.

BUFFERING:

THERE ARE EXISTING MATURE TREES AND A 6 FT FICUS HEDGE ALONG THE WEST PROPERTY LINE THAT WILL SERVE AS AN EXCELLENT BUFFER BETWEEN THE PROPOSED OFFICE USE AND THE RESIDENCE TO THE WEST.

VIOLATIONS OBSERVED:

THERE IS AN ATTACHED TRELLIS TO THE NORTH SIDE OF THE RESIDENCE THAT IS SHOWN ON THE SURVEY TO HAVE A 12.83' FT SETBACK FROM THE NORTH SIDE STREET WHEN 15 FT IS REQUIRED. APPLICANT NEEDS TO INCLUDE THIS IN THE HEARING APPLICATION AS A SETBACK VARIANCE.

OTHER:

ZONING INSPECTION REPORT

Process #	Applicant's Name
Z2010000174	MARIA, WILFREDO, IVETTE AGUSTI

SURROUNDING PROPERTY

NORTH:
CITY OF CORAL GABLES; COMMERCIAL

SOUTH:
RU-1; 2- STORY SINGLE FAMILY RESIDENCE.

EAST:
RU-1; ONE STORY SINGLE FAMILY RESIDENCE.

WEST:
RU-1; ONE STORY SINGLE FAMILY RESIDENCE.

SURROUNDING AREA
THIS SITE IS A CORNER LOT LOCATED ON THE SOUTH SIDE OF SUNSET DRIVE, AND EXCEPT TO THE NORTH WHICH IS DEVELOPED WITH COMMERCIAL BUSINESSES (CITY OF CORAL GABLES), IS ENTIRELY SURROUNDED BY SINGLE FAMILY RESIDENCES.

NEIGHBORHOOD CHARACTERISTICS:
THE NEIGHBORHOOD AREA IS CHARACTERIZED BY RESIDENTIAL AND COMMERCIAL TO THE NORTH SIDE OF SUNSET DRIVE.

COMMENTS:

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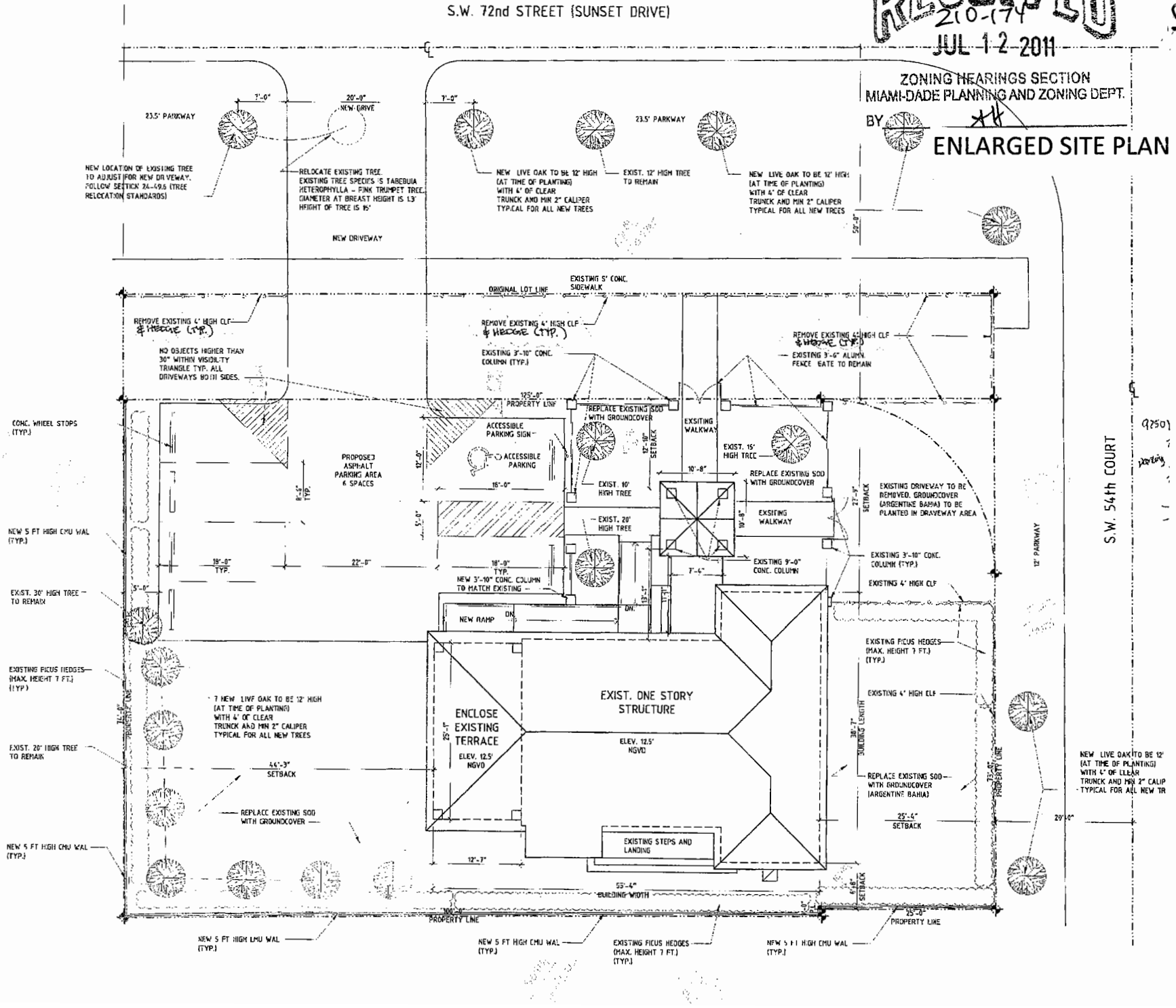
19

ENLARGED SITE PLAN



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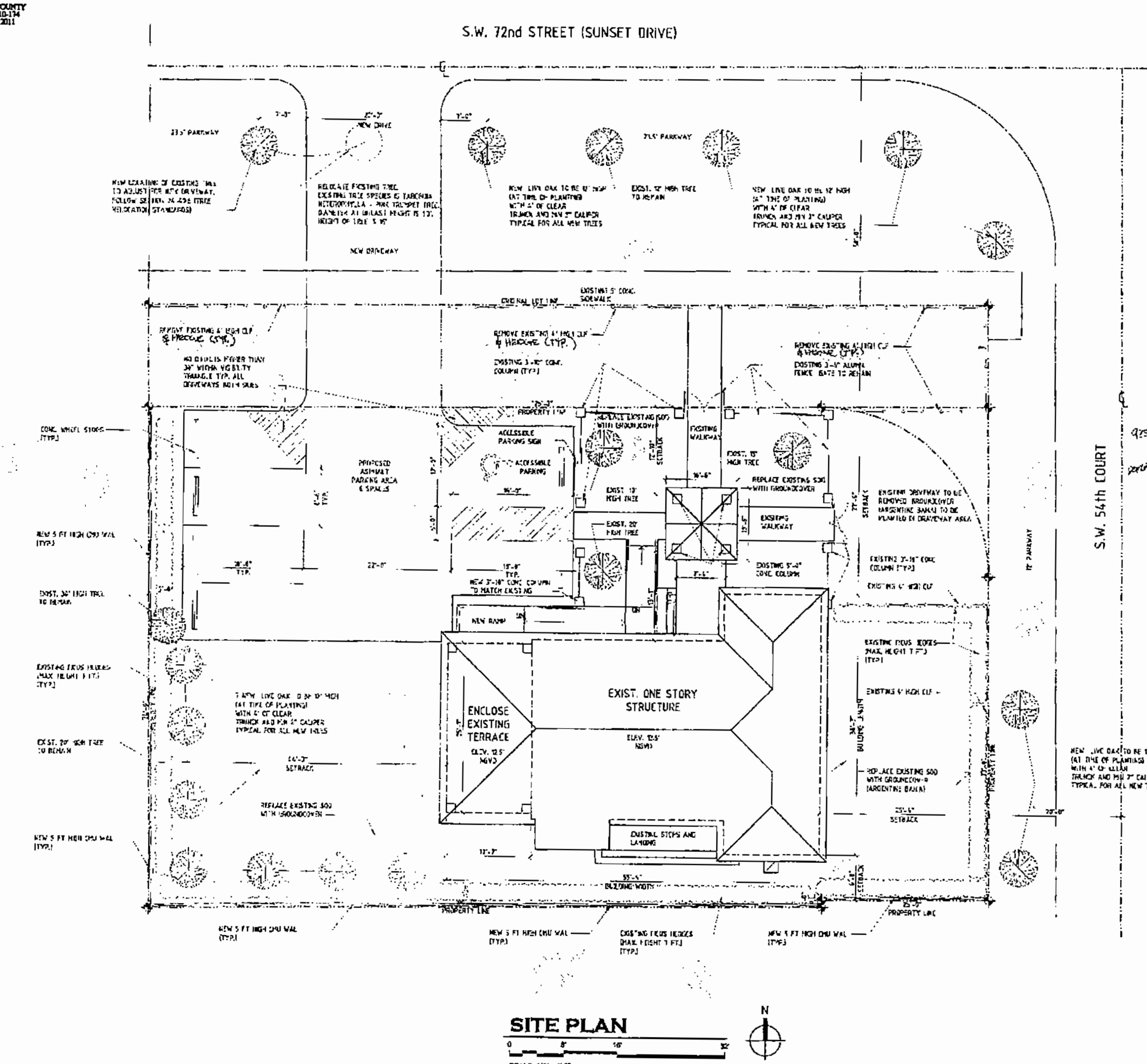

SITE PLAN

SCALE: 1/8" = 1'-0"

ZONING DATA RU -5A			
ALLOWED		PROPOSED	
HEIGHT	35'	HEIGHT	20' 8"
LOT AREA	10,000 SF	LOT AREA	9,250 SF (NET)
GROUND COVERAGE	40% (3,939 SF)	GROUND COVERAGE	19% (1,854 SF) 1,872.24 20%
FAR	40% (2,939 SF)	FAR	19% (1,759 SF) 150 SF IS EXISTING TERRACE TO BE ENCLOSED .19
OPEN AREA	15% (2,312.50 SF)	OPEN AREA	45% (4,167 SF)
SETBACKS		SETBACKS	
NORTH SIDE (SIDE STREET)	15'-0"	NORTH SIDE (SIDE STREET)	27'-5" (17'-10" ACC. BLDG)
SOUTH SIDE (INTERIOR SIDE)	15'-0"	SOUTH SIDE (INTERIOR SIDE)	0'-0"
EAST SIDE (FRONT)	25'-0"	EAST SIDE (FRONT)	25'-4"
WEST SIDE (REAR)	25'-0"	WEST SIDE (REAR)	44'-3"

LANDSCAPING REQUIREMENTS

REQUIRED		PROPOSED	
TREES PER NET ACRE	28 x .21 ACRES = 6 ✓	TREES	7 NEW 15 ARE EXISTING 10 AL=22 ✓
STREET TREES	5.8 TREES ✓	STREET TREES	4 NEW 12 ARE EXISTING TOTAL = ✓
SHRUBS (10 PER TREE)	120 ✓	SHRUBS	120 ✓
LANDSCAPE AREA	25% OF 9,250 SF = (2,312.50 SF) ✓		
ADDITIONAL LANDSCAPE AREA FOR PARKING	60 SF		
TOTAL LANDSCAPE AREA	2,372.5 SF ✓	LANDSCAPE AREA	45% (4,167 SF)
MAXIMUM SOD AREA	2,372.5 SF x 30% = 711 SF ✓	SOD AREA	700 SF ✓

9250 x 25% = 2312.50
parking 60.00
2372.50
x 30%
711 max sod.

PARKING REQUIREMENTS

REQUIRED	PROPOSED	
ONE SPACE FOR 300 SF 1,760 SF / 300 = 5.866 SPACES ✓	STANDARD SPACES	5 SPACES
	ACCESSIBLE SPACE	1 SPACE
		6 SPACES TOTAL ✓

FLOOD LEGEND

ADDRESS: 5450 Sunset Drive Miami,Fl

HIGHEST CROWN OF ROAD ELEV ___10.97___ FT NGVD. ; HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:

_______________ PLS LIC#: _______________
SURVEYOR'S NAME

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SWALE AREA ELEVATION
EXISTING	12.50' FT. NGVD	NA	10.50' FT. NGVD	6.9' FT. NGVD
EXISTING	12.50' FT. NGVD	NA	10.50' FT. NGVD	10.3' FT. NGVD

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (BFE)

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

NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

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

0' - 0" = 10.50' NGVD

LEGAL DESCRIPTION

LOTS 1,2 AND THE EAST 1/2 OF LOT 3 IN BLOCK 7 OF HIGH PINES PB 10 PG 58, DADE COUNTY FL LESS THAT PORTION THAT LIES WITHIN THE NORTH 50 FT OF THE NW 1/4 OF SECTION 31 TOWNSHIP 54 SOUTH RANGE 41 MIAMI-DADE COUNTY, FLORIDA LESS THE SOUTH 1/2 OF THE EAST 35 FT OF THE SOUTH 65 FT THEREOF, AND LESS THE SOUTH 59 FT. THEREOF, LESS THE AREA BOUNDED ON THE NORTH BY A LINE 50 FT SOUTH OF THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 31, BOUNDED ON THE EAST BY THE EAST LINE OF SAID BLOCK 7 AND BOUNDED BY A 25 FT RADIUS ARC CONCAVE TO THE SOUTHWEST SAID ARC BEING TANGENT TO BOTH OF THE DESCRIBED LINES

SEC. 24-49.5 TREE RELOCATION STANDARD

TREES OTHER THAN PALMS

(A) TREE ROOTS SHALL BE SEVERED IN SUCH A MANNER AS TO PROVIDE A ROOT BALL WHICH IS SUFFICIENT TO ENSURE SURVIVAL OF THE TREE WHEN RELOCATED. A SUFFICIENTLY-SIZED PLANTING HOLE SHALL BE PROVIDED AT THE RELOCATION SITE TO ENSURE SUCCESSFUL REGROWTH.

(B) AFTER ROOT SEVERING, ADEQUATE TIME SHALL BE ALLOWED PRIOR TO REPLANTING TO ENSURE SURVIVAL OF THE TREE(S). AFTER ROOT SEVERING AND PRIOR TO RELOCATION, TREE(S) SHALL BE WATERED A MINIMUM OF TWICE WEEKLY AFTER RELOCATION, TREE(S) SHALL BE WATERED A MINIMUM OF TWICE WEEKLY UNTIL THE TREE(S) ARE ESTABLISHED.

(C) DURING REMOVAL AND TRANSPORTATION OF THE TREE, THE ROOT BALL AND VEGETATIVE PORTIONS OF THE TREE SHALL BE PROTECTED FROM DAMAGE FROM WIND OR INJURY

(D) ANY TREE THAT DIES OR BECOMES NONVIABLE WITHIN ONE (1) YEAR OF RELOCATION SHALL BE REPLACED ACCORDING TO THE STANDARDS SET FORTH IN SECTION 24-49.4(2).

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Design Group, LLC
AA26001292
370 Minorca Ave
Coral Gables, Florida 33134
Tel 305.444.5545
Fax 305.444.5509
www.dnbdesigngroup.com

ADDITION & RENOVATIONS
Ms. IVETTE AGUSTI
5450 SUNSET DRIVE
SOUTH MIAMI, FLORIDA

OWNER
Ms. IVETTE AGUSTI
5450 SUNSET DRIVE
305.790.5175

DNB PROJECT NUMBER
11-103
OWNER'S PROJECT NUMBER

ISSUED FOR
ZONING APPROVALS

TYPE OF DOCS
SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY: R.B. APPROVED BY: F.D.
DATE: 01.31.11 SCALE: AS SHOWN
CONSULTANTS

SEAL/SIGNATURE
FRANCISCO J. DONOSO, R.A.
AR-93306

SHEET TITLE
SITE PLAN
PROJECT DATA

SHEET NUMBER
A-1

21

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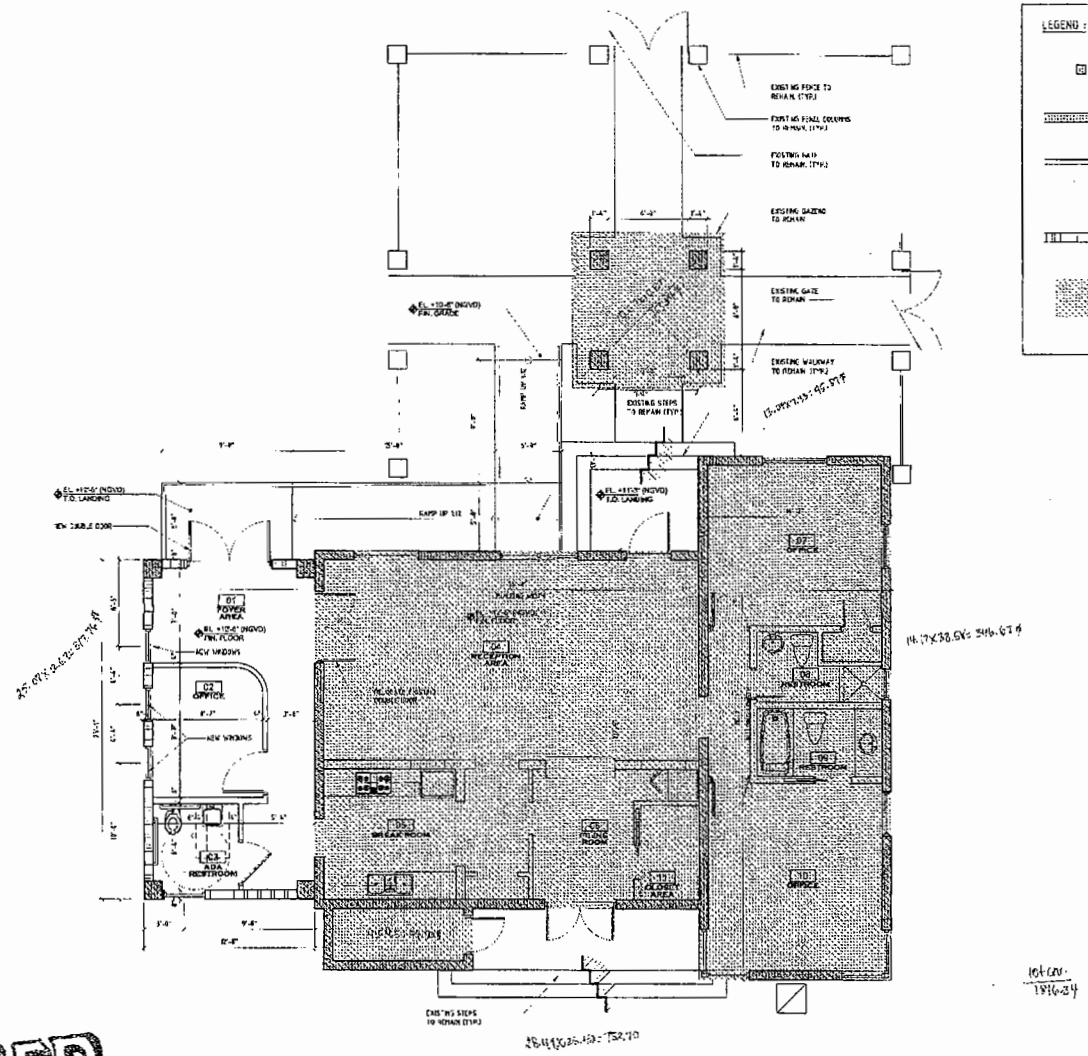

LEGEND :

- EXISTING CONC. COLUMNS
- EXISTING CMU. WALLS
- 3 5/8" OR 5 5/8" 20 GA. METAL STUD FRAMED PARTITION, STUD SPACING @ 16" O.C. SHEATH BOTH SIDES WITH 5/8" RUPERS MALLOWING SEC. WALL TYPES FOR ADDITIONAL DETAILS
- NEW 3" CMU. WALL
- SHADED AREA DENOTES EXISTING CONSTRUCTION

1 A-2 FLOOR PLAN

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

N

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ADDITION & RENOVATIONS
Ms. IVETTE AGUSTI
5450 SUNSET DRIVE
SOUTH MIAMI, FLORIDA

OWNER
Ms. IVETTE AGUSTI
5450 SUNSET DRIVE
SOUTH MIAMI, FLORIDA
305.799.6125

DNB PROJECT NUMBER
11-103

OWNERS PROJECT NUMBER

ISSUED FOR
ZONING APPROVALS

TYPE OF DOCS:
SCHEMATICS

No.	DATE	REVISION	BY

DRAWN BY:	APPROVED BY:
R.B.	F.D.
DATE:	SCALE:
01.21.11	AS SHOWN

CONSULTANTS

210-174

DRA /SIGNATURE

FRANCISCO DOMINGO, R.A.
AR - 52394

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SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A-2

22

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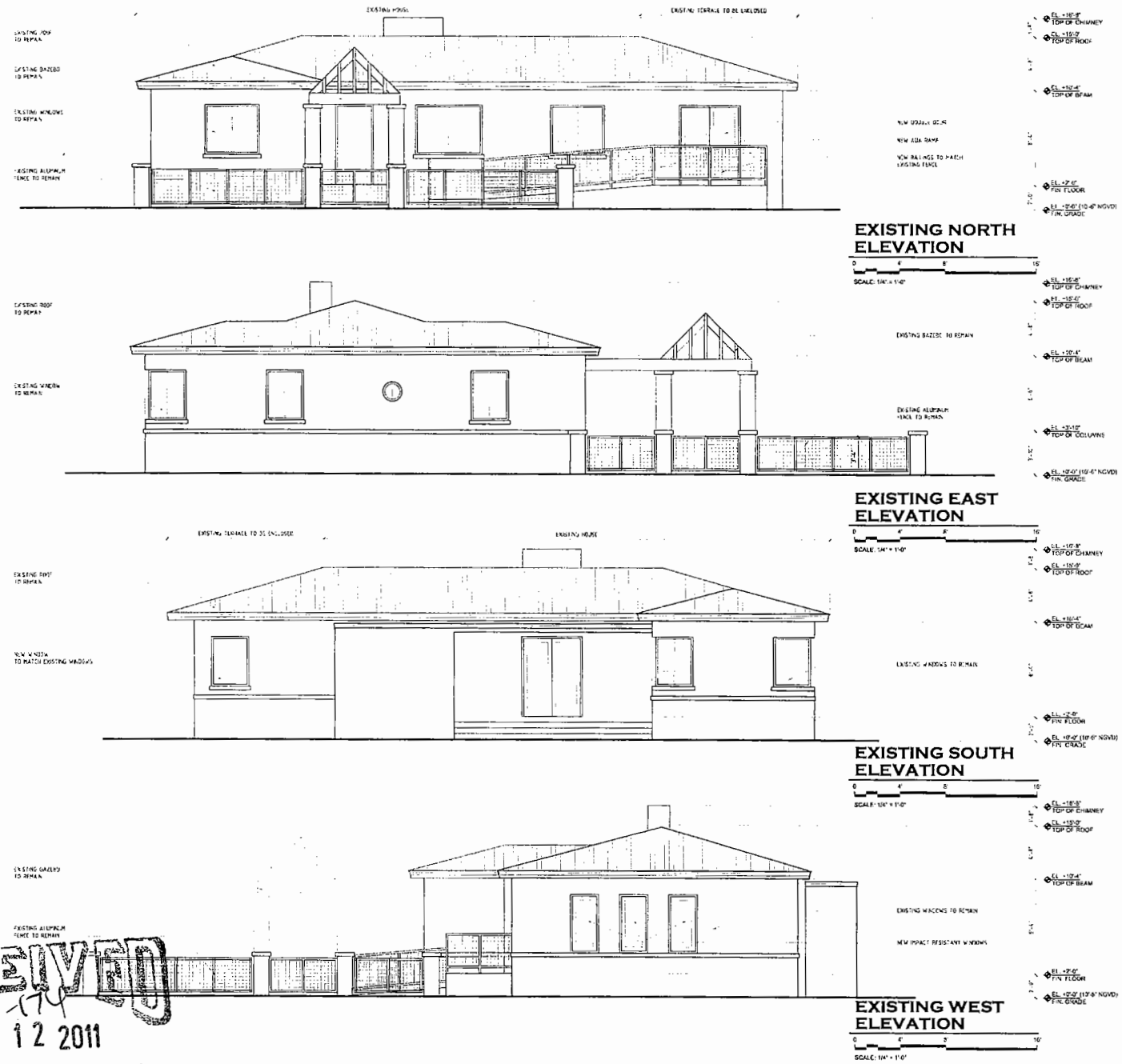

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ADDITION & RENOVATIONS
Ms. IVETTE AGUSTI
5450 SUNSET DRIVE
SOUTH MIAMI, FLORIDA

OWNER
Ms. IVETTE AGUSTI
5450 SUNSET DRIVE
305.790.6125

DNB PROJECT NUMBER
11-103

OWNER'S PROJECT NUMBER

ISSUED FOR:
ZONING APPROVALS

TYPE OF DOCS
SCHEMATICS

NO	DATE	REVISION	BY

DRAWN BY:	APPROVED BY:
R B	F D
DATE	SCALE
01 31 11	AS SHOWN

CONSULTANTS:

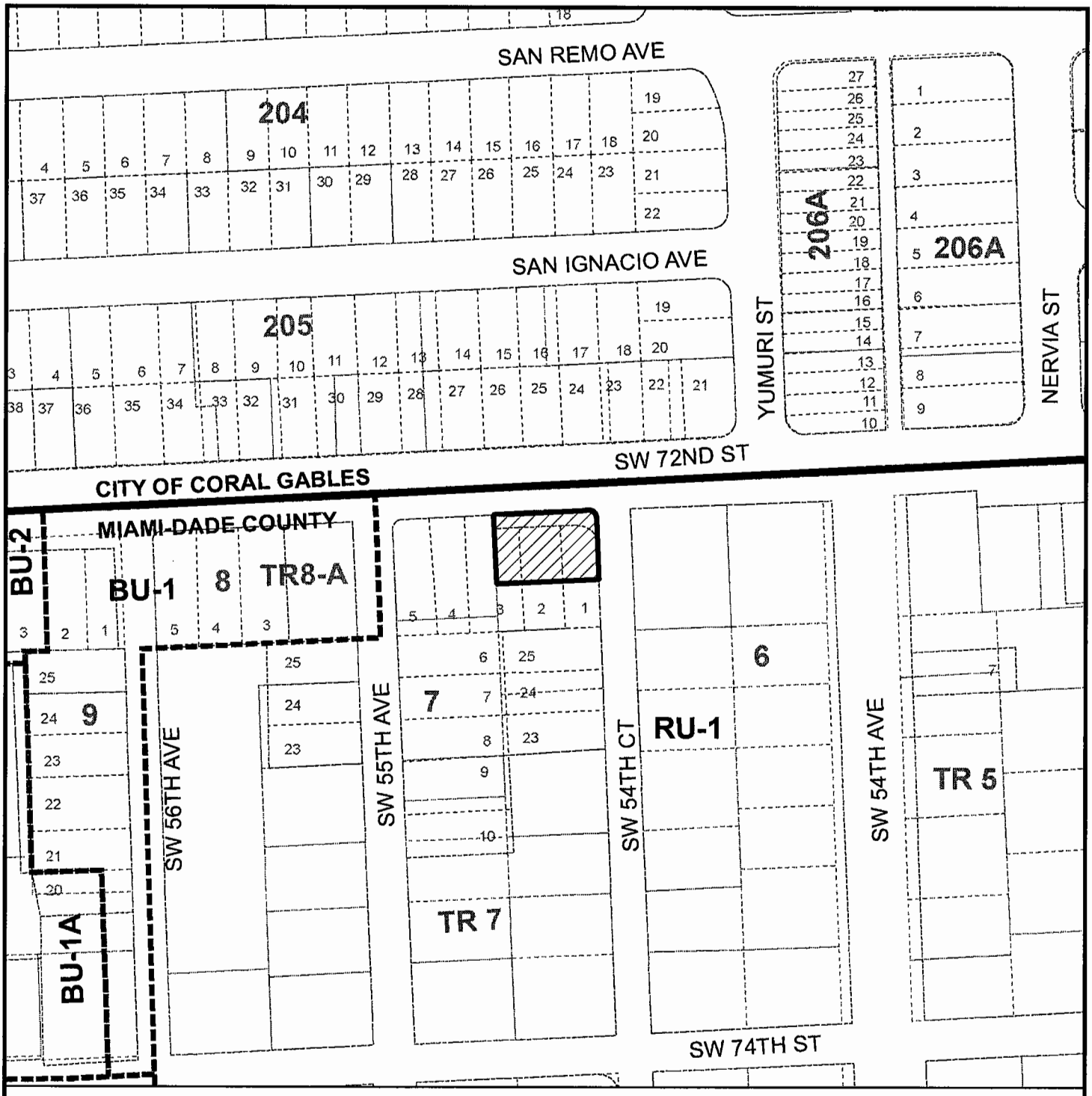
210-174

SEAL/SIGNATURE

FRANCILIS J. DOMOND, R.A.
AR - 60304

SHEET TITLE
BUILDING ELEVATIONS

SHEET NUMBER
A-3



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000174

Section: 31 Township: 54 Range: 41
Applicant: MARIA, WILFREDO, IVETTE AGUSTI
Zoning Board: C12
Commission District: 7
Drafter ID: KEELING
Scale: NTS

Legend
- Subject Property Case
- Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 8, 2010

REVISION	DATE	BY

23

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000174

N
W E
S

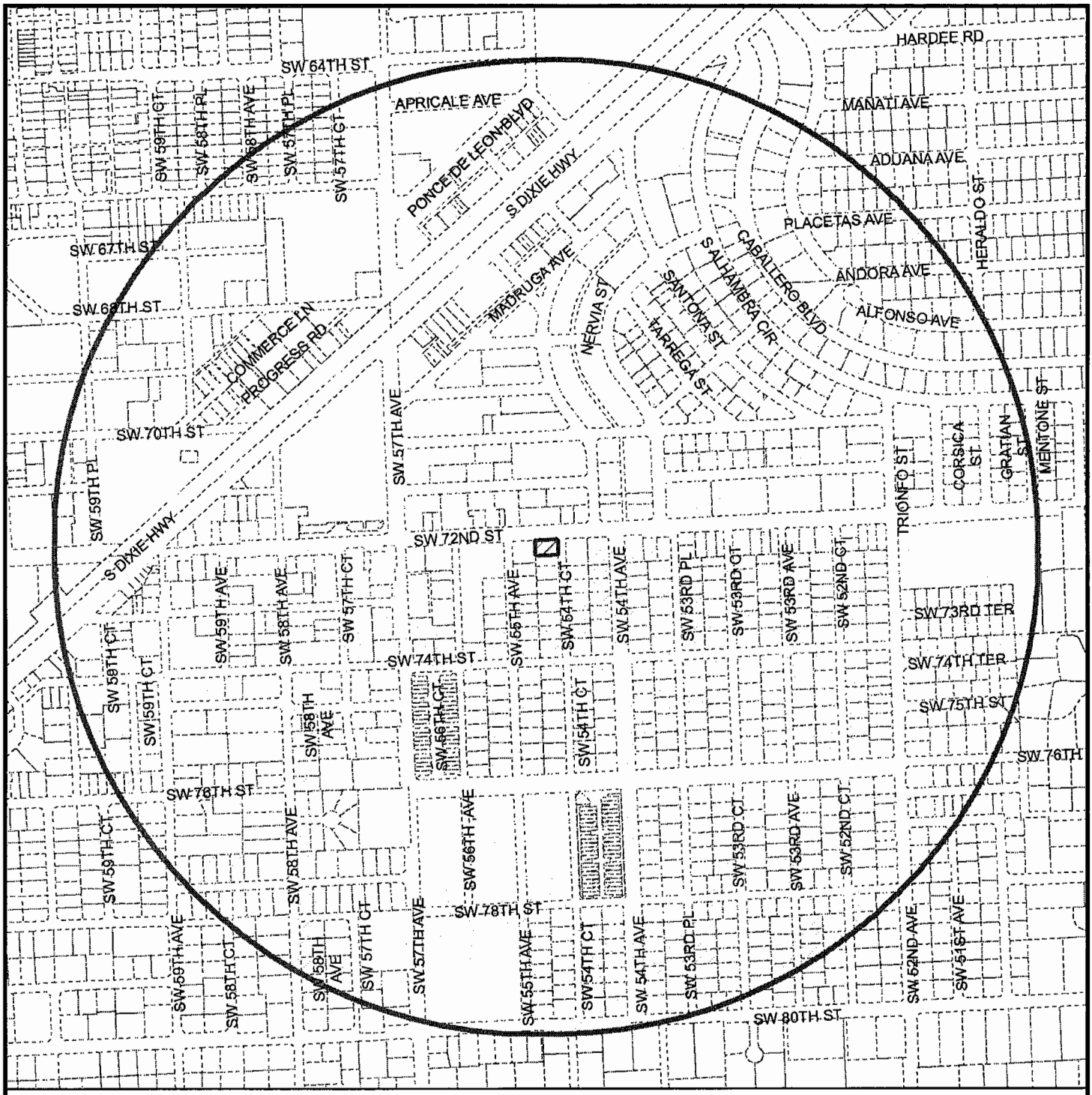
Section: 31 Township: 54 Range: 41
Applicant: MARIA, WILFREDO, IVETTE AGUSTI
Zoning Board: C12
Commission District: 7
Drafter ID: KEELING
Scale: NTS

Legend
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, October 8, 2010

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2010000174

RADIUS: 2640

Section: 31 Township: 54 Range: 41
Applicant: MARIA, WILFREDO, IVETTE AGUSTI
Zoning Board: C12
Commission District: 7
Drafter ID: KEELING
Scale: NTS

Legend

- Subject Property
- Contiguous Properties
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, October 7, 2010

REVISION	DATE	BY

Recommendation Summary	
Commission District	7
Applicant	Juan Narvaez
Summary of Requests	The applicant is seeking to permit a family room addition and bathroom addition to setback less than allowed.
Location	9141 SW 69 Street, Miami-Dade County, Florida.
Property Size	90' x 96.70'
Existing Zoning	RU-1
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Low 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	**Approval with conditions**

REQUEST:

NON-USE VARIANCE to permit an addition to a single-family residence setback 15' (25' required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Garage Conversion to be Legalized" as prepared by Property Solution Service. Sheet A-1 dated stamped received 8/17/11 and the remaining 3 sheets dated stamped received 5/17/11 for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing 2,812.96 sq. ft. single-family residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low-Medium Density Residential (6 to 13 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a corner lot, located at 9141 SW 69 Street. Single-family residences characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

Approval of this application will permit an existing garage enclosure and an existing family room and existing bathroom additions to be setback 15' from the rear property line, where 25' is required. Staff notes that the existing additions provide additional living space for the applicants; however the existing additions encroach into the required setback area and could have a negative visual impact on the adjacent single-family residence to the east.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as ***Low Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the request sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP, and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units to the site above that allowed nor change the single-family detached use, approval of the application with conditions is **consistent** with the density threshold of the LUP map of the CDMP.

ZONING ANALYSIS:

The applicant is requesting a non-use variance to permit additions to a single-family residence to setback less than permitted.

When this application is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion the approval of the application with conditions would be **compatible** with the surrounding area. Staff found a similar approval for variance of setback requirements approximately 290' from the subject property. Pursuant to Administrative Variance #V198700307, the property located at 6915 SW 92 Court was granted an approval to setback 12.5' from the front (west) and rear (east) property lines. As such, staff opines that the approval of this application would not be out of character with the immediate surrounding area.

Staff notes that the existing additions provide the property owner and his family with additional living space. The existing additions to be legalized consist of a garage enclosure, family room and bathroom, as indicated in the submitted site plan. The existing additions are architecturally designed to match the scale and character of the residence. Additionally, staff notes that the survey and photographs submitted by the applicant show an existing 6' high wood fence along the rear and interior side property lines of the subject property. As such, staff opines that the 10' encroachment into the rear setback area is adequately buffered by said 6' high wood fence which in staff's opinion, diminishes any negative visual impact of the setback encroachments on the abutting single-family residence.

However, staff opines that the layout of the floor plans for the existing single-family residence future owners could easily convert the residence into unauthorized multiple residential units. Staff notes that the RU-1, Single-Family Residential District permits only a single-family residence on the subject property. Therefore, staff recommends as a condition for approval, that the applicant submit a Declaration of Use agreement which restricts the use of the subject property to single-

family use only. In addition, staff recommends that as a condition of approval the exterior doors on the north elevation of the house which lead to a bedroom and a bathroom be removed or be replaced with windows. Additionally, staff recommends that the exterior door leading from the garage be removed and replaced with a window. Provided that the applicant submits a Declaration of Use agreement, staff opines approval would not negatively affect the appearance of the community and would not be detrimental to the neighborhood. **Therefore, staff recommends approval with conditions of the request under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

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 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 "Garage Conversion to be Legalized" as prepared by Property Solution Service. Sheet A-1 dated stamped received 8/17/11 and the remaining 2 sheets dated stamped received 5/17/11 for a total of 3 sheets, except as amended herein to show the removal of the two (2) exterior doors along the north elevation and the exterior door leading from the garage enclosure or that said openings be replaced with a fire approved egress window. 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 to the Department restricting the use of the subject property to a single-family residence prior to the issuance of a building permit.

5. That the applicant shall obtain a building permit for the unpermitted additions from the Department of Permitting, Environment and Regulatory Affairs within 90 days after the appeal period deadline date.

CD:ES:MW:GR:NN:JV:AN

Eric Silva, AICP, Interim Assistant Director
Zoning and Community Planning
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

Juan Narvaez
Z11-039

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in the Department's attached 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****. 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.*

2. JUAN NARVAEZ
(Applicant)

11-12-CZ12-2 (11-039)
Area 12/District 07
Hearing Date: 12/14/11

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:

Year	Applicant	Request	Board	Decision
1947	L.B. Kirkpatrick	- Zone change from AU to EU-1.	BCC	Approved
1973	William M. Corson	- Zone change from EU-1 to RU-1. - Special Exception to permit re-subdivision and re-facing.	ZAB	Approved
1973	William M. Corson	- Zone change from EU-1 to RU-1.	BCC	Approved

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

Memorandum

MIAMI-DADE COUNTY

Date: April 26, 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 #Z2011000039
Juan Narvaez
9141 S.W. 69th Street
To Permit an Addition to a Single-Family Residence Setback Less than Required from Property Lines
(RU-1) (0.19 Acres)
28-54-40

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

Potable Water Service
Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water 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.

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The subject property does meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence served with a septic tank and public water. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

Stormwater Management
According to provided information the existing addition will not affect the existing 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 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 Chapter 24.

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 27-APR-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2011000039

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000039
located at 9141 SW 69 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1712 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: 6:13 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: 02-NOV-11

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

JUAN NARVAEZ	9141 SW 69 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2011000039

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance
None

Building
BSS# 20100137763 ¿NOV issued in 6/2010for WORK WITHOUT PLANS AND PERMITS THAT INCLUDES INTERIOR REMODELING WITH GARAGE COVERSION, WALL UNITS, ADDITIONAL EXTERIOR DOORS, ALUMINUM TERRACE, AND SECURITY BARS ON WINDOWS AND DOORS. CVN issued in 1/2011 for non-compliance. CVN appealed, but property owner withdrew appeal at hearing (3/4/2011). Property owner given 30 days to comply. Post hearing inspection in 4/2011 revealed no compliance. CVN paid in full in 8/2011. Case has been recommended for lien status in 8/2011 for non-compliance.

PREVIOUS CASES:

Neighborhood Compliance
None

Building
None

JUAN NARVAEZ

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

N/A

REPORTER NAME:

L. Cuellar

ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO **Inspection Date**

Evaluator: AMINA NEWSOME 10/26/11

Process #:	**Applicant's Name**
Z2011000039	JUAN NARVAEZ

Locations: 9141 SW 69 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 90 X 96.70 **Folio #:** 3040280330080

Request:

Applicant is requesting to permit a single family residence setback 15' (25' required) from the rear (east) property line.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE SFR

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY SINGLE-FAMILY RESIDENCE W/ 2 REAR ATTACHED ADDITIONS AND AN ALUMINUM ROOF SCREENED ENCLOSURE.

USE(S) OF PROPERTY:

RU-1, SINGLE FAMILY RESIDENCE.

FENCES/WALLS:

6 FT WOOD FENCE ALONG THE NORTH & EAST PROPERTY LINES AND 6 FT SIDE WOOD GATES.

LANDSCAPING:

THE SITE HAS 2 STREET TREES ALONG SW 92 AVE & ONE COCONUT PALM IN THE SWALE AREA ALONG SW 69 ST. THERE ARE CURRENTLY A TOTAL OF 4 PALMS IN THE LOT, 3 IN THE FRONT AREA AND 1 IN THE SIDE YARD AREA.

BUFFERING:

THE ONLY BUFFERING ELEMENT BETWEEN THE SUBJECT PROPERTY AND THE ABUTTING PROPERTIES IS A 6FT WOOD FENCE.

VIOLATIONS OBSERVED:

BUILDING HAS AN ENFORCEMENT CASE ON THIS PROPERTY FOR WORK WITHOUT PERMIT. SEE CASE NO.2010-0137763 FOR MORE INFORMATION AND PICTURES. ALL SETBACK VIOLATIONS ARE BEING ADDRESSED IN THE HEARING APPLICATION.

OTHER:

ALL STRUCTURES HAVE BEEN PROPERLY IDENTIFIED ON THE SITE PLAN/SURVEY THAT WAS SUBMITTED WITH THE HEARING APPLICATION.

Process #	**Applicant's Name**
Z2011000039	JUAN NARVAEZ

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:
RU-1; SINGLE FAMILY RESIDENCE.

SOUTH:
RU-1; SINGLE FAMILY RESIDENCE.

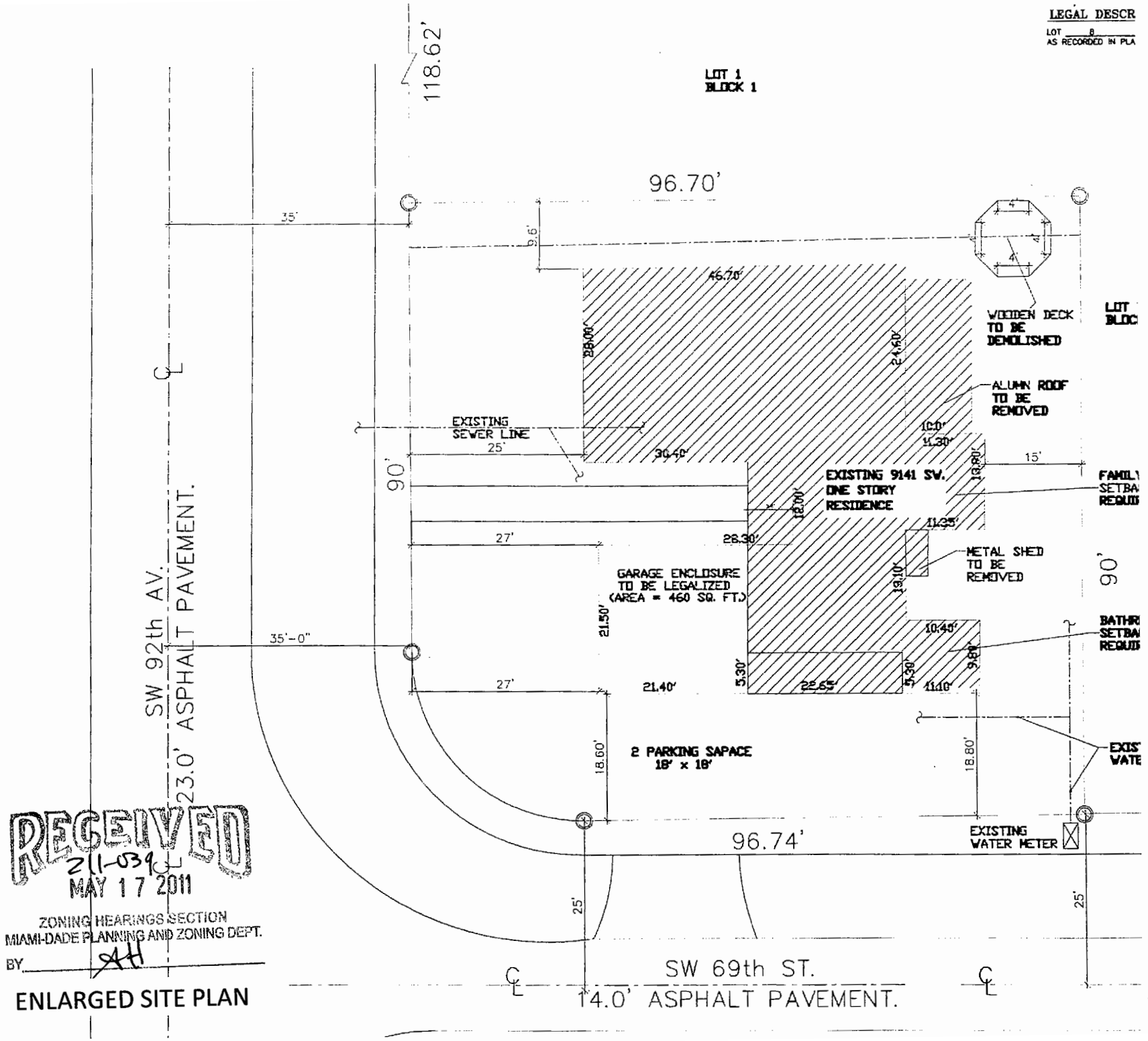
EAST:
RU-1; SINGLE-FAMILY RESIDENCE.

WEST:
RU-1; SINGLE FAMILY RESIDENCE.

SURROUNDING AREA
THE SUBJECT PROPERTY IS A CORNER LOT SURROUNDED BY ONE STORY SINGLE-FAMILY RESIDENCES.

NEIGHBORHOOD CHARACTERISTICS:
THE NEIGBORHOOD AREA IS CHARACTERIZED BY ONE STORY SINGLE-FAMILY RESIDENCES ESTABLISHED IN THE 1970'S.

COMMENTS:



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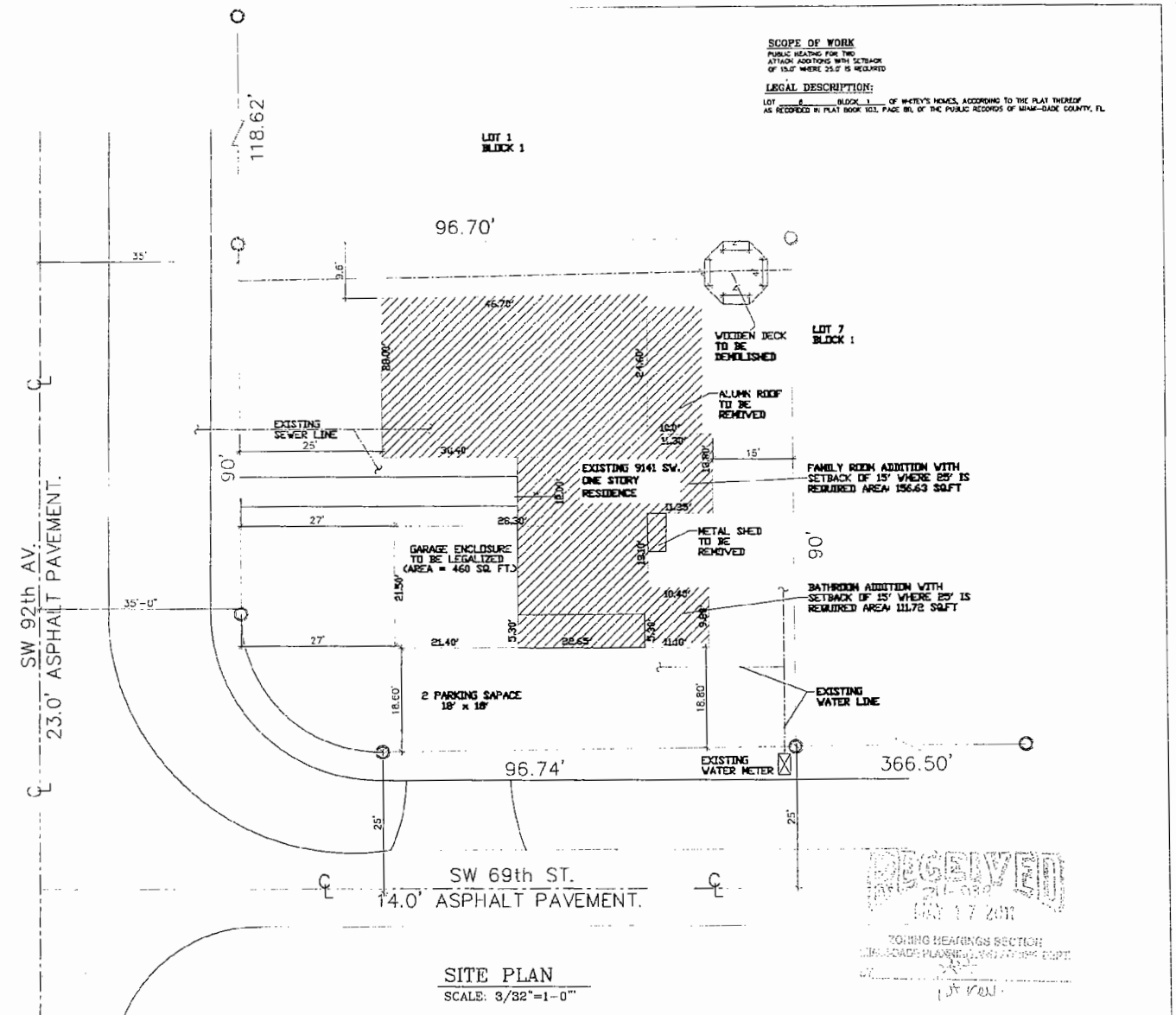
2011-039
MAY 17 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

ENLARGED SITE PLAN

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z11-039
DATE: MAY 17 2011
BY: SDE

ZONING LEGEND

1. Zoning Classification	RU-1	
	Required	Proposed
Front	25'	25'
Rear	25'	13'
Interior Side	7'-5"	18'-7"
Interior Side	7'-5"	9'-6"
2. Lot area	8,703 sf	
3. Lot coverage permitted 0.35%	29.93 %	
4. Existing house area	2084.61 sf	
5. Proposed additional area to be legalized (Existing garage)	460 sf	
5. Family room and bathroom addition	268.35 sf	
6. Total area house	2812.96 sf	



SITE PLAN
SCALE: 3/32"=1-0"

Drawing No. SP-1 of 4	Project No. / Date: / DRAWN BY: / CHECKED BY: G.K.	PROJECT: GARAGE CONVERSION TO BE LEGALIZED ADDRESS: 9141 SW. 69 ST. MIAMI, FL 33173	OWNER: JUAN NARVAEZ ADDRESS: 9141 SW. 69 ST. MIAMI, FL 33173	APPROVED BY: GOLAVILLE E. RAO CIVIL ENGINEER REG# 41516 SEAL	PSS 1965 SW 26 Street, Bldg. L Suite 1-2 Miami, FL 33175 Tel: 305.228.8960 Fax: 305.228.8451 FL NO. 27847

Revision No. Date

16

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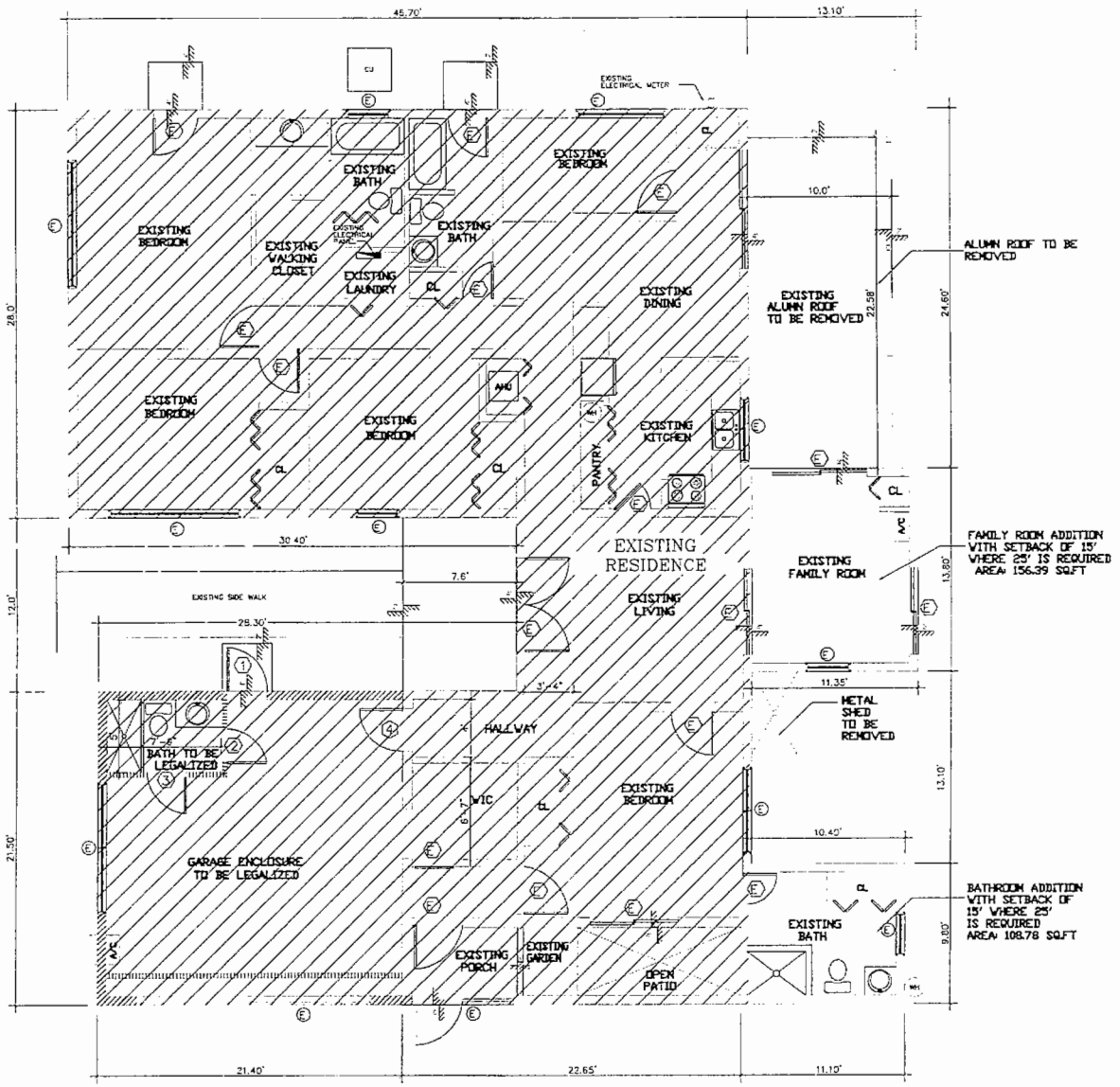
MIAMI-DADE COUNTY
PROCESS #: Z11-039
DATE: AUG 17 2011
BY: SDE



Z11-039

AH

Drawing No.	Project No.	PROJECT: GARAGE CONVERSION TO BE LEGALIZED	OWNER: JUAN NARVAEZ	ASSHAD VIQAR	Revision No.	Date
A-1 of 4	Date:	ADDRESS: 9141 SW. 69 ST. MIAMI, FL 33173	ADDRESS: 9141 SW. 69 ST. MIAMI, FL 33173	11805 SW 26 Street Building I, Suite 15 Miami, Florida 33175 PH: 305-228-9969 FX: 305-228-9441 P.E. # 38863		
	DRAWN BY:					
	CHECKED BY: G.K.					

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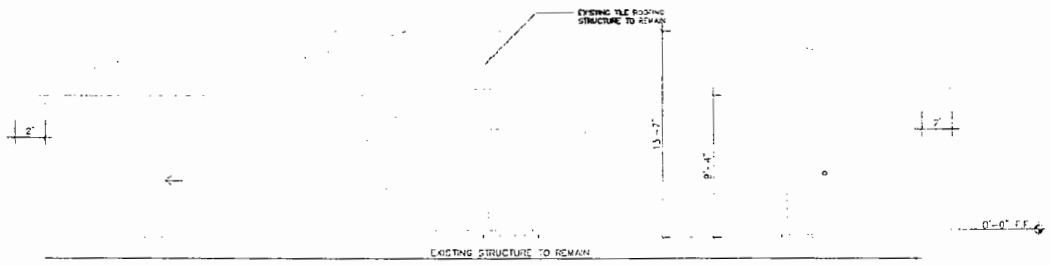
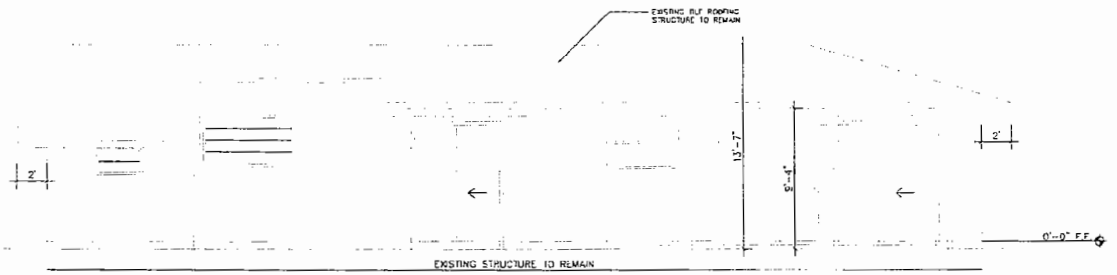
MIAMI-DADE COUNTY
PROCESS #: Z11-039
DATE: MAY 17 2011
BY: SDE



(NORTH) SIDE ELEVATION



(EAST)SIDE ELEVATION

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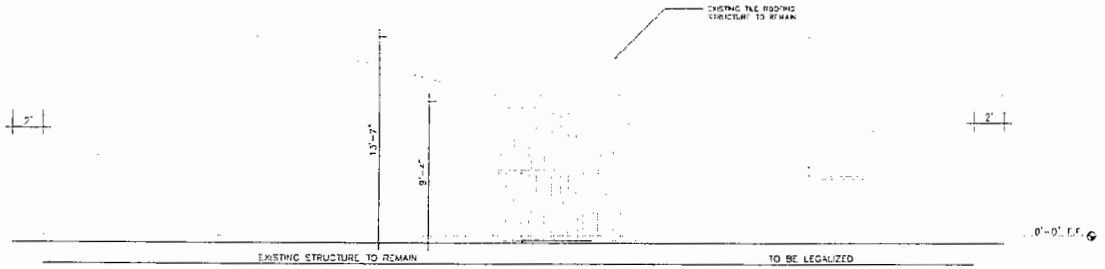
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Drawing No.	Project No.	PROJECT:	OWNER:	APPROVED BY:		Revision No.	Date
A-2 of 4	Date: DRAWN BY: CHECKED BY: C.K.	GARAGE CONVERSION TO BE LEGALIZED ADDRESS: 9141 SW. 69 ST. MIAMI, FL 33173	JUAN NARVAEZ ADDRESS: 9141 SW. 69 ST. MIAMI, FL 33173	GOLAVELLI K. RAO CIVIL ENGINEER PE 57-0110 SEAL	PSS Tel. 305 224.8900 Fax. 305 235.8461 FL NO. 27947		



(WEST) REAR ELEVATION

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MAY 17 2011
ZONING HEARINGS SECTION
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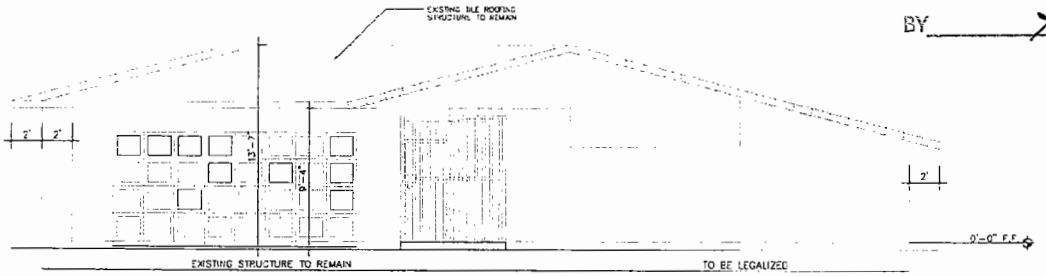
BY AH



(SOUTH) FRONT ELEVATION

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211-039
MAY 17 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Drawing No.	Project No.	PROJECT: GARAGE CONVERSION TO BE LEGALIZED	OWNER: JUAN NARVAEZ	APPROVED BY:	PSS	Revision No. / Date	Plan - North
A-3 of 4	Date: / DRAWN BY: / CHECKED BY:	ADDRESS: 9141 SW. 69 ST. MIAMI, FL 33173	ADDRESS: 9141 SW. 69 ST. MIAMI, FL 33173	COLAVILLE R. RAO CIVIL ENGINEER REG. 4197 / SEAL	11065 SW 26 Street, Bldg. 1, Suite 1-2 Miami, FL 33172 Tel: 305.226.8900 Fax: 305.226.8481 FL NO. 27947		

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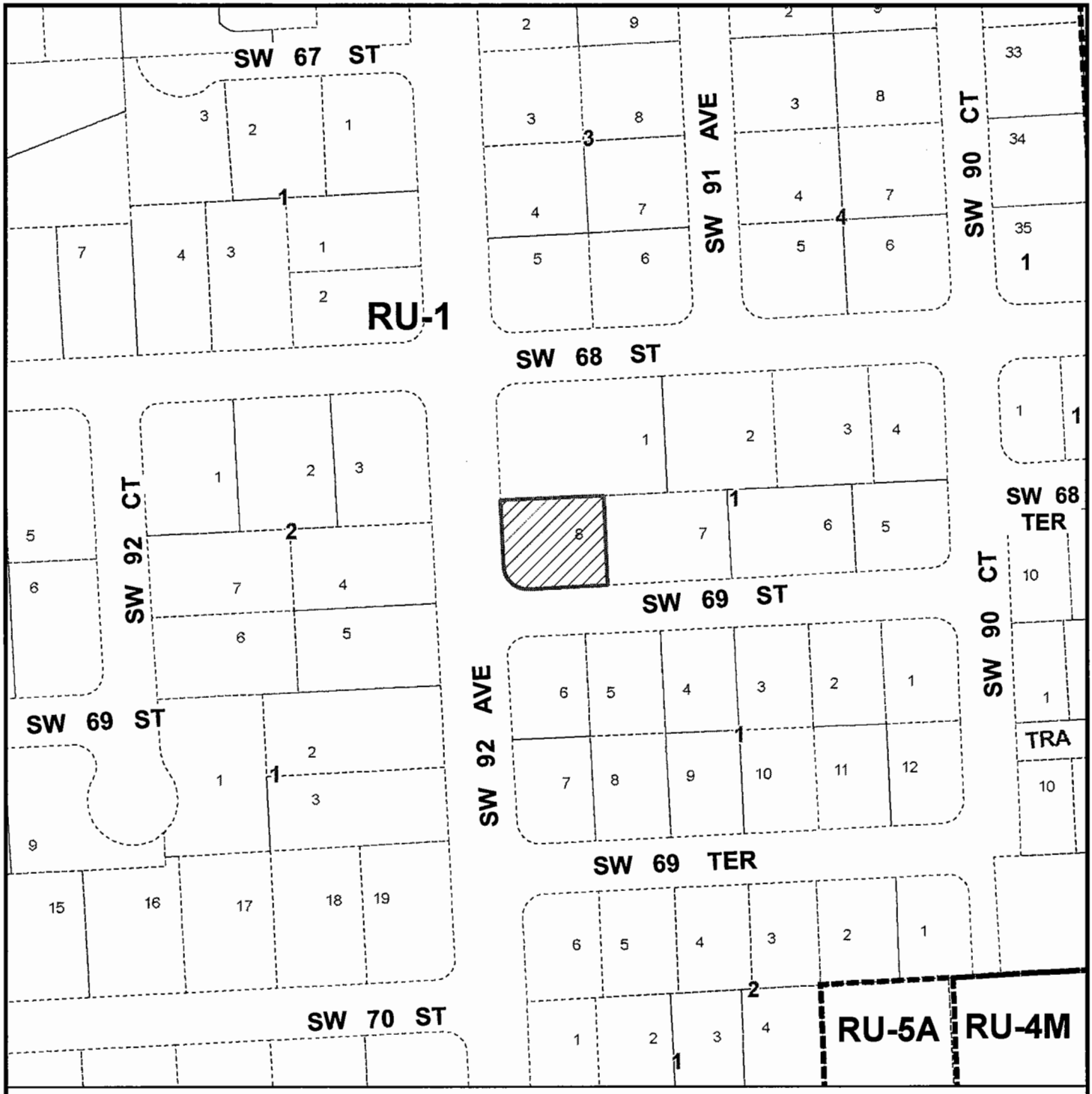

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2011000039

Section: 28 Township: 54 Range: 40
Applicant: JUAN NARVAEZ
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, April 14, 2011

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000039

Section: 28 Township: 54 Range: 40
Applicant: JUAN NARVAEZ
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property

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W E
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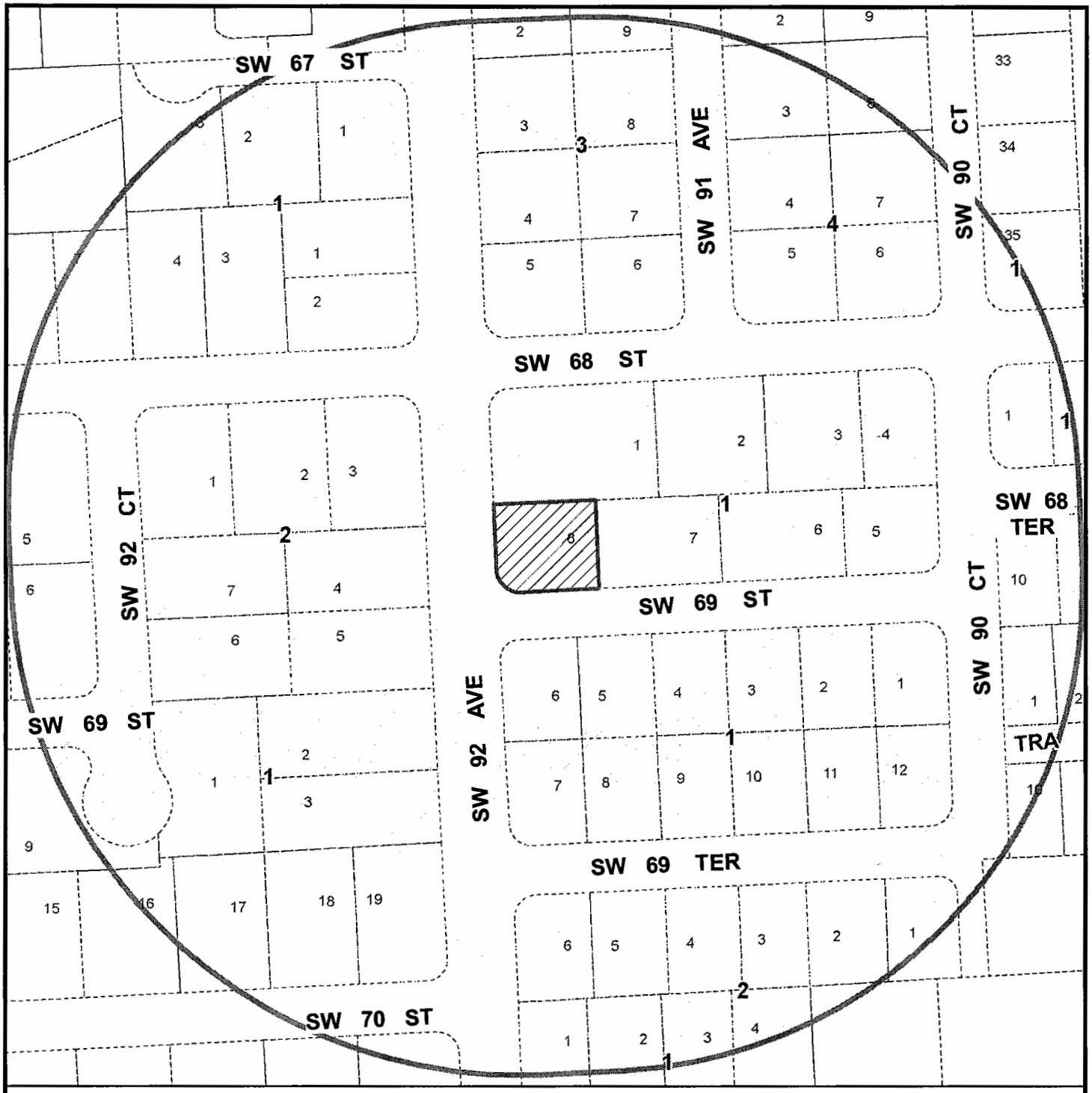
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, April 14, 2011

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

RADIUS MAP

Section: 28 Township: 54 Range: 40
Applicant: JUAN NARVAEZ
Zoning Board: C12
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number

Z2011000039

RADIUS: 500

Legend

Subject Property

Buffer

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, April 14, 2011

REVISION	DATE	BY