

KITS

4-14-2009 Version # 1



COMMUNITY ZONING APPEALS BOARD 14
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Tuesday, May 19, 2009 at 6:00 p.m.

CURRENT

1. 09-5-CZ14-1 EDWIN & VIVIAN MORALES 08-220 11-56-39 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 14

MEETING OF THURSDAY, MAY 19, 2009

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

1. EDWIN & VIVIAN MORALES
(Applicant)

09-5-CZ14-1 (08-220)
Area 14/District 8
Hearing Date: 5/19/09

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2000	George & Edna Freiburger	- District Boundary Change from AU to EU-M & EU-1. - Special Exception site plan approval for Residential development.	C-14	Approved in Part w/Conds.
2001	Sea Pines Estates LLC	- Non-Use Variance to waive subdivision regulation requiring street lights to be placed in subdivision. - Modification of Resolution. - Deletion of covenant.	C-14	Approved w/conds.

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

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 14**

APPLICANTS: Edwin and Vivian Morales

PH: Z08-220 (09-5-CZ14-1)

SECTION: 11-56-39

DATE: May 19, 2009

COMMISSION DISTRICT: 8

ITEM NO.: 1

=====

A. INTRODUCTION

o **REQUESTS:**

1. Applicants are requesting to permit a gazebo setback 10' (20' required) from the interior side (west) property line.
2. Applicants are requesting to permit a shed setback 5' (20' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Department of Planning and Zoning entitled "As-built for Gazebo & Shed," as prepared by Ruben Juan Pujol, dated stamped received 12/2/08. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

The applicants are seeking to permit an existing gazebo and a shed encroaching into the interior side (west) setback area.

o **LOCATION:**

13203 S.W. 205 Lane, Miami-Dade County, Florida.

o **SIZE:** 101.61' x 150'

B. ZONING HEARINGS HISTORY: None

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property located approximately **.25 of a mile east of and within the Urban Development Boundary (UDB)**, which is SW 137 Avenue along this portion of Miami-Dade County. The Adopted 2015 and 2025 Land Use Plan designates the subject property for **Estate Density Residential** use. This density range is typically characterized by detached estates

which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

EU-M; Single-Family Residence

Estate Density Residential, 1 to 2.5 du/a

Surrounding Properties:

NORTH: EU-M; single-family residence

Estate Density Residential, 1 to 2.5 du/a

SOUTH: EU-M; single-family residence

Estate Density Residential, 1 to 2.5 du/a

EAST: RU-1; single-family residences

Low Density Residential, 2.5 to 6 du/a

WEST: EU-M; single-family residences

Estate Density Residential, 1 to 2.5 du/a

The subject property is located at 13203 S.W. 205 Lane within an established single-family residential development.

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

Unacceptable

Compatibility:

Unacceptable

Landscape Treatment:

Acceptable

Open Space:

Acceptable

Buffering:

Acceptable

Access:

Acceptable

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

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

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

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

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and
3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and
8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and
10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;
 - a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and
14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and
15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and
16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and
17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and
18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and
20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.
21. the proposed development will meet the following:
 - A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.
 - B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;
 - C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;
 - D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;
 - E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.
- (g) Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:
 1. will result in a significant diminution of the value of property in the immediate vicinity; or
 2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
 3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or
 4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.
- (h) Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are

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

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

Section 33-311(A)(4)(b) Non-Use Variances from other than airport regulations.

Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

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

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is developed with an existing single-family residence located at 13203 S.W. 205 Lane, approximately .25 of a mile east of and within the Urban Development Boundary (UDB). The EU-M, Single-Family Modified Estate Residential Zoning District, requires an interior side setback of 20' for accessory structures. The applicants are requesting to permit an existing 386 sq. ft. gazebo setback 10' from the interior side (west) property line (request #1) and to permit a shed setback 5' from said interior side (west) property line (request #2). Plans submitted by the applicants depict the abovementioned requests. Said plans as well as photographs and the survey submitted by the applicants depict an opaque wood fence that surrounds the entire rear yard of the property. Single-family residences characterize the surrounding properties.

The Department of Environmental Resources Management (**DERM**) has **no objection** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. The **Public Works** and **Miami-Dade Fire Rescue (MDFR)** Departments also have **no objections** to this application.

Approval of this application will allow the applicants the maintenance and continued use of a gazebo and shed which will provide a covered outdoor amenity for the residents and their guests and additional storage area for the residents. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Estate-Density Residential** use, which allows a minimum of 1 to a maximum of 2.5 dwelling units per gross acre. Since the request will not add additional dwelling units to the subject property, the EU-M zoned density of the subject site remains **consistent** with the density threshold of the LUP map of the CDMP.

When analyzing the applicants' requests to permit an existing gazebo setback 10' from the interior side (west) property line (request #1) and to permit a shed setback 5' (20' required for both) from said interior side (west) property line (request #2), under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. Staff acknowledges that the opaque wood fence that surrounds the entire rear yard provides adequate buffering for both structures located at the rear of the property behind the principal building. Additionally, the submitted plans and pictures submitted with the application indicate a well designed gazebo structure with barrel tiled roofing that matches the roofing on the principal building and is aesthetically pleasing. However, staff opines that the open sided gazebo structure is normally used for entertainment and should be located at a distance from the property

line that is not likely to have a negative aural impact on the abutting properties. As such, staff opines that the requested approval of the 10' encroachment into the setback area is excessive. Additionally, staff opines that approval of the gazebo, along with the shed, which encroaches 15' into the interior side (west) setback area (request #2), would be too intensive and would have a negative visual impact on the surrounding properties. Staff therefore opines, that approval of encroachments as intensive as requested in this application does not maintain the basic intent of the zoning and subdivision regulations and would have a detrimental impact on the appearance and stability of the neighborhood. As such, staff notes that the approval of the requests would not only be **incompatible** with and adversely affect the aesthetic character of the area, but would also set a negative precedent for similarly intense requests for relief of interior side setback requirements. Therefore, staff recommends denial without prejudice of the request under the NUV Standards.

When the applicants' requests to permit the gazebo setback 10' from the interior side (west) property line and the shed setback 5' (20' required for both) from the interior side (west) property line are analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicants would have to prove that the requests are due to an unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. Staff notes that said requests do not comply with the standards of said section since the property can be utilized in accordance with the EU-M zoning regulations. Therefore, this application should be denied without prejudice under the ANUV Standards.

The Alternative Site Development Option (ASDO) Standards under Section 33-311(A)(14) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. Even so, the ASDO standards, which are articulated in Section 33-311(A)(14) require additional mitigation and documentation for approval thereunder. Staff has not received this information from the applicants and, as such, the requests cannot be properly analyzed under the ASDO Standards and should be denied without prejudice under same.

Based on all of the aforementioned, staff opines that, though the subject EU-M site remains **consistent** with the LUP map of the CDMP, approval of the requests would have a negative aural impact on the abutting property to the west and an adverse effect on the aesthetic character of the surrounding properties and is therefore **incompatible** with the surrounding area. Therefore, staff recommends denial without prejudice of the requests under Section 33-311(A)(4)(b), Section 33-311(A)(4)(c) ANUV and under Section 33-311(A)(14) ASDO.

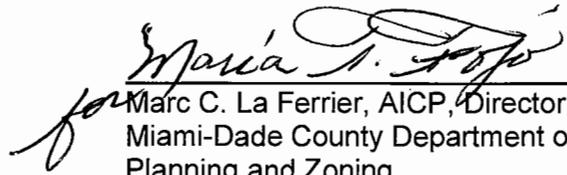
I. **RECOMMENDATION:**

Denial without prejudice.

J. **CONDITIONS:** None

Edwin and Vivian Morales
Z08-220
Page 9

DATE INSPECTED: 03/03/09
DATE TYPED: 03/16/09
DATE REVISED: 03/17/09
DATE FINALIZED: 04/20/09
MCL:MTF:MW:NN:AA:CH



for Marc C. La Ferrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *NW*

Memorandum



Date: December 1, 2008

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is fluid and cursive, written over the printed name in the "From:" field.

Subject: C-14 #Z2008000220
Edwin and Vivian Morales
13203 S.W. 205th Lane
Request to Permit Accessory Structures that Exceed Setback
Requirements
(EU-M) (0.35 Acres)
11-56-39

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

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

Concurrency Review Summary

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

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

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

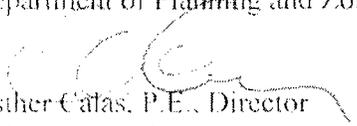
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum



Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum



Date: 01-DEC-08
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2008000220

Fire Prevention Unit:

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

Service Impact/Demand:

Development for the above Z2008000220
located at 13203 S.W. 205 LANE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2267 is proposed as the following:

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

Based on this development information, estimated service impact is: 0 alarms-annually.
The estimated average travel time is: 5:45 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station No. 52 - 12105 Quail Roost Drive
Rescue, ALS Tanker

Planned Service Expansions:

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

Fire Planning Additional Comments:

N/A

TEAM METRO

ENFORCEMENT HISTORY

EDWIN & VIVIAN MORALES

13203 SW 205 LN, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2008000220

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

Current case history;

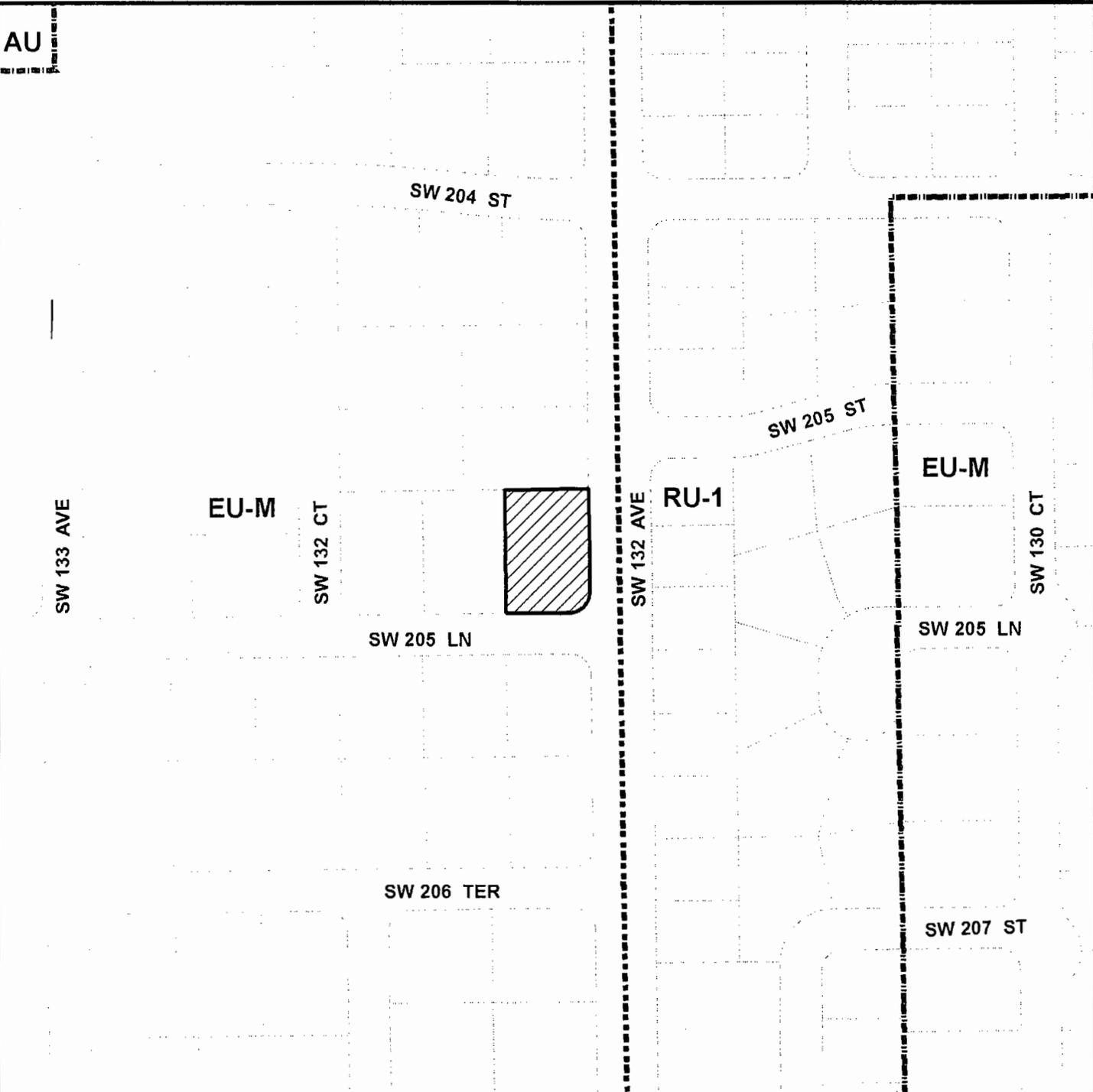
Case 200801007222 was opened based on enforcement history request and inspected on 11-19-08.

No violations were observed and case was closed.

Previous case history;

No previous violations.

AU



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
08-220



SUBJECT PROPERTY

Section: 11 Township: 56 Range: 39
 Applicant: EDWIN & VIVIAN MORALES
 Zoning Board: C14
 Commission District: 08
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning



SKETCH CREATED ON: 11/24/08

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number
08-220

Section: 11 Township: 56 Range: 39
 Applicant: EDWIN & VIVIAN MORALES
 Zoning Board: C14
 Commission District: 08
 Drafter ID: ALFREDO
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 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 11/24/08

REVISION	DATE	BY