FINAL AGENDA

3-1-2012 Version # 1

COMMUNITY ZONING APPEALS BOARD 2

HIGHLAND OAKS PARK

20300 NE 24 Avenue, Miami

Wednesday, March 28, 2012 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	11-10-CZ2-1	HILL GEORGES	10-145	01-52-41

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

Revised agenda

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, MARCH 28, 2012

HIGHLAND OAKS PARK

20300 NE 24 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

A. HILL GEORGES (11-10-CZ2-1/10-145) **01-52-41**
Area 2/District 01

(1) Applicant is requesting to permit a parcel of land with a lot area of 4,390.4 sq. ft. (7,500 sq. ft. required) and a lot frontage of 40' (75' required).

(2) Applicant is requesting to permit a duplex residence setback 16.58' from the rear (north) property line (25' required) and setback 22.68' from the front (south) property line (25' required).

(3) Applicant is requesting to permit the duplex family residence with lot coverage of 44% (30% permitted).

(4) Applicant is requesting to permit 0 street trees (2 required).

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Hill Georges" as prepared by Galloville Krishna Rao, P.E., and dated 6/6/11 and consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: 21 NE 183 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' X 109.7'

Department of Permitting, Environment And Regulatory Affairs Recommendation: Denial without prejudice.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from: 1/25/12

NOTICE

****

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.

****

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB

resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Permitting, Environment and Regulatory Affairs (PERA) within 14 days after PERA has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (PERA's posting will be made on a bulletin board located in the office of PERA.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

A. HILL GEORGES
(Applicant)

11-10-CZ2-1 (10-145)
Area 2/District 01
Hearing Date: 03/28/12

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

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

If so, who are the interested parties?

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.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

A

APPLICANT'S NAME: **HILL GEORGES**

REPRESENTATIVE: Hill Georges

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-10-CZ2-1 (10-145)	January 25, 2012	CZAB2		11

REC: Denial without prejudice.

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

■ DEFER: ☐ INDEFINITELY ■ TO: **March 28, 2012** ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

■ OTHER: The application was deferred to allow the applicant to submit revised plans to staff.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Kenneth FRIEDMAN	X		
COUNCILMAN	S	Scott R. Jay	X		
COUNCIL WOMAN	M	Adrienne F. PROMOFF	X		
COUNCILMAN		Howard ROSS	X		
VICE CHAIR WOMAN		Dawn UFFNER	X		
CHAIRWOMAN		Peggy A. STROKER	X		
		VOTE:	6	0	

PLEASE NOTE THAT THE VOTE WAS TAKEN BEFORE THE ELECTION OF OFFICERS (CHANGE OF CHAIR AND VICE CHAIR).

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **CRAIG COLLER**

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 2
MOTION SLIP

#1

APPLICANT'S NAME: **HILL GEORGES**

REPRESENTATIVE: Hill Georges

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-10-CZ2-1 (10-145)	October 26, 2011	CZAB2		11

REC: Denial without prejudice.

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

■ DEFER: ☐ INDEFINITELY ■ TO: Three months ☐ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

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

☐ WITH CONDITIONS

■ OTHER: At applicant's request to work with staff. Re-Advertisement at applicant's expense to correct an error in the Ad.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN	S	Kenneth FRIEDMAN	X		
COUNCILMAN		Scott R. Jay	X		
COUNCIL WOMAN	M	Adrienne F. PROMOFF	X		
COUNCILMAN		Howard ROSS			X
VICE CHAIR WOMAN		Dawn UFFNER	X		
CHAIRWOMAN		Peggy A. STROKER	X		
		VOTE:	5	0	

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: **CRAIG COLLER**

MIAMI-DADE COUNTY PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS DEPARTMENT
RECOMMENDATION TO COMMUNITY COUNCIL No. 2

APPLICANTS: Hill Georges **PH:** Z10-145 (12-01-CZAB2-A)

SECTION: 01-52-41 **DATE:** March 28, 2012

COMMISSION DISTRICT: 1 **ITEM NO.:** A

==========

A. INTRODUCTION:

o **SUMMARY OF REQUESTS:**

The approval of this application will allow the applicant to:

- Permit a duplex residence with less than the required setback.
- Permit a duplex residence with a greater lot coverage than permitted.
- Permit a duplex residence with less than the required lot area and lot frontage.
- Permit zero (0) street trees.

o **REQUESTS:**

(1) Applicant is requesting to permit a lot with an area of 4390.4' (7500' required) and a lot frontage of 40' (75' required).

(2) Applicant is requesting to permit a duplex residence setback 16.58' from the rear (north) property line (25' required) and setback 22.68' from the front (south) property line (25' required).

(3) Applicant is requesting to permit the duplex residence with lot coverage of 44% (30% required).

(4) Applicant is requesting to permit zero (0) street trees (2 required).

Plans are on file and may be examined at the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Hill Georges," as prepared by Galloville Krishna Rao, P.E., and dated stamped received 6/6/2011 for a total of five (5) sheets. Plans may be modified at public hearing.

o **LOCATION:** 21 N.E. 183rd Terrace, Miami-Dade County, Florida.

o **SIZE:** 40' X 109.7'

B. ZONING HEARINGS HISTORY: None.

C. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-2; two-family residence	Low-Medium Density Residential, 6 to 13 dua

Surrounding Properties:

NORTH:	RU-2; vacant	Low-Medium Density Residential, 6 to 13 dua
SOUTH:	IU-1; condominium	Business and Office
EAST:	RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua
WEST:	RU-2; single-family residence	Low-Medium Density Residential, 6 to 13 dua

D. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

*Subject to the conditions indicated in their memoranda.

E. PLANNING AND ZONING ANALYSIS:

This item was deferred from the January 25, 2012 meeting of the Community Zoning Appeals Board (CZAB) 2 with leave to amend. This item was previously deferred from the October 26, 2011 meeting of CZAB 2 at the applicant's request to work with staff and to submit revised plans. Staff notes, that the applicant has not submitted revised plans for review.

The subject parcel is an interior lot, located north of N.E. 183rd Terrace, within a transitional area that encompasses duplex and multi-family residential uses. As such, the subject property abuts a residential condominium building to the south, a vacant lot to the north, and duplex residences to the east and west. The Adopted 2015-2025 Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as a **Low-Medium Density Residential** use (*see attached Zoning Recommendation Addendum*). This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of one (1) dwelling unit on the 4,388 sq. ft. subject site. The approval of the requests sought in this application would add an additional dwelling unit to the site beyond what is allowed by the LUP map Low-Medium Density Residential designation for the subject parcel. Therefore, the application is **inconsistent** with the CDMP Low-Medium Density Residential designation for the subject parcel on the LUP map.

When requests #1 thru #4 are analyzed under the Non-Use Variance (NUV) Standard Section 33-311(A)(4)(b) (*see attached Zoning Recommendation Addendum*), staff is of the opinion that the approval of the 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.

County records indicate that a single family residence was originally built in 1970. The applicant states in their application that the subject property is in violation of the Miami-Dade

County Zoning Code and is currently used as a two-family duplex structure. The submitted plans depict an existing duplex residence with the proposed demolition of a utility room, den and bathroom located at the rear of the residence. In the same block, the lots adjacent to the subject parcel on the north, east and west side contain duplex units ranging in lot sizes from 8,800 square feet to 13,601 square feet, and which are more than twice the size of the subject property. Although this application provides additional housing in the area, staff opines that approval of the existing duplex residence with a 14% increase in lot coverage, a reduced lot frontage and lot area, when coupled with the encroachments of request #1 would be overly excessive and out of character with the area. Furthermore, staff opines that request #4, to permit zero (0) trees, could have a negative visual impact on the surrounding properties. Moreover, staff notes that the photographs and survey submitted by the applicant show an existing 4' high chain link fence along the perimeter of the subject property, which in staff's opinion, does not provide an adequate buffer to diminish any negative visual impact of the overly intensive development on the abutting properties. As such, staff opines that the approval of requests #1 thru #4 would be out of character with the surrounding area as evidenced by the lack of similar approvals in the surrounding area and would set a precedent for requests of similar intensity.

Based on the aforementioned, staff opines that approval of requests #1 thru #4 would be **inconsistent** with the CDMP and **incompatible** with the surrounding area. **Therefore, staff recommends denial without prejudice of requests #1 thru #4, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard**.

F. **RECOMMENDATION:** **Denial without prejudice.**

G. **CONDITIONS:** **None.**

DATE OF INSPECTION: 07/12/11
DATE TYPED: 07/05/11
DATE REVISED: 12/29/11
DATE FINALIZED: 08/02/11
ES:GR:NN:CH:AN:JC

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

6 MAR NOV

Memorandum

MIAMI-DADE COUNTY

Date: June 17, 2011

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

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

Subject: C-02 #Z2010000145-1st Revision
Hill Georges
21 N.E. 183rd Terrace
To Permit a Duplex Residence Setback Less than Required from Property Lines and to Permit a Parcel of Land with Less Frontage and Lot Area than Required
(RU-2) (0.10 Acres)
01-52-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Section 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 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 not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. Pursuant to Section 24-43.1(3), the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively. However, if it can be demonstrated that the legal subdivision, creating such tract of land, occurred prior to the effective date of the requirement, the subject property is grandfatherable and could be administratively approved by DERM. 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
Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

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

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

Tree Preservation
According to the landscape plan submitted with this zoning application a live oak tree exist on the north part of the property; the proposal to permit a duplex will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

Concurrency Review Summary
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

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

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

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

Memorandum

Date: November 26, 2008

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

From: 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

REVISION 1

Memorandum

Date: 17-JUN-11

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000145

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated September 22, 2010.
APPROVAL
No objection to site plan date stamped June 6, 2011.

Service Impact/Demand

Development for the above Z2010000145
located at 21 N.E. 183 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0128 is proposed as the following:

2 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: 0.54 alarms-annually.
The estimated average travel time is: 6:12 minutes

Existing services

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

Station 38 - Golden Glades - 575 NW 199 Street
Rescue, ALS 50' Squrt

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calcualted based on site plan date stamped June 6, 2011.

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

Memorandum

MIAMI-DADE COUNTY

Date: June 10, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000145: Hill Georges Property

Application Name: Hill Georges Property

Project Location: The site is located at 210 NE 183rd Terrace, Miami-Dade County.

Proposed Development: The applicant is requesting variances to front and rear setbacks; an increase in lot coverage and a reduction in the number of street trees required.

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

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

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

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

DATE: 28-FEB-12

REVISION 2

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

HILL GEORGES	21 N.E. 183 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000145

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: A case was opened December 17, 2010 for work without permit and a NOV was mailed. On May 5, 2011 a ticket was posted and it was appealed on May 17, 2011. Hearing date was scheduled for July 19, 2011 but property owner withdrew. Ticket was paid on August 16, 2011. On August 31, 2011 violation still exist and case was recommended for lien on October 5, 2011.

Hill Georges

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK **Inspection Date**

Evaluator: JACQUELINE CARRANZA 07/12/11

Process #:	**Applicant's Name**
Z2010000145	HILL GEORGES

Locations: 21 N.E. 183 TERRACE, MIAMI-DADE COUNTY, FLORIDA.

Size: 40' X 109.7' **Folio #:** 3021010100170

Request:

Applicant is requesting to permit a duplex residence setback less than required from property lines.

EXISTING ZONING

Subject Property RU-2,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY DUPLEX RESIDENCE.

USE(S) OF PROPERTY:

RESIDENTIAL

FENCES/WALLS:

CHAIN LINK FENCE ALONG BOTH SIDE PROPERTY LINES AND REAR PROPERTY LINE.

LANDSCAPING:

LARGE OAK TREE IN FRONT YARD (SOUTHEAST CORNER OF LOT)

BUFFERING:

NONE

VIOLATIONS OBSERVED:

REAR SETBACK

OTHER:

BUILDING VIOLATIONS FOR WORK WITHOUT PERMIT.

Process #	**Applicant's Name**
Z2010000145	HILL GEORGES

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:
ONE STORY DUPLEX RESIDENCE

SOUTH:
TWO STORY OFFICE BUILDING

EAST:
ONE STORY DUPLEX RESIDENCE

WEST:
ONE STORY DUPLEX RESIDENCE

SURROUNDING AREA
SUBJECT PROPERTY IS SURROUNDED BY DUPLEX RESIDENCES IN CLOSE PROXIMITY TO COMMERCIAL AND INDUSTRIAL ZONED PROPERTIES.

NEIGHBORHOOD CHARACTERISTICS:
DUPLEX RESIDENTIAL

COMMENTS:
NONE

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***JACQUELINE CARRANZA***
Process Number: ***Z2010000145*** **Applicant Name** ***HILL GEORGES***

Date: 12-JUL-11

Comments: NORTH VIEW OF SUBJECT PROPERTY.

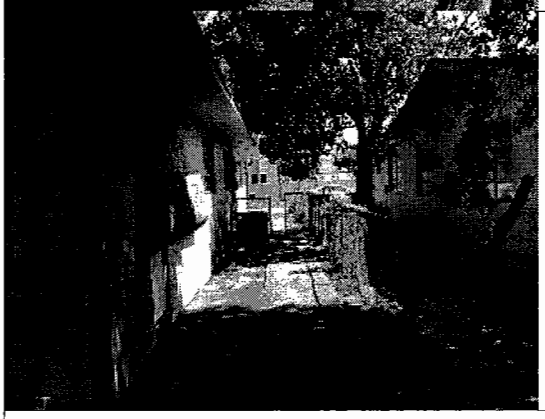
Date: 13-JUL-11

Comments: NORTH VIEW OF PROPERTY TO THE WEST OF SUBJECT PROPERTY.

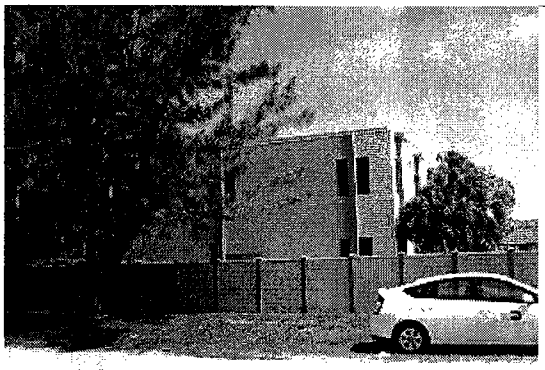
Date: 13-JUL-11

Comments: NORTH VIEW OF PROPERTY TO THE EAST OF SUBJECT PROPERTY.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***JACQUELINE CARRANZA***
Process Number: ***Z2010000145*** **Applicant Name** ***HILL GEORGES***

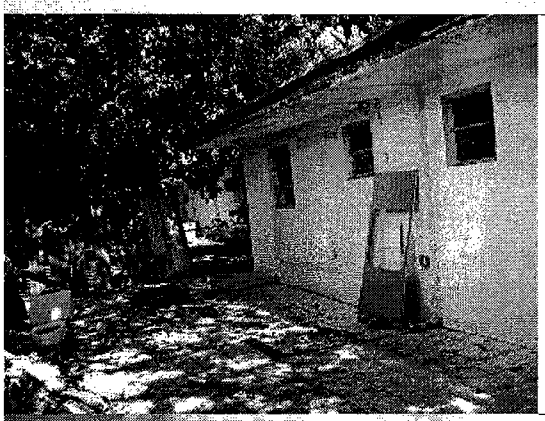
	Date: 13-JUL-11 Comments: NORTH VIEW OF PROPERTY TO NORTH OF SUBJECT PROPERTY.
	Date: 13-JUL-11 Comments: NORTHWEST VIEW OF PROPERTY TO THE NORTH OF SUBJECT PROPERTY.
	Date: 13-JUL-11 Comments: SOUTH VIEW OF WEST SIDE YARD OF SUBJECT PROPERTY.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***JACQUELINE CARRANZA***
Process Number: ***Z2010000145*** **Applicant Name** ***HILL GEORGES***



Date: 13-JUL-11

Comments: SOUTH VIEW OF PROPERTY TO SOUTH OF SUBJECT PROPERTY.



Date: 13-JUL-11

Comments: SOUTHEAST VIEW OF REAR YARD OF SUBJECT PROPERTY.

Date: 13-JUL-11

Comments: SOUTHWEST VIEW OF COMMERCIAL PROPERTY SOUTHWEST OF SUBJECT PROPERTY.

Inspector ***RODRIGUEZ, FRANK***
Evaluator ***JACQUELINE CARRANZA***
Process Number: ***Z2010000145*** **Applicant Name** ***HILL GEORGES***

Date: 13-JUL-11

Comments: SOUTH VIEW OF EAST SIDE YARD OF SUBJECT PROPERTY.

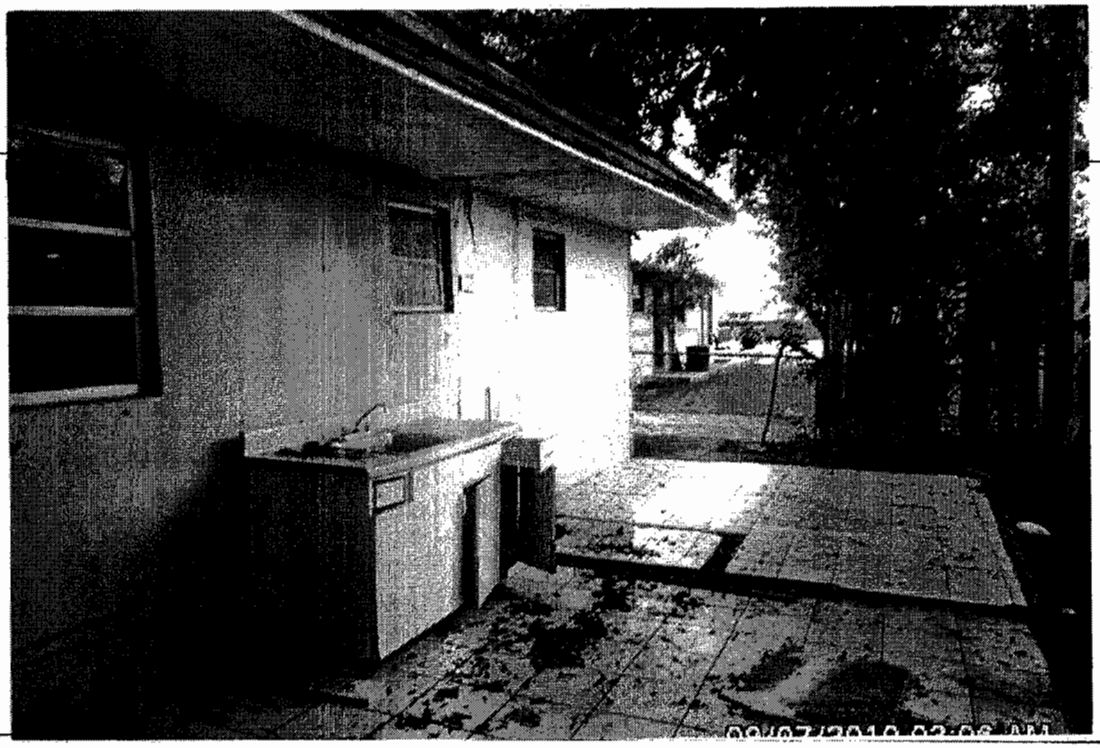
PHOTOGRAPHS

FRONT ELEVATION

SIDE

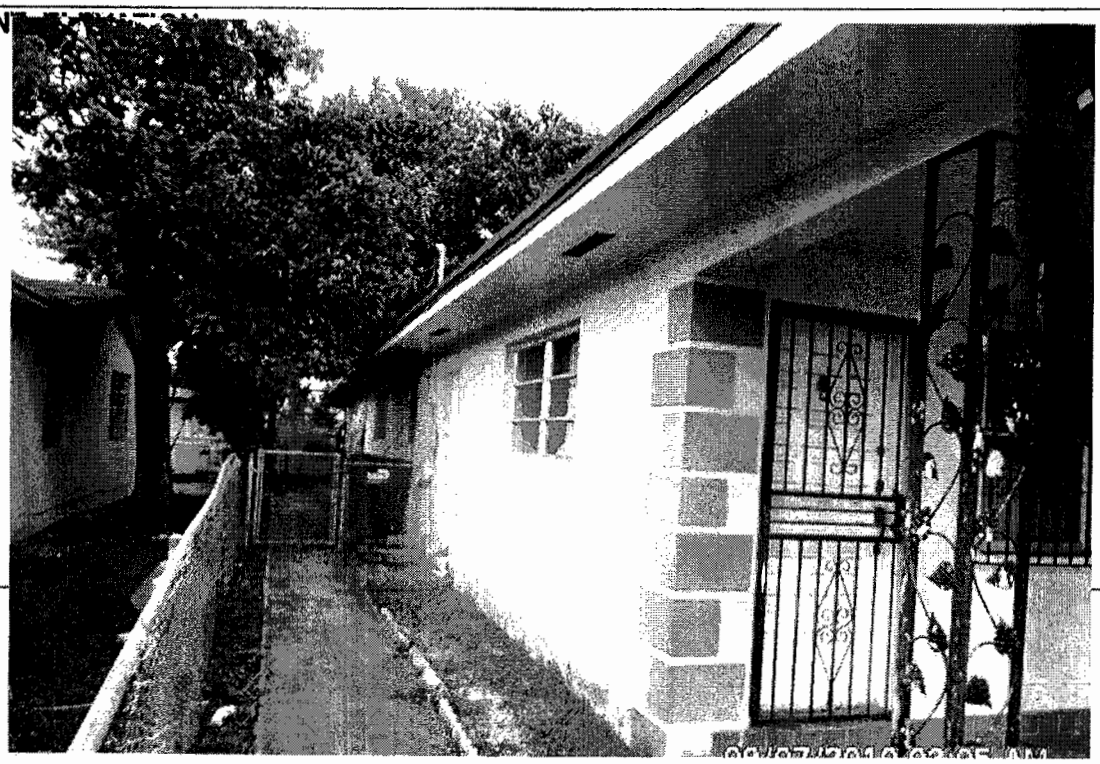
Z-10-145

REAR



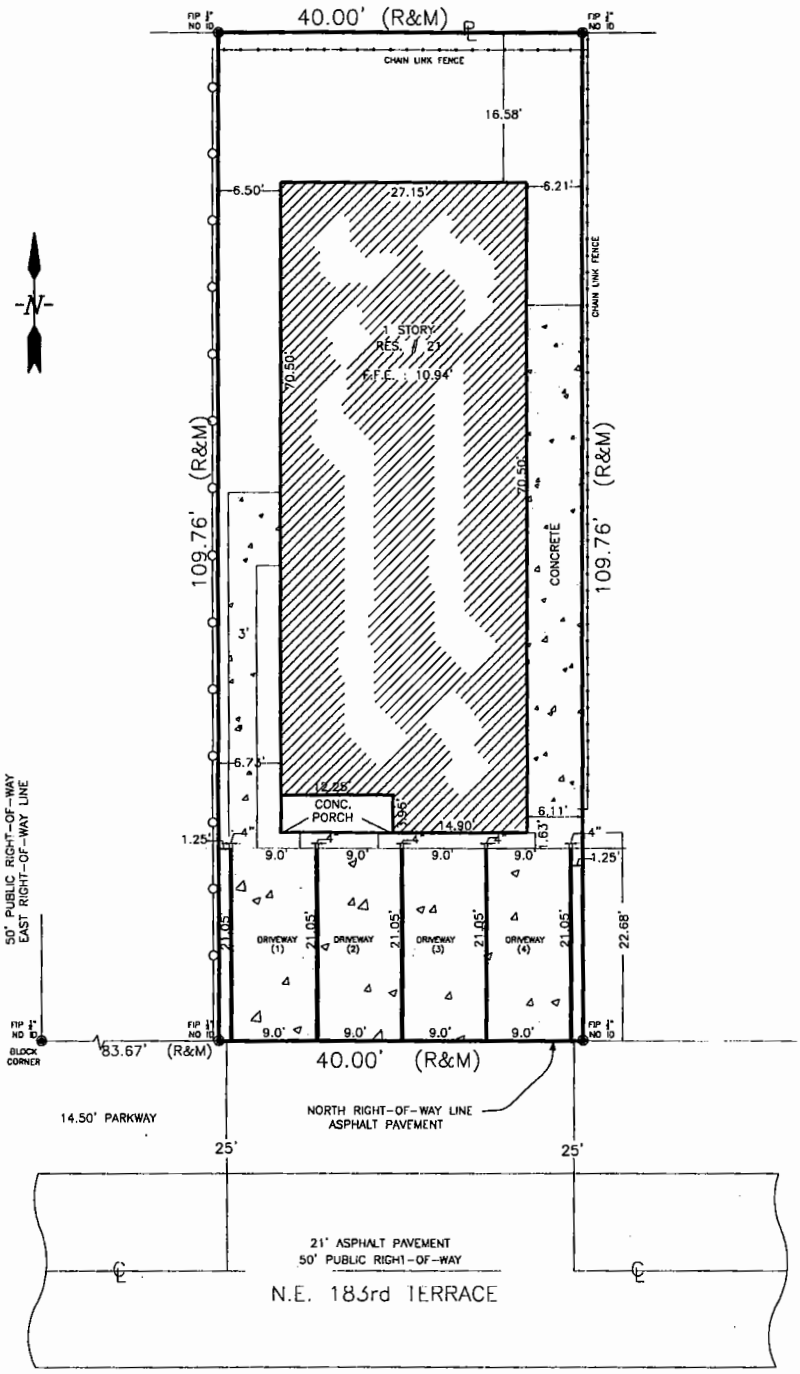
PHOTOGRAPHS

FRONT



SIDE

210-145



PROPOSED SITE PLAN (AFTER DEMOLITION)

SCALE : 1"=10'

ENLARGED SITE PLAN

RECEIVED
210.145
JUN 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISION		
NO.	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
△		
△		

GENERAL CONTRACTOR NOTES

THESE DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENT. PLEASE VERIFY ALL THE DETAILS WRITTEN ON EACH SHEET. FAILURE BY THE GENERAL CONTRACTOR TO FOLLOW THE DRAWING PLANS AND ITS SPECIFICATIONS SHALL NOT BE CAUSE FOR ADDITIONAL WORK BY THE ENGINEER. COORDINATION OF THE WORK, AND OF THE SUBCONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

Call 48 hours before you dig
It's the Law!
Sunshine State One Call Of Florida, Inc.

PROPOSED SITE PLAN & PART TO BE DEMOLISHED

FOR : HILL GEORGES

21 N.E. 183 TERRACE

MIAMI, FLORIDA 33179

DATE	04/25/2010
SCALE:	1/4" =1'-0"
DRAWN BY	PAD
PROJECT NO.	2010-01
CHECKED BY:	G.K.R.
SHEET NO.	2

ENGINEER OF RECORD

GALEDVIER [illegible] RAO, P.E.
[illegible]
1478 N.E. 125 STREET
[illegible]

21

FLOOD LEGEND

Additions, Remodeling, Repairs & Completion

FOLIO: 30 2101 010 0170 ADDRESS: 21 NE 183rd TERRACE

LOT/UNIT: 5 BLOCK/BLDG: 2

SUBDIVISION: " FULLFORDABLE ADDITION No 1 SECTION D " PLAT BOOK: 9 PAGE: 97

COST OF CONSTRUCTION/SCOPE OF WORK

INTERIOR RENOVATION-COST OF WORK (MUST INCLUDE ITEMIZED LIST): $

ADDITION-COST OF WORK 50 SQ.FT. OF CONST. X (47 SQ.FT. LIVING AREA):

SQ.FT. OF CONST. X (35 SQ.FT. STORAGE, GARAGE, TERRACE):

TOTAL COST OF WORK:

	TOP OF BOTTOM FLOOR	Garage/ Storage Floor Elevation	HIGHEST ADJACENT FINISHED GRADE
EXISTING			
PROPOSED	10.94 ' FT. NGVD	N/A FT. NGVD	10.15 'FT. NGVD
	CROWN OF THE ROAD : 9.60'		

THE OWNER OF THIS PROPERTY UNDERSTANDS THAT THE WORK AMOUNT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATE OF COMPLETION IS ISSUED, OR WITHIN THE TRACKING PERIOD, IT WILL BE CONSIDERED A CONTINUANCE OF THE ABOVE WORK. IF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE, THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 11C OF THE MIAMI-DADE COUNTY CODE.

0' - 0' - NGVD

LEGAL DESCRIPTION

LOT 5, BLOCK 2 OF " FULLFORDABLE ADDITION No. 1 SECTION D " ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 AT PAGE 97 OF THE PUBLIC RECORDS OF COUNTY, FLORIDA PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 21 N.E. 183rd TERRACE, MIAMI, FLORIDA 33179

ZONING DISTRICT
SINGLE FAMILY RU-2

SITE TO BE FILLED TO COUNTY FLOOD ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTING THE PROPERTY.
AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF SURFACE WATER INTO LAKE OR CANAL.
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL.
IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SECTION 553.79(10) FLORIDA STATUTES

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVWAY APPROACHES ON TO THE PUBLIC RIGHT OF WAY.
THE HEIGHT OF FENCES WALL AND HEDGES SHALL NOT EXCEED 2.5 FT IN HEIGHT WITHIN 10 FT OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE.

HEALTH DEPARTMENT NOTE

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

SCOPE OF WORK :

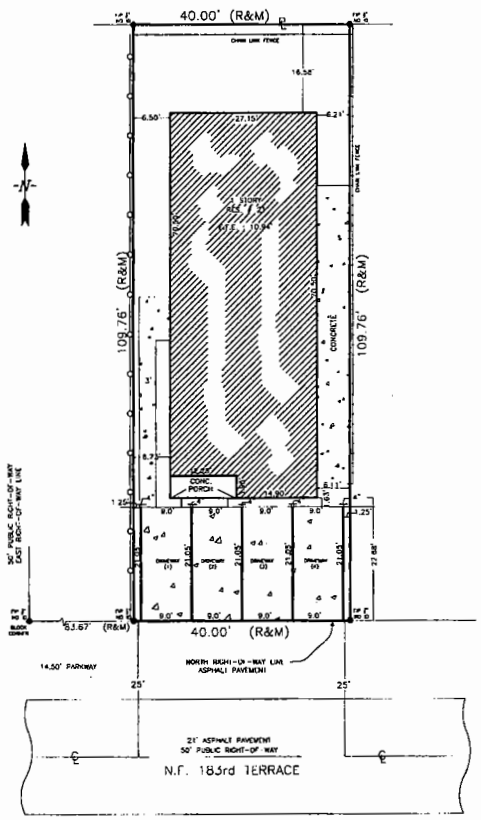
1.- REAR ROOF & WALL TO BE DEMOLISHED .
2.- REMOVE ALL WALL UNITS
3.- THE WATER HEATER TO BE REMOVED
4.- THE ELECTRICAL WORKS IN THIS REGION TO BE DEMOLISHED BY A LICENSED ELECTRICAL CONTRACTOR.
5.- THE ALUMINUM ROOF (EAST SIDE OF HOUSE) TO BE DEMOLISHED
6.- 8" CBS WALL (AT PORCH) TO BE MOVED TO 3' SOUTH .
7.-CREATE A NEW PORCH IN THE FRONT .
8.-INSTALL TWO (2) NEW CENTRAL AIR .
9.-APPLY FOR VARIANCE BECAUSE OF THE REAR SETBACK.

NOTE :
* ALL THE VIOLATIONS IN ONE PERMIT.

- EXISTING REAR ROOF CANOPY TO BE DEMOLISHED.
- EXISTING BATHROOM AND FIXTURES TO BE REMOVED.
- EXISTING SINK TO BE DEMOLISHED
- EXISTING WATER HEATER TO BE REMOVED
- TOTAL DEMOLITION OF THE REAR REGION
- EXTERIOR DOOR (WEST SIDE GARAGE TO BE REMOVED
- WEST WINDOWS IN REAR OF THE STRUCTURE TO BE REMOVED
- ALL REMOVAL ELECTRICAL WORKS TO BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.
- THE ALUMINUM ROOF (EAST SIDE OF HOUSE) TO BE REMOVED
- VARIANCE FOR THE 16 58' FEET REAR SETBACK.

ZONING LEGEND
SINGLE FAMILY RU-2

GROSS LOT AREA = 5,390.40 S.F. OR 0.12 ACRE		
NET LOT AREA = 4,390.40 S.F. OR 0.10 ACRE		
PROPOSED BUILDING FOOT PRINT AREA = 1,814.90 SQ.FT.		
LOT COVERAGE : 30% = 4,390.40 X 0.30 = 1,317.20 S.F. :		
TOTAL NEW BUILDING FOOT PRINT AREA = 1,914.70 SQ.FT. REPRESENT 43.6 % OF THE NET LOT AREA.		
GREEN AREA = .10 OF GROSS LOT AREA = 0,539.04 S.F. (TREE AND BUSHES IN SITE)		
(HEIGHT OF ROOF) : 12.00 FT		
SETBACKS:	REQUIRED	PROVIDED
FRONT SETBACK (SOUTH) :	25.00' FEET	22.68' FEET (EXISTING)
SIDE SETBACK (WEST)	4.00' FEET	6.73' FEET (EXISTING)
SIDE SETBACK (EAST)	4.00' FEET	8.21' FEET (EXISTING)
REAR SETBACK (NORTH)	25.00' FEET	16.58' FEET (NEW)
CLASSIFICATION : MERCANTILE GROUP M		
FIRE-RESISTANCE RATING FOR FIRE BARRIERS : 1 HOUR		
100 SQ. FT./PERSON OF BLDG. AREA = 9.43 LET'S TAKE 10 PEOPLE (BUILDING)		
PARKING SPACES :	REQ'D	PROV'D
PARKING SPACES FOR EACH UNIT	2	2



PROPOSED SITE PLAN (AFTER DEMOLITION)
SCALE : 1"=10'

RECEIVED 10-149 JUN 06 2011

PROPOSED SITE PLAN & PART TO BE DEMOLISHED
FOR : HILL GEORGES
21 N.E. 183 TERRACE
MIAMI, FLORIDA 33179

DATE 04/25/2010
SCALE: 1/4" =1'-0"
DRAWN BY PAD
PROJECT NO. 2010-01
CHECKED BY: G.E.B.
SHEET NO. A-2

ENGINEER OF RECORD

LEGEND (MATERIALS INDICATION)

SYMBOL	DESCRIPTION
	EXISTING 8" BLOCK WALL
	EXISTING 4" PARTITION WALLS

HEALTH DEPARTMENT NOTE.
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL IN THE WORK OF ALL TRADES , PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE GENERAL CONTRACTOR SHALL REPAIR AND RESTORE SATISFACTION OF THE OWNER AND THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. THE GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE STRUCTURAL START POINT FOR THE NEW WORK TO BEGIN.
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
5. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION & CONSTRUCTION.
6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE GENERAL CONTRACTORS SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING, ETC.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION, THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
12. ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.

SCOPE OF WORK :

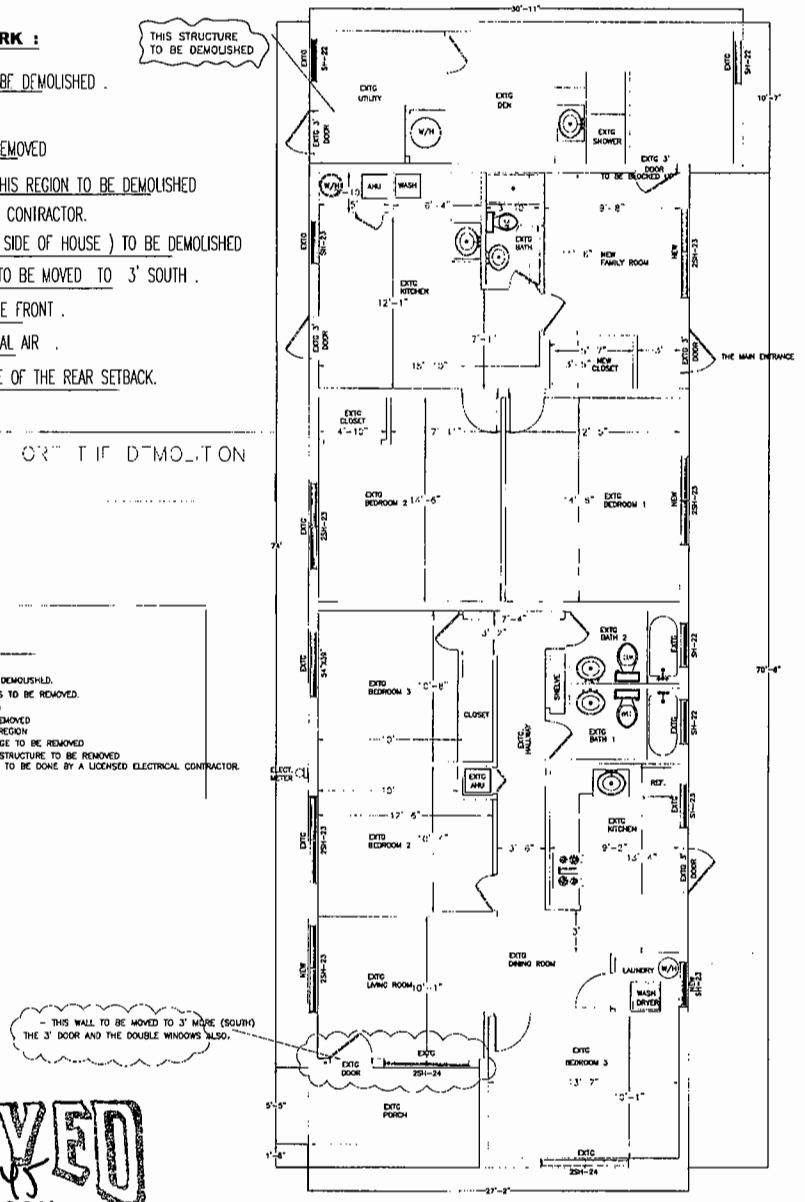
1.- REAR ROOF & WALL TO BE DEMOLISHED .
2.- REMOVE ALL WALL UNITS
3.- THE WATER HEATER TO BE REMOVED
4.- THE ELECTRICAL WORKS IN THIS REGION TO BE DEMOLISHED BY A LICENSED ELECTRICAL CONTRACTOR.
5.- THE ALUMINUM ROOF (EAST SIDE OF HOUSE) TO BE DEMOLISHED
6.- 8" CBS WALL (AT PORCH) TO BE MOVED TO 3' SOUTH .
7.-CREATE A NEW PORCH IN THE FRONT .
8.-INSTALL TWO (2) NEW CENTRAL AIR .
9.-APPLY FOR VARIANCE BECAUSE OF THE REAR SETBACK.

THE FLOOR PLAN BEFORE THE DEMOLITION

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

NOTE :
* ALL THE VIOLATIONS IN ONE PERMIT.

** EXISTING REAR ROOF CANOPY TO BE DEMOLISHED.
- EXISTING BATHROOM AND FIXTURES TO BE REMOVED.
- EXISTING SINK TO BE DEMOLISHED
- EXISTING WATER HEATER TO BE REMOVED
- TOTAL DEMOLITION OF THE REAR REGION
- EXTERIOR DOOR (WEST SIDE GARAGE TO BE REMOVED
- WEST WINDOWS IN REAR OF THE STRUCTURE TO BE REMOVED
- ALL REMOVAL ELECTRICAL WORKS TO BE DONE BY A LICENSED ELECTRICAL CONTRACTOR.



REVISION		
NO.	DATE	DESCRIPTION

GENERAL CONTRACTOR NOTES

THESE DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONSTRUCTION PLANS. VERIFY ALL THE DETAILS WRITTEN ON EACH SHEET. FAILURE OF THE GENERAL CONTRACTOR TO FOLLOW THE DRAWING PLANS AND SPECIFICATIONS WILL NOT BE CAUSE FOR ADDITIONAL WORK BY THE OWNER. COORDINATION OF THE WORK AND OF THE SUBCONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

RECEIVED
210-145
JUN 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

RECEIVED
210-145
JUN 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

EXISTING FLOOR PLAN
FOR : HILL GEORGES
21 N.E. 183 TERRACE
MIAMI, FL. 33179
TEL: (305) 766-8551

SCALE: 1/4" =1'-0"
DRAWN BY: PAD
CHECKED BY: AL
SHEET NO: A-3

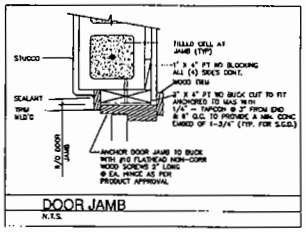
ENGINEER OF RECORD

LEGEND (MATERIALS INDICATION)

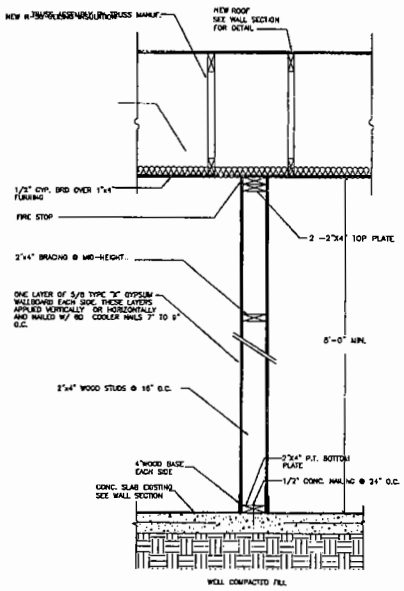
SYMBOL	DESCRIPTION
	EXISTIC 8" BLOCK WALL
	EXISTING 4" PARTITION WALLS
	NEW 8" BLOCK WALL

HEALTH DEPARTMENT NOTE

WHERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.



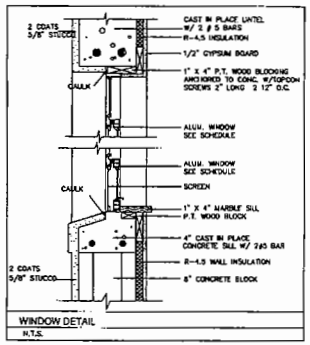
DOOR JAMB
N.T.S.



A / A-4 TYPICAL NON-BEARING WALL

SCOPE OF WORK :

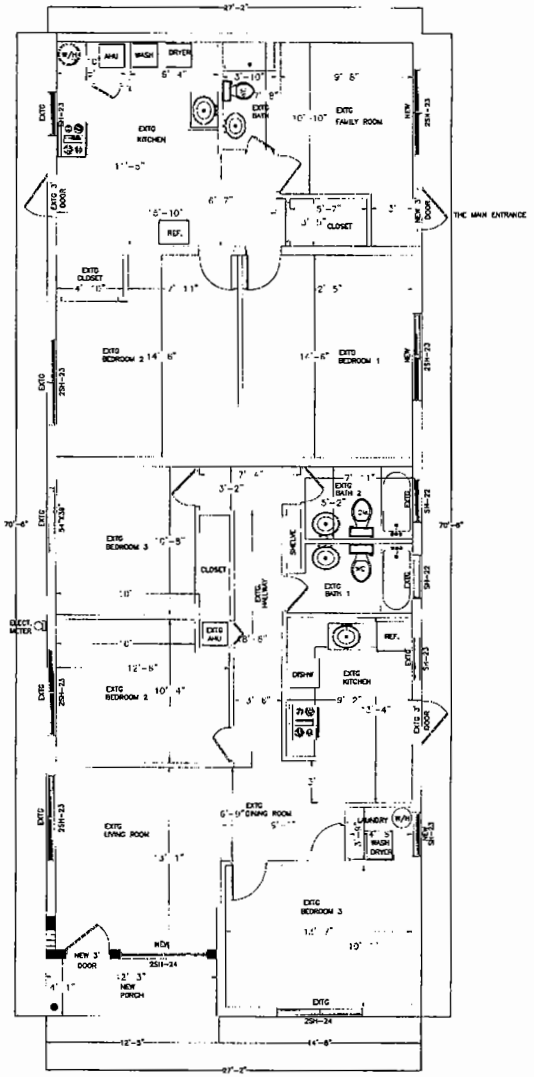
1.- REAR ROOF & WALL TO BE DEMOLISHED .
2.- REMOVE ALL WALL UNITS
3.- THE WATER HEATER TO BF REMOVED
4.- THE ELECTRICAL WORKS IN THIS REGION TO BE DEMOLISHED BY A LICENSED ELECTRICAL CONTRACTOR.
5.- THE ALUMINUM ROOF (EAST SIDE OF HOUSE) TO BF DEMOLISHED
6.- 8" CBS WALL (AT PORCH) TO BE MOVED TO 3' SOUTH .
7.-CREATE A NEW PORCH IN THE FRONT .
8.-INSTALL TWO (2) NEW CENTRAL AIR .
9.-APPLY FOR VARIANCE BFCAUSE OF THE REAR SETBACK.



WINDOW DETAIL
N.T.S.

HEALTH DEPT. NOTES

1) ALL FINISH WORK TO BE DONE AS TO ELIMINATE ALL OBSTACLES TO CLEANING
2) ALL ELECTRICAL CONDUIT MUST BE CONCEALED IN WALL ABOVE THE CEILING OR UNDER THE FLOOR, UNLESS OTHERWISE REQUIRED BY CODES
3) ALL SURFACE PENETRATIONS, CRACKS MUST BE SEALED. ALL EXISTING SURFACE THAT HAS CRACKS, HOLES TO BE FIXED. ALL FLOORS, WALL TO BE SMOOTH



PROPOSED FLOOR PLAN
SCALE : 1/4"=1'-0"

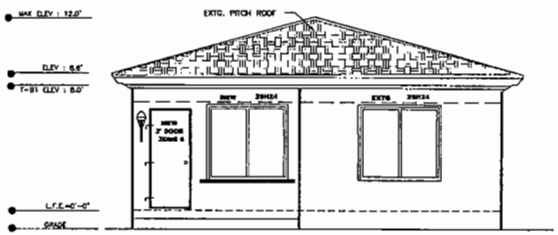
RECEIVED
Z10-145
JUN 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

EXISTING FLOOR PLAN
FOR : HILL GEORGES
21 N.E. 183 TERRACE
MIAMI, FL. 33179
TEL: (305) 766-8551

SCALE: 1/4" =1'-0"
DRAWN BY PAD
CHECKED BY: AL
SHEET NO. A-4

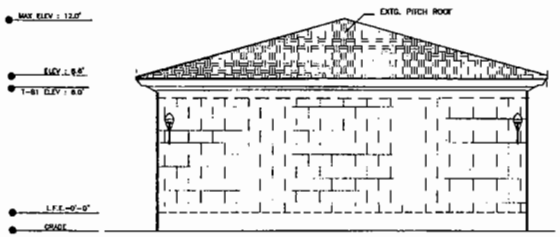
ENGINEER OF RECORD

25



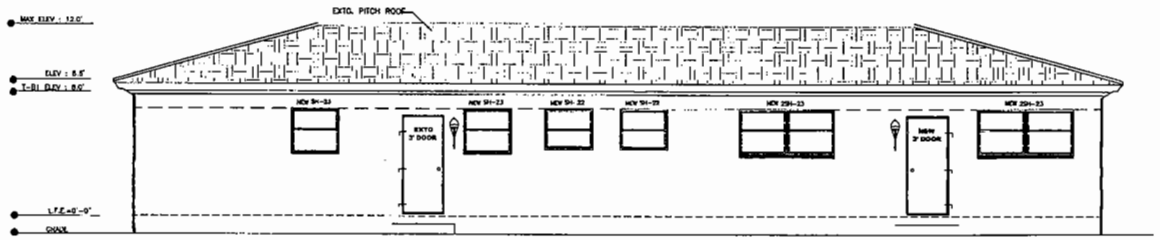
SOUTH (FRONT ELEVATION)

SCALE 1/4"=1'



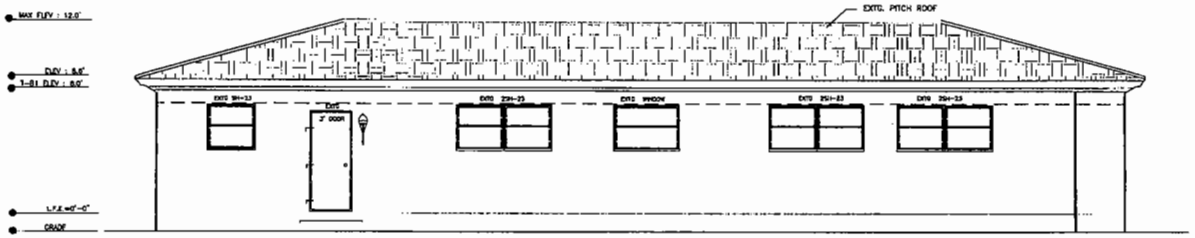
NORTH (REAR ELEVATION)

SCALE 1/4"=1'



EAST (SIDE) ELEVATION

SCALE 1/4"=1'



WEST (SIDE) ELEVATION

SCALE 1/4"=1'

ELEVATION PLAN

SCALE 1/4"=1'-0"

RECEIVED
210-145
JUN 06 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

RECEIVED
210-145
JUN 06 2011

PROPOSED ELEVATION PLAN
FOR : HILL GEORGES
21 N.E. 183 TERRACE
MIAMI, FL. 33179
TEL: (305) 766-8551

SCALE: 1/4" =1'-0"
DRAWN BY PAD
PROJECT NO. 2007-01
CHECKED BY: AL
SHEET NO. ELEV-1

LANDSCAPE NOTES (1) :

(THIS INFORMATION IS REQUIRED TO BE PERMANENTLY AFFIXED TO THE PLAN.)
ZONING DISTRICT : RU-NET LOT AREA ..... 0.10 ACRE ..... 4,390.00 S.F.

OPEN SPACE

A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33 AS INDICATED ON SITE PLAN

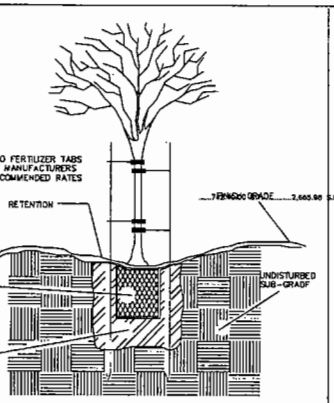
	REQUIRED	PROVIDED
NET LOT AREA	4,390.00 S.F. X 18% SQUARE FEET	790.08 S.F.
B.- SQUARE FEET PARKING LOT FOR OPEN SPACE REQUIRED BY CHAPTER 18a, AS IN SITE PLAN. THE NUMBER OF PARKING SPACES 4810 SQ. FT. PER PARKING SPACE	40.00 S.F.	757.80 S.F.
C.- TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33= A+B =		

LAWN AREA CALCULATION :
A.- TOTAL SQUARE FEET LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = ... 702.40 S.F. ..... 1,908.18 S.F.
B.- MAXIMUM LAWN AREA PERMITTED = 20% X 702.40 FEET = ... 140.48 S.F. ..... 1,112.51 S.F.

TREES
A.- THE NUMBER OF TREES REQUIRED BY NET LOT ACRE.
LESS THE EXISTING NUMBER OF TREES THAT MEET MAXIMUM REQUIREMENTS
= 32 TREES PER NET ACREAGE = ... 3
B.- 303 PALM TREES ALLOWED (TWO PALMS = 1 TREE) PALM PROVIDED 1 3
C.- PERCENTAGE OF NATIVE TREES REQUIRED (NUMBER OF TREES PROVIDED(3)(3)) 1 3
D.- STREET TREES (MAX AVERAGE SPACING OF 35' O.C. LF ALONG STREET 35 = ... N/A ..... N/A

SHRUBS
A.-TOTAL NUMBER OF SHRUBS REQUIRED 5 X 10 = NUMBER OF SHRUBS REQUIRED 50 50
B.-THE NUMBER OF SHRUBS REQUIRED X 30% = NUMBER OF NATIVE SHRUBS REQUIRED..15 47

IRRIGATION
IRRIGATION PLAN REQUIRED BY CHAPTER 33 AUTO IRRIGATION OR HOSE BIBS PROVIDED 2 3



TREE PLANTING DETAIL LESS THAN 12'

LANDSCAPE NOTES (2) :

01.- MON CYPRESS VARIETY MULCH SHALL EXTEND UNDER ALL TREES, SHRUBS AND GROUND COVER BEDS TO THE CLOSEST HARD EDGE OR SOD BORDER IN A MINIMUM OF 3" DEPTH.

02.- ALL PLANTS SHALL MEET THE MINIMUM STANDARD OF FANCY AS SPECIFIED IN GRADE AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE, LATEST EDITION.

03.- ALL SHRUBS TO BE PLANTED A MINIMUM OF 24", AND GROUND COVERS A MINIMUM OF 12" FROM THE EDGE OF ANY HARDSCAPE (WALKS, BUILDING, WALLS, POND'S EDGE, ETC...) SHRUBS AS NORA, RAPHIOLEPSIS AND OTHER SPECIES WHICH GROW LARGER THAN 48" SPREAD, SHALL BE PLANTED 1/2 THE ESTIMATED ADULT'S SPREAD DIAMETER FROM THE EDGE OF ANY HARDSCAPE.

04.- ALL TREES OVER 8' IN HEIGHT SHALL BE BRACED TO PREVENT LATERAL MOVEMENT FOR A PERIOD OF SIX MONTHS FROM THE DATE OF PLANTING. EITHER WOOD BRACES AS SHOWN IN THE PLANTING DETAIL, OR THE WIRE AND TURNBUCKLE METHOD SHALL BE USED. NO NAILS, SCREWS, METAL STRAPS OR WIRES ARE TO BE USED DIRECTLY AGAINST THE TREES OR PALMS TRUNKS.

05.- ALL WORK BY THE LANDSCAPE CONTRACTOR TO BE PERFORMED IN A PROFESSIONAL AND SOUND MANNER IN ACCORDANCE WITH ESTABLISHED STANDARDS OF LANDSCAPE INSTALLATION PRACTICES AND WORKMANSHIP.

06.- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANTS QUANTITIES PRIOR TO BIDDING. QUANTITY SHOWN ON THE PLANS MAY VARY DUE TO THE ACTUAL SITE SCALE, JOB CONDITIONS ETC... ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACTUAL PLANT COUNT NECESSARY FOR THE SUCCESSFUL COMPLETION OF THE WORK.

07.- LANDSCAPE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED AND INSURED AS REQUIRED BY THE MUNICIPALITY COUNTY, STATE AND ANY OTHER GOVERNMENT AGENCY REQUIRING A LICENSE OR INSURANCE IN ORDER FOR THE LANDSCAPE CONTRACTOR TO PERFORM HIS WORK.

08.- ALL WORK SHALL CONFORM TO THE MIAMI-DADE COUNTY LANDSCAPE ORDINANCE AND ANY OTHER MUNICIPAL LANDSCAPE ORDINANCES IN EFFECT AT THE PROJECT'S LOCATION.

09.- LANDSCAPE CONTRACTOR IS REQUIRED TO PROCURE AND OBTAIN ANY NECESSARY PERMITS APPLICABLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT, IF APPLICABLE.

10.- LANDSCAPE MATERIAL SHALL NOT BE ALLOWED TO GROW IN SUCH A MANNER AS TO IMPEDE STREET FROM TRIANGLE OF VISIBILITY TO PROPERTY OWNER OR NEIGHBORS, SO AS TO NATURALLY IMPEDE VISION BETWEEN A HEIGHT OF 2.5' AND 8 FFFT.

11.- LANDSCAPE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL CENTER OF FLORIDA AT 1-800-432-4770 (TOLL FREE) 48 HRS BEFORE DIGGING.

12.- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTING THE SITE AND PHYSICALLY OBSERVING ALL THE SITE CONDITIONS PRIOR TO ENTERING INTO AGREEMENT OR CONTACT WITH OWNER. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE, AND SPECIAL ATTENTION TO LOCATION OF ALL UNDERGROUND WIRES, PIPES, FOOTINGS ETC...

13.- ANY EXCESS SOIL, LANDSCAPE MATERIALS AND AND DEBRIS FROM THE LANDSCAPE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON COMPLETION OF HIS WORKS.

14.- ALL AREAS NOT PLANTED WITH SHRUBS OR GROUNDS COVERS OR SPECIFIED TO BE ANOTHER LANDSCAPE MATERIAL SUCH AS MULCH, BARK, STONES, ETC., ... IS TO BE COVERED WITH SOD, INCLUSIVE OF AREAS IN THE ROAD OF WAY BETWEEN EDGE OF CITY OR COUNTY PAVEMENT OR CURB AND PROPERTY LINE AND/OR SIDEWALKS.

LEGAL DESCRIPTION

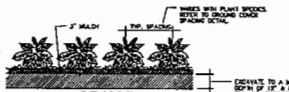
C. S, BLOCK 2 OF "FULLFORDABLE ADDTION No. 1 SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 A PAGE 97 OF THE PUBLIC RECORDS OF COUNTY, FLORIDA
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 21 N.E. 183rd TERRACE, MIAMI, FLORIDA 33179

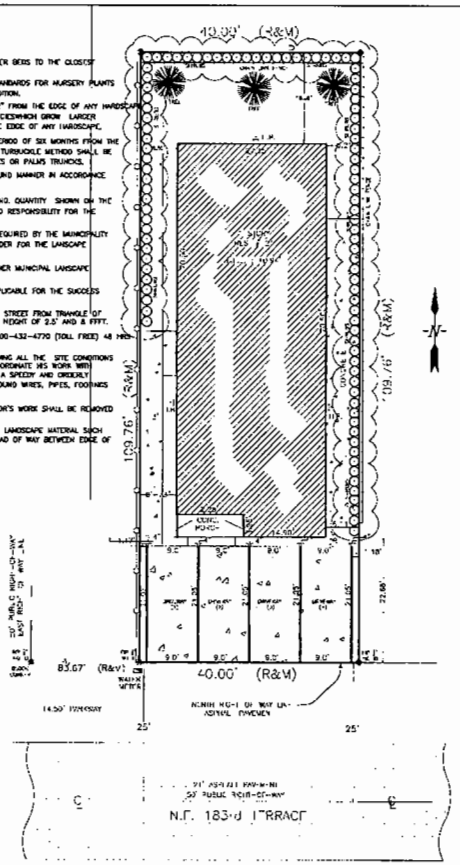
FOLIO #: 30 2101 019 0170

ZONING DISTRICT
SINGLE FAMILY RU-2

SITE TO BE FILLED TO COUNTY ZONE CRITERIA.
ELEVATION OF LOWEST FLOOR SHALL BE AT AN ELEVATION NO LESS THAN 9.0 (NGVD 29) AS APPROVED BY DERM FLOOD ZONE "X" AND ZONE AE EL. 9.0 PER FIRM.
AREA ADJACENT TO THIS LOT SHALL BE GRADED TO DRAIN AWAY FROM BUILDING AT A MINIMUM SLOPE OF 2% FOR A DISTANCE OF 10 FEET OR TO PROPERTY LINE, WHICHEVER IS LESS, SO AS TO PREVENT PONDING OR DIVERSION OF STORM WATER RUNOFF ONTO ADJACENT PROPERTIES.
LOT SHALL BE GRADED SO AS TO PREVENT EXCESS OVERLAND FLOW AND SHALL NOT ALLOW WATER TO ACCUMULATE ON ADJACENT PROPERTY. LOT GRADING SHALL BE ACCOMPLISHED IN SUCH A MANNER AS TO AVOID PONDING OR EXCESSIVE RUNOFF ONTO ADJACENT PROPERTY. IN ADDITION TO THE REQUIREMENTS OF THIS SYSTEM, THE FINISHED FLOOR ELEVATION MAY BE REQUIRED TO BE HIGHER THAN THE MINIMUM ELEVATION SPECIFIED HEREIN IF SPECIAL CONDITIONS EXIST. ADDITIONAL ELEVATIONS MAY BE REQUIRED BY THE BUILDING OFFICIAL TO FIT THE PROPERTY INTO EXISTING DRAINAGE PATTERNS OR TO AVOID POTENTIAL FLOODING.
A SEPARATE PERMIT SHALL BE REQUIRED FOR ALL DRIVEWAY APPROACHES OR CUTS WITHIN THE PUBLIC RIGHT OF WAY. ALL DRIVEWAYS SHALL BE PAVED AND ACCESS SHALL NOT EXCEED 25 FEET IN WIDTH WITHIN THE 25 FEET OF THE RIGHT OF WAY. ANY DRIVEWAY LEADING TO A RIGHT OF WAY THAT IS NOT PAVED SHALL BE PAVED FROM EDGE OF PAVEMENT TO THE RIGHT OF WAY LINE.

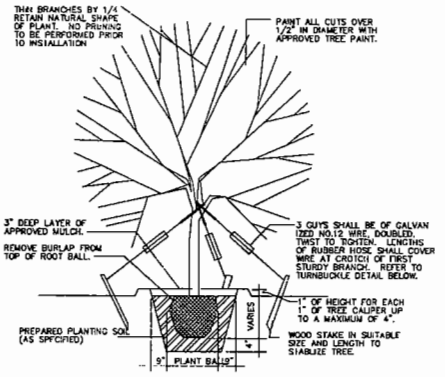


TYP. SHRUB BED



PROPOSED PLANTING PLAN
SCALE : 1"=10'

HEALTH DEPARTMENT NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION.



LARGE TREE PLANTING (12' OR HIGHER)

PLANT LEGEND

SYMBOL	BOTANICAL NAME	TREE/SHRUB NAME: EXIST.	COMMON	NATIVE SPECIES YES/NO	HEIGHT PLANTING	CANOPY DIAMETER	QUANTITY	COMMENTS
⬡	BURSERA SIMARUBA	N/A	GUMBO LIMBO	YES	12' MIN.	ABOUT 8' TO 12'	N/A	N/A
○	CHRYSOBALANUS ICACO	NEW	COCOPLUM	YES	24"	18"	97	SHRUB 30" O.C.
✳	QUERCUS VIRGINIANA	EXIST.	LIVE OAK	YES	10.0' MIN.	ABOUT 8' TO 12'	1	TREE ONSITE
✳	QUERCUS VIRGINIANA	NEW	LIVE OAK	YES	10.0' MIN.	ABOUT 8' TO 12'	3	TREE

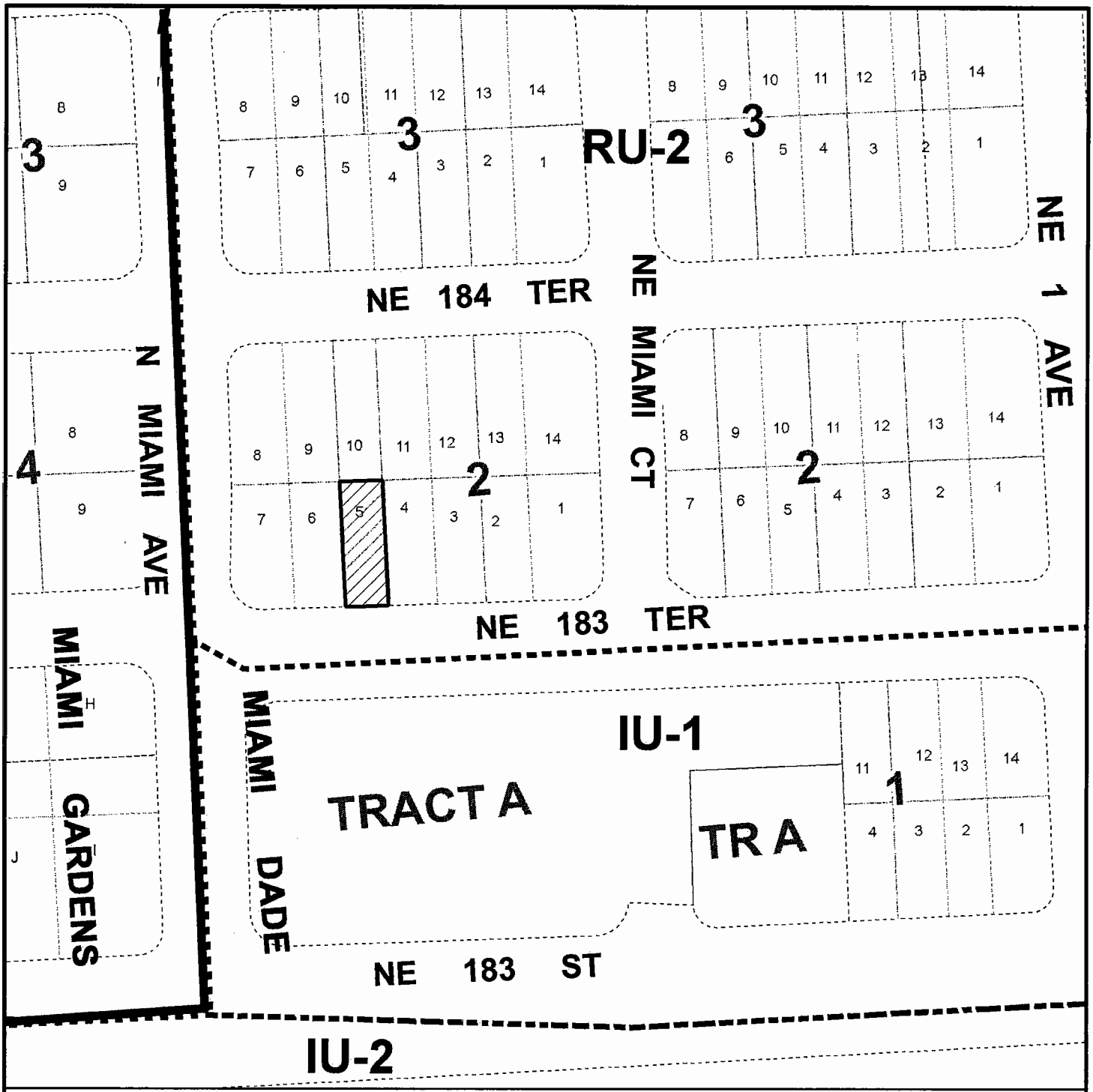
RECEIVED
JUN 06 2011

PROPOSED PLANTING PLAN
FOR : [illegible] GEORGES
21 N.E. 183 TERRACE
MIAMI, FLORIDA 33179

DATE: 06/06/2010
SCALE: 1/4" =1'-0"

SHEET NO.

LICENSED LANDSCAPE ARCHITECT
[illegible]
GAILLARDIA - MIAMI, INC.
PLANNING & DESIGN
1178 NW 163 STREET
MIAMI, FL 33169
954-802-7007



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000145

Section: 01 Township: 52 Range: 41
Applicant: HILL GEORGES
Zoning Board: C2
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY
		27

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000145

Legend

Subject Property

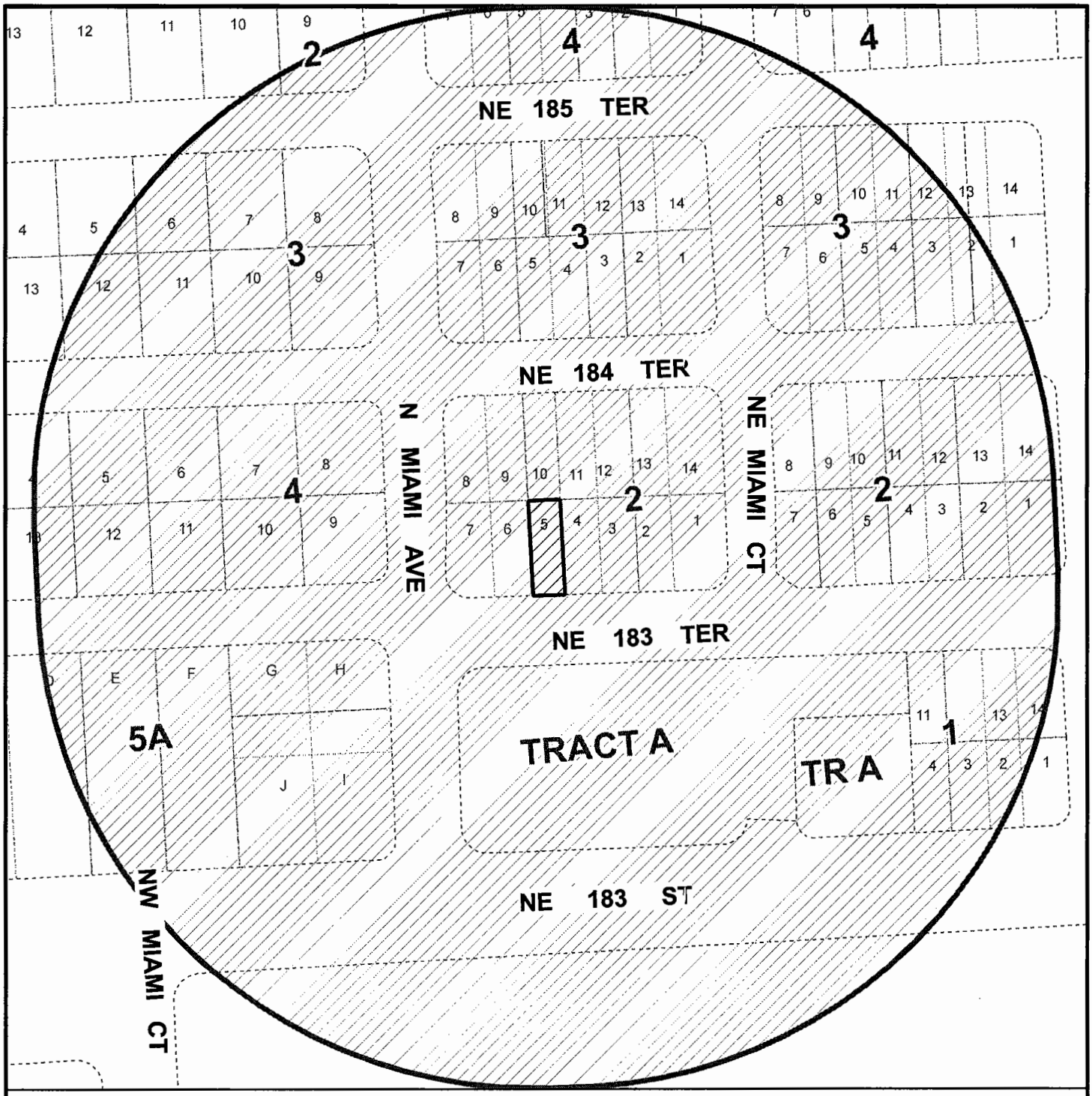
N
W E
S

Section: 01 Township: 52 Range: 41
Applicant: HILL GEORGES
Zoning Board: C2
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY

RADIUS MAP

Section: 01 Township: 52 Range: 41
Applicant: HILL GEORGES
Zoning Board: C2
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

Process Number

Z2010000145

RADIUS: 500

Legend

Subject Property

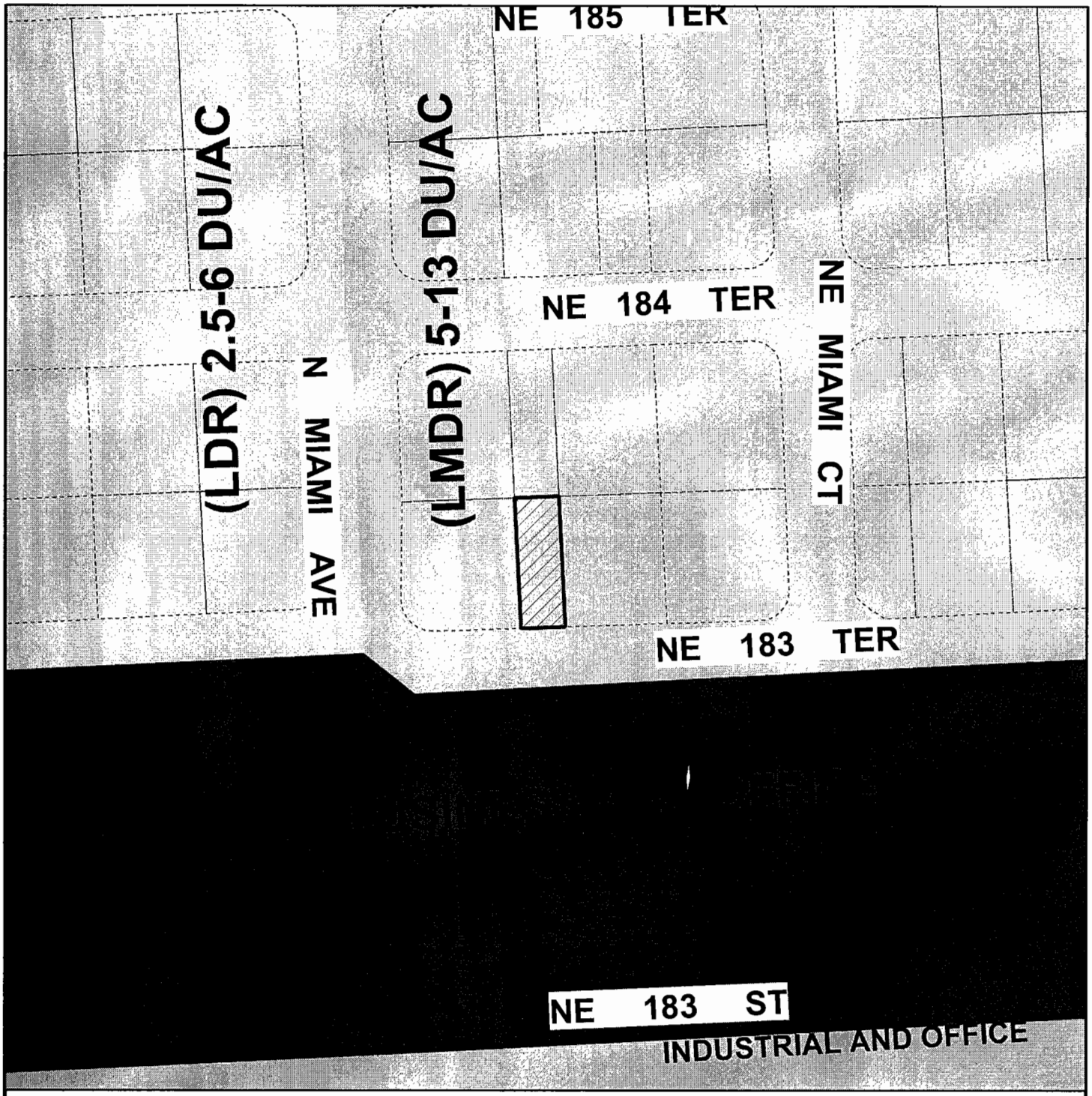
Buffer

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2010000145

N
W E
S

Section: 01 Township: 52 Range: 41
Applicant: HILL GEORGES
Zoning Board: C2
Commission District: 1
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, September 14, 2010

REVISION	DATE	BY