

FINAL AGENDA

3-19-2012 Version # 1



**COMMUNITY ZONING APPEALS BOARD 2
HIGHLAND OAKS PARK
20300 NE 24 Avenue, Miami
Wednesday, April 25, 2012 at 7:00 p.m.**

CURRENT

1. 12-4-CZ2-1 SERGIO FAIGENBLAT 11-103 33-51-42 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, APRIL 25, 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

(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.

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 2**

PH: Z11-103 (12-4-CZ2-1)

April 25, 2012
Item No. 1

Recommendation Summary	
Commission District	4
Applicant	Sergio Faigenblat
Summary of Requests	The applicant is seeking to permit a proposed addition to setback less than allowed, an existing shed to setback less than permitted and a lot coverage greater than permitted
Location	2051 NW 211 Street, Miami-Dade County, Florida.
Property Size	125' x 85'
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:

- (1) NON-USE VARIANCE to permit a proposed master bedroom addition to a single-family residence setback 12'-3" (25' required) from the rear (north) property line.
- (2) NON-USE VARIANCE of setback requirements to permit the existing concrete storage shed setback 6'-9" (7'-6" required) from the interior side (east) property line.
- (3) NON-USE VARIANCE to permit the proposed addition resulting in a lot coverage of 39% (35% permitted).

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department entitled "Faigenblat Residence Proposed Addition" prepared by Manuel Synalovski Associates, LLC dated stamped received 9/6/11. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

Existing 2,915 sq. ft. single-family residence, existing 48 sq. ft. concrete storage shed, and proposed 374 sq. ft. master bedroom addition.

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 residences	Low Density Residential (2.5 to 6 dua)
South	RU-1; single-family residences	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 an interior lot located at 2051 NE 211 Street. Single-family residences characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

Approval of this application will permit a proposed master bedroom addition to be setback 12'-3" from the rear (north) property line, where 25' is required. Additionally, approval will permit the continued use of a concrete storage shed to setback 6'-9" from the interior side (east) property line, where 7'-6" is required. Staff notes that the proposed addition will provide additional living space for the applicant; however the proposed and existing encroachments into the required rear and interior side setback area could have a negative visual impact on the adjacent single-family residences to the north and 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 requests 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:

When requests #1 and #2 are 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 requests with conditions would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. While staff found no similar approvals for variance of setback requirements within close proximity to the subject

property, staff notes that the applicant has provided letters that indicate the neighbors to the west and north do not object to the proposed 12'9" encroachment into the rear (north) setback area. Staff notes that the submitted site plan depicts the proposed addition on the west side of the existing single-family residence and encroaching into the north (rear) setback area. The letters received are from the neighbors are located to the west at 2041 NE 211 Street and to the north at 2100 NE 211 Terrace and NE 2040 NE 211 Terrace, respectively. Staff opines that these residences would be most impacted by the proposed addition.

In staff's opinion, the 9" encroachment of the concrete storage shed into the interior (east) setback area is minimal and is buffered from the abutting single-family residence by a 6' high wood fence that runs along said property line. Further, staff opines that the encroachment is likely the result of construction error. As such, in staff's opinion approval of requests #1 & #2 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with same.

Staff notes that the proposed addition will provide the property owner with additional living space that has been designed to architecturally match the scale and character of the existing residence. Additionally, staff notes that the survey and photographs submitted by the applicant show an existing 6' high wood fence along the interior sides and rear property lines of the subject property. As such, staff opines that the 12'9" and 9" encroachments into the rear (north) and interior side (east) setback areas, respectively are adequately buffered by said 6' high wood fence. In staff's opinion, the existing fence diminishes any negative visual impact of the setback encroachments on the abutting single-family residences to the north and east. As such, staff recommends as a condition of approval the applicant maintain the existing 6' high wood fence. **Therefore, staff recommends approval of requests #1 and #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

When request #3 is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request to permit a single-family residence with greater lot coverage than permitted would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. Staff opines that request #3 to permit a single-family residence with lot coverage of 39% (35% permitted), is germane to requests #1. Staff found no similar approvals for lot coverage greater than permitted; however, staff opines that the 4% increase in lot coverage is minimal and will not have a negative effect on the character of the neighborhood. **Therefore, staff recommends approval of request #3 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.

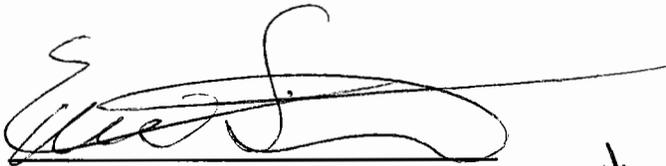
RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department or its successor Department 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 "Faigenblat Residence Proposed Addition" prepared by Manuel Synalovski Associates, LLC dated stamped received 9/6/11.
3. That the use be established and maintained in accordance with the approved plan.
4. That the existing 6' wood fence running along the interior sides (east and west) and rear (north) property lines be maintained.

ES:MW:GR:NN:CH:AN



Eric Silva, AICP, Interim Assistant Director
Zoning and Community Planning
Miami-Dade County
Sustainability, Planning and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

*NDN
6/11/12*

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

*If applicable

ZONING RECOMMENDATION ADDENDUM

Sergio Faigenblat
Z11-103

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Permitting, Environment and Regulatory Affairs	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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. 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.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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1. SERGIO FAIGENBLAT
(Applicant)

12-4-CZ2-1 (11-103)
Area 2/District 04
Hearing Date: 04/25/12

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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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

Date: October 6, 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 #Z2011000103
Sergio Faigenblat
2051 N.E. 211th Street
Non-Use Variance to Permit More Lot Coverage than Permitted and
Setbacks for an Addition to a Single-Family Residence
(RU-1) (.244 Acres)
33-51-42

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

Potable Water Service and Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Currently, the corresponding downstream sanitary pump station 30-0399 is under Conditional Moratorium. DERM can issue *conditional* sewer capacity certification for the increase in wastewater for the project to obtain a building permit, however, a final Certificate of Occupancy/Use or corresponding Municipal Occupational License cannot be granted until the aforementioned pump station is operating in compliance. In accordance with the First Partial Consent Decree, Case No. 93-1109 CIV-Moreno, between the Environmental Protection Agency and Miami Dade County, DERM final approval 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. The proposed net wastewater flow will be determined during the permitting process when plans are submitted to DERM for plan review.

Stormwater Management

The proposed 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 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.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit an addition will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

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

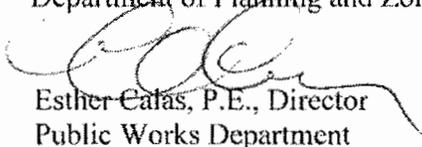
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: November 26, 2008

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

From:  Esther Galas, 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: 12-OCT-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: William W. Bryson, Fire Chief.
Miami-Dade Fire Rescue Department
Subject: Z2011000103

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000103
located at 2051 NE 211 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0051 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:15 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 63 - Highland Oaks - 1665 NE 205 Street
ALS Engine, Haz Mat, Rescue

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.

Memorandum



Date: October 26, 2011

To: Jack Osterholt, Interim Director
Sustainability, Planning and Economic Enhancement Department

From: Maria I. Nardi, Chief *M.I.N.*
Planning and Research Division
Parks, Recreation and Open Spaces Department

Subject: Z2011000103: SERGIO FAIGENBLAT

Application Name: SERGIO FAIGENBLAT

Project Location: The site is located at 2051 NE 211 ST, Miami-Dade County.

Proposed Development: The applicant is requesting a non-use variance of setback requirements for an addition to existing single family residence.

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

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

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

MN:jb

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

DATE: 05-MAR-12
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

SERGIO FAIGENBLAT

2051 NE 211 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000103

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC; No open cases. BNC; No open cases.

Sergio Faigenblat

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK

Inspection Date

Evaluator: AMINA NEWSOME

03/08/12

Process #: Z2011000103
Applicant's Name: SERGIO FAIGENBLAT

Locations: 2051 NE 211 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 125'X85'

Folio #: 3012330370220

Request:

THE APPLICANT IS REQUESTING NUV OF SETBACKS FOR AN ADDITION TO A SFR NUV TO PERMIT MORE LOT COVERAGE THAN PERMITTED

EXISTING ZONING

Subject Property RU-1,

EXISTING USE SFR

SITE CHARACTERISTICS

STRUCTURES ON SITE:

One story single family residence.

USE(S) OF PROPERTY:

Residential

FENCES/WALLS:

Wood fence encloses side and rear yards.

LANDSCAPING:

Landscaping which includes sod, ground cover plants, shrubs and trees is well maintained.

BUFFERING:

Wood fence

VIOLATIONS OBSERVED:

None observed.

OTHER:

N/A

Process # Z2011000103
Applicant's Name SERGIO FAIGENBLAT

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:

One story single family residence

SOUTH:

One story single family residence

EAST:

One story single family residence

WEST:

One story single family residence

SURROUNDING AREA

Subject property is surrounded by single family residences.

NEIGHBORHOOD CHARACTERISTICS:

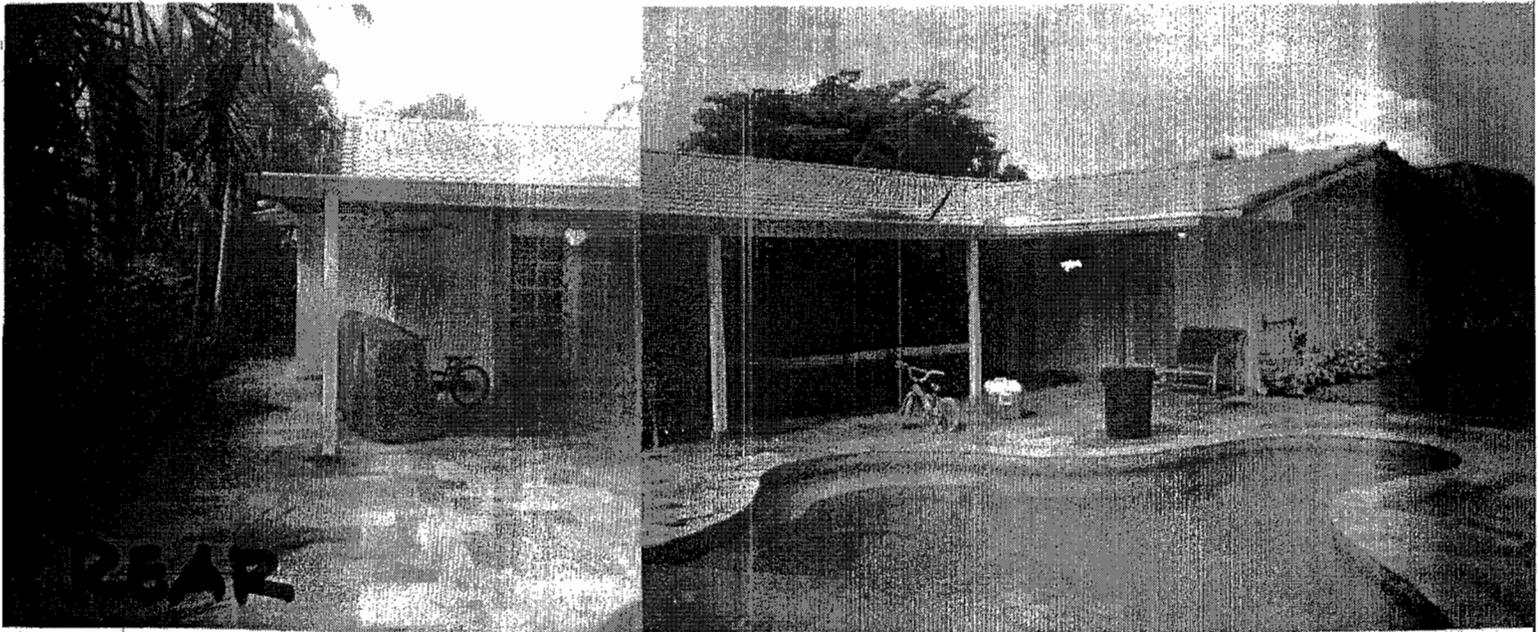
Single family residential neighborhood with manned security at ingress/egress.

COMMENTS:

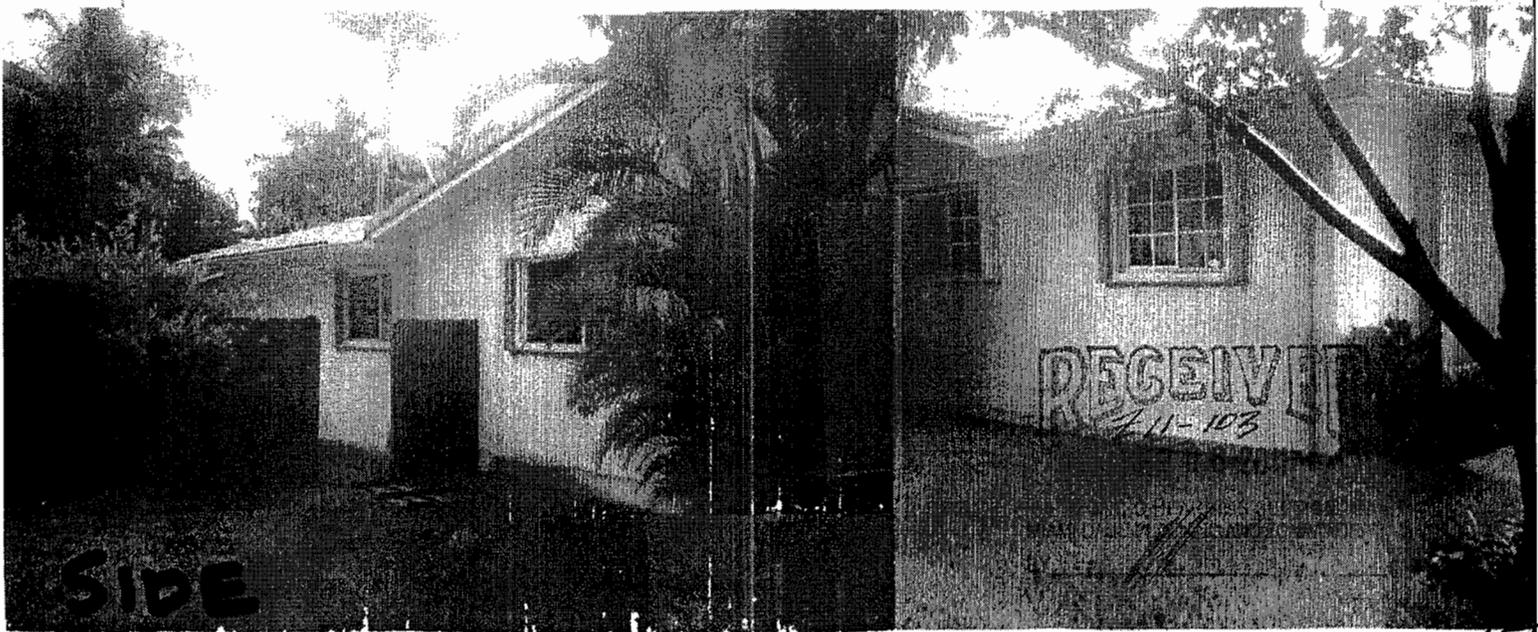
None



FRONT



REAR



SIDE

E

NEW ADDITION
(THIS PERMIT)

RENOVATION
(THIS PERMIT)

LOT 5
BLOCK 31

LOT 7
BLOCK 3

S73°08'25"E 85.00'

S16°51'35"W 125.00'

1 STORY CBS
RESIDENCE

FLOOR ELEVATION=8.21'
NEXT FLOOR=8.66'

LOT 6
BLOCK 31

RECEIVED
211-103
SEP 06 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

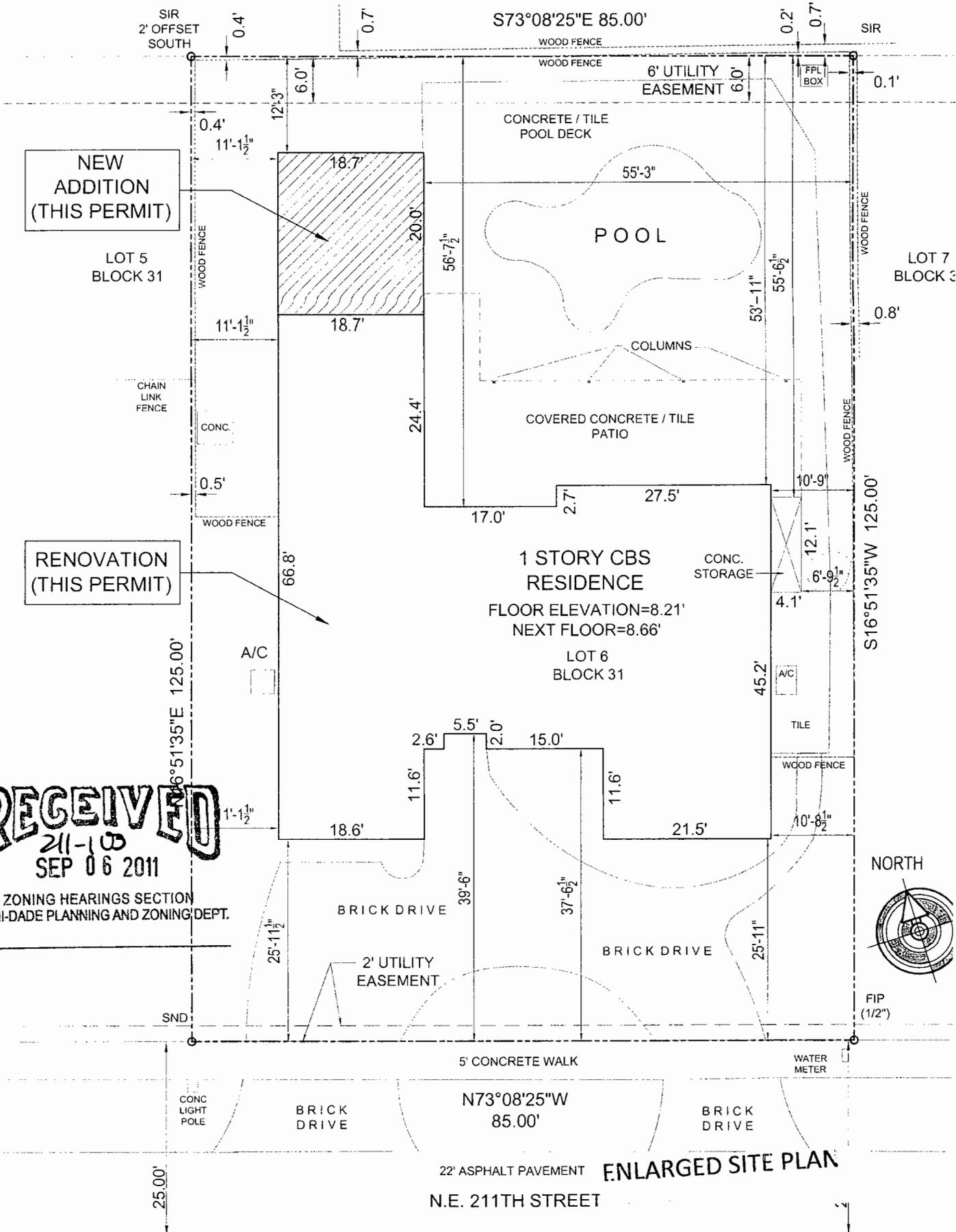
NORTH



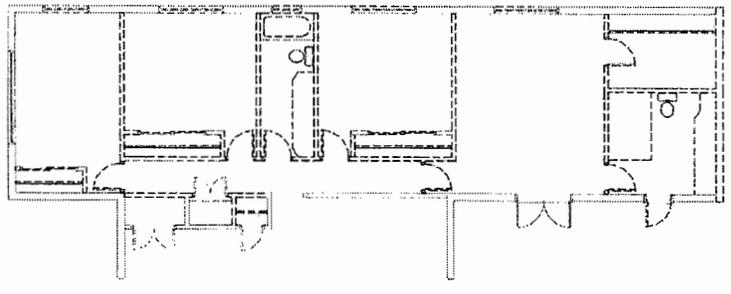
FIP
(1/2")

ENLARGED SITE PLAN

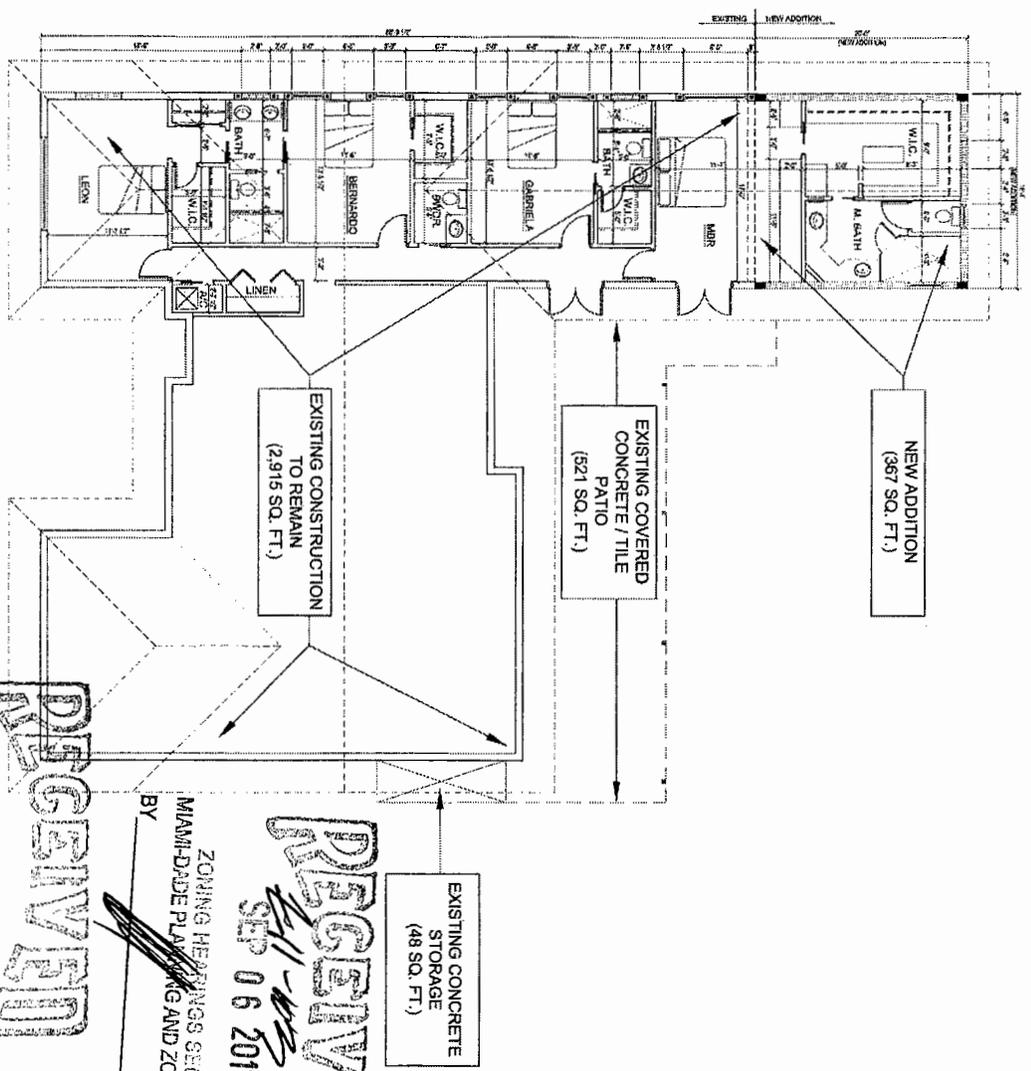
N.E. 211TH STREET



2
DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



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



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
SEP 06 2011

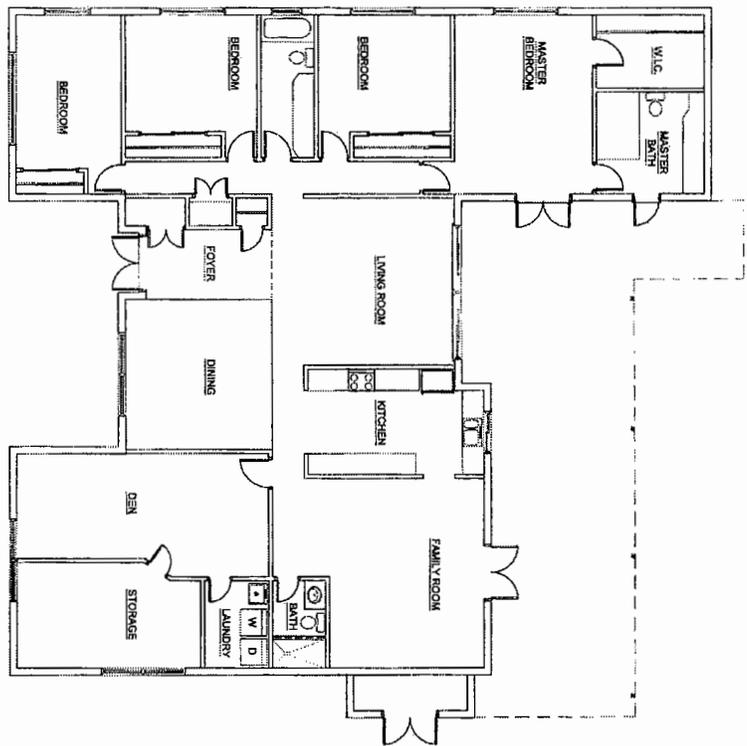
RECEIVED
SEP 06 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____
SEP 06 2011

RECEIVED
SEP 06 2011

 MARIETTA SWANICKER ASSOCIATES, LLC 10000 SW 15th St Suite 200 Miami, FL 33185 Phone: 305.442.1200 Fax: 305.442.1201 www.marietta.com	PROJECT: FAIGENBLAT RESIDENCE 2051 NE 211 ST MIAMI BEACH, FLORIDA CLIENT: CLIENT NAME
	FLOOR PLAN B DEMOLITION PLAN A-101

AS-BUILT FLOOR PLAN
SCALE: 1/8" = 1'-0"



RECEIVED
 NOV 16 2011
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BRX



AB-101

AS-BUILT
FLOOR PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/16/2011
2	ISSUED FOR PERMITS	11/16/2011
3	ISSUED FOR PERMITS	11/16/2011
4	ISSUED FOR PERMITS	11/16/2011
5	ISSUED FOR PERMITS	11/16/2011
6	ISSUED FOR PERMITS	11/16/2011
7	ISSUED FOR PERMITS	11/16/2011
8	ISSUED FOR PERMITS	11/16/2011
9	ISSUED FOR PERMITS	11/16/2011
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20	ISSUED FOR PERMITS	11/16/2011
21	ISSUED FOR PERMITS	11/16/2011
22	ISSUED FOR PERMITS	11/16/2011
23	ISSUED FOR PERMITS	11/16/2011
24	ISSUED FOR PERMITS	11/16/2011
25	ISSUED FOR PERMITS	11/16/2011
26	ISSUED FOR PERMITS	11/16/2011
27	ISSUED FOR PERMITS	11/16/2011
28	ISSUED FOR PERMITS	11/16/2011
29	ISSUED FOR PERMITS	11/16/2011
30	ISSUED FOR PERMITS	11/16/2011

**FAIGENBLAT RESIDENCE
PROPOSED ADDITION**

2051 NE 215 ST
MIAMI BEACH, FLORIDA

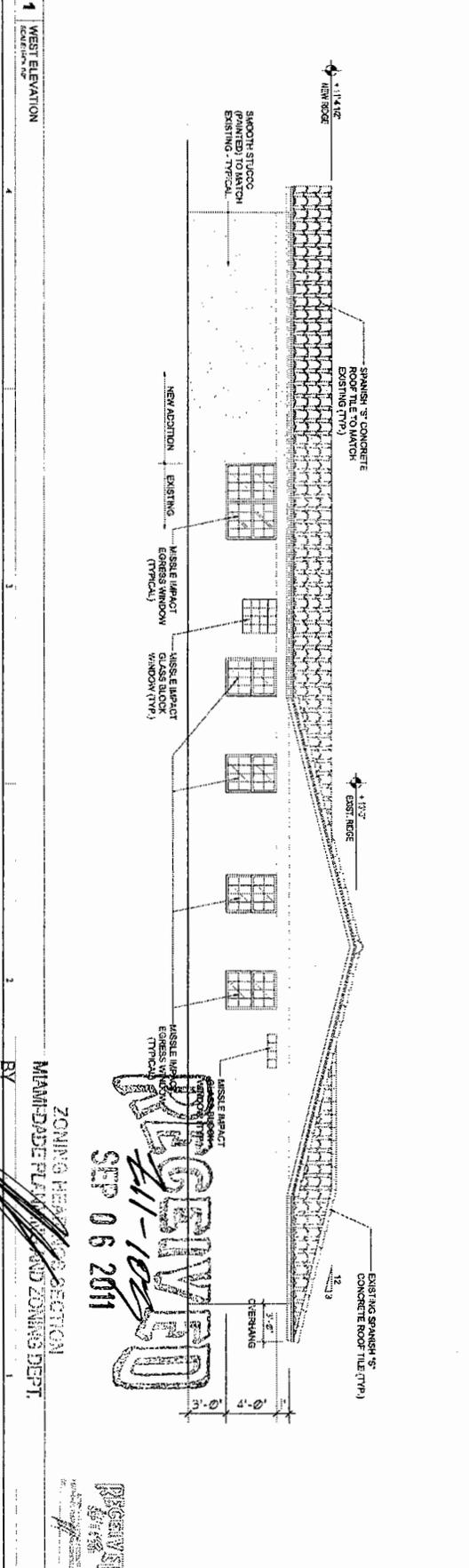
CLIENT: CLIENT NAME

LEGEND: NO. 1000000000

DANIEL SPALINGER, AIA
 ARCHITECT
 1000000000

**DANIEL SPALINGER
ARCHITECTS, LLC**
 1000000000
 1000000000
 1000000000
 1000000000





1 WEST ELEVATION

2 PARTIAL NORTH ELEVATION

3 NOT USED

PROPOSED
211-1000
SEP 06 2011

ZONING HEADLINE SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

PROFESSIONAL SEAL
MARTIN SMALOSKI
ARCHITECT

**FAIGENBLAT RESIDENCE
PROPOSED ADDITION**

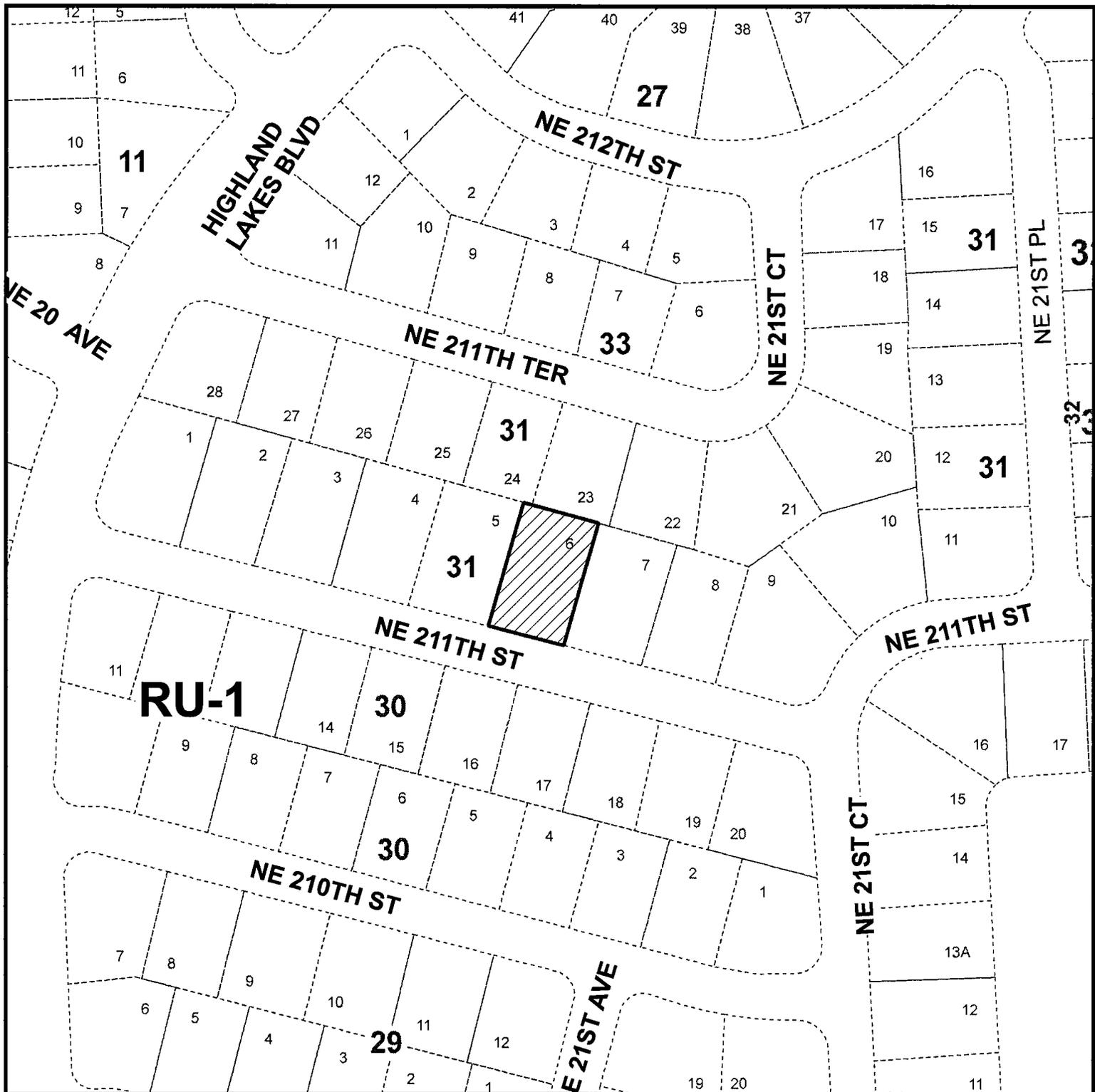
2851 NE 211 ST
MIAMI BEACH, FLORIDA

CLIENT: CLIENT NAME

1234567890

MARTIN SMALOSKI, AIA
1234567890
MIAMI BEACH, FLORIDA

MARTIN SMALOSKI
ASSOCIATES, LLC
20150 SW 14th St
Miami, FL 33185
Tel: 305-555-1234
Fax: 305-555-5678
www.martin-smaloski.com



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000103



Section: 33 Township: 51 Range: 42
 Applicant: SERGIO FAIGENBLAT
 Zoning Board: C2
 Commission District: 4
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, October 3, 2011

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000103



Section: 33 Township: 51 Range: 42
 Applicant: SERGIO FAIGENBLAT
 Zoning Board: C2
 Commission District: 4
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

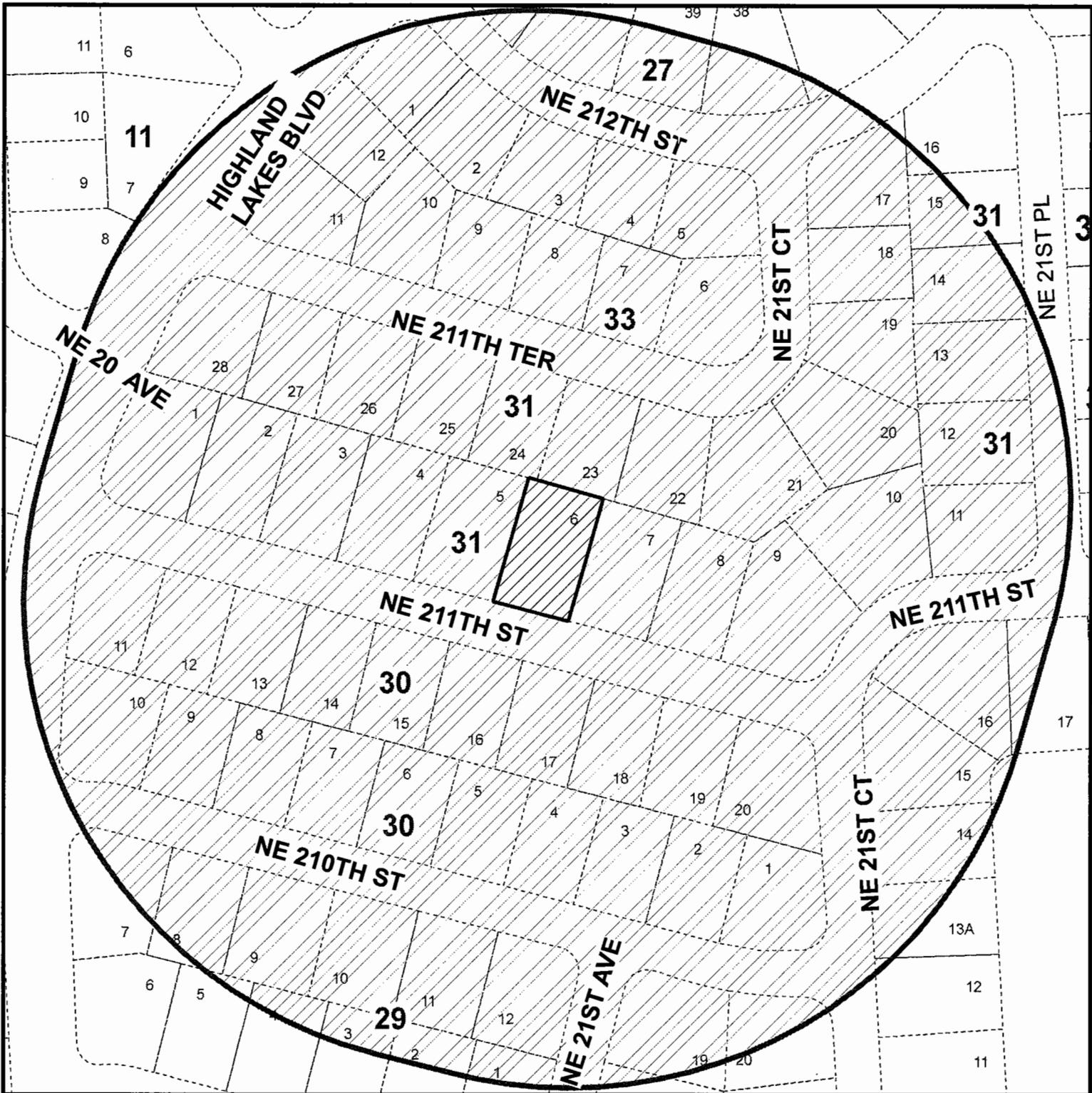
Legend

 Subject Property



SKETCH CREATED ON: Monday, October 3, 2011

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY
RADIUS MAP**

**Section: 33 Township: 51 Range: 42
Applicant: SERGIO FAIGENBLAT
Zoning Board: C2
Commission District: 4
Drafter ID: JEFFER GURDIAN
Scale: NTS**

**Process Number
Z2011000103
RADIUS: 500**



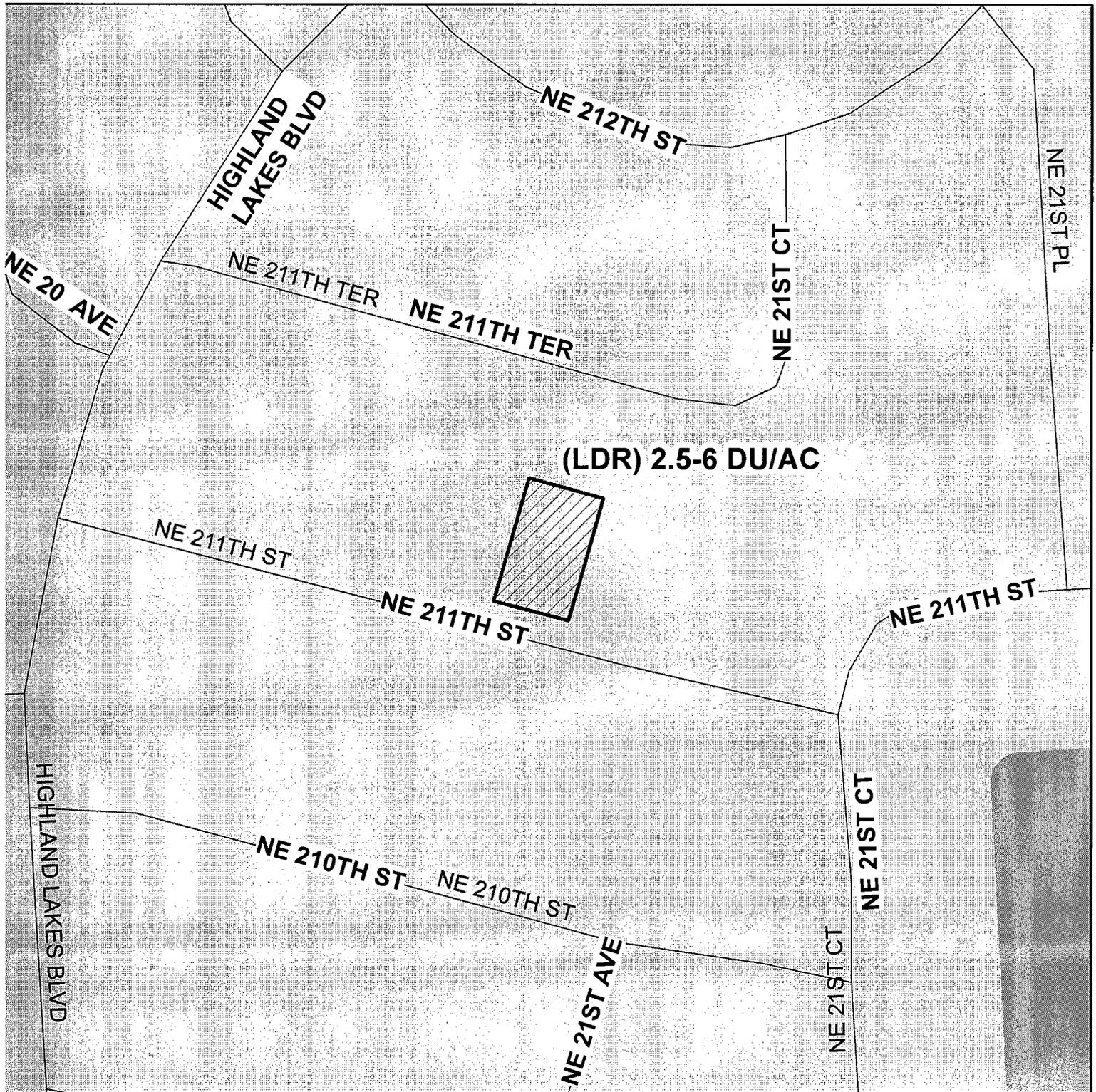
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Monday, October 3, 2011

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000103



Section: 33 Township: 51 Range: 42
 Applicant: SERGIO FAIGENBLAT
 Zoning Board: C2
 Commission District: 4
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, October 3, 2011

REVISION	DATE	BY