



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 2

MEETING OF WEDNESDAY, JULY 30, 2014

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

1. DAVID CHARLES (14-7-CZ2-1/14-012)

31-51-42
Area 02/District 01

- (1) NON-USE VARIANCE to permit an existing family room addition to a single family residence setback 14.6' from the rear (west) property line (25' required) and setback 7.25' (7.5' required) from the interior side (north) property line.
- (2) NON-USE VARIANCE to permit the existing single family residence setback 24.8' (25' required) from the front (east) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 35.21% (35% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Legalization of Addition for S.F. Residence" as prepared by DHP Engineering, Inc., dated stamped received 5/2/14 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 19930 NE 2 Court, Florida.

SIZE OF PROPERTY: 75' X 101'

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

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 Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER 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. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 2**

PH: Z14-012 (14-07-CZ2-1)

July 30, 2014

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	David Charles
Summary of Requests	The applicant is seeking to permit an existing family room addition and single-family residence to setback less than required from the property line with more lot coverage than is permitted.
Location	19930 NE 2 Court, Miami-Dade County, Florida.
Property Size	75' X 101'
Existing Zoning	RU-4L
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low Medium 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

REQUESTS:

1. NON-USE VARIANCE to permit an existing family room addition to a single family residence setback 14.6' from the rear (west) property line (25' required) and setback 7.25' (7.5' required) from the interior side (north) property line.
2. NON-USE VARIANCE to permit the existing single family residence setback 24.8' (25' required) from the front (east) property line.
3. NON-USE VARIANCE to permit a lot coverage of 35.21% (35% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Legalization of Addition for S.F. Residence" As prepared by DHP Engineering, Inc., and dated stamped received May 2, 2014, consisting of three (3) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing 2,690 sq. ft. single-family residence.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4L; single-family residence	Low Medium Density Residential (6 - 13 dua)
North	RU-4L; single-family residence	Low Medium Density Residential (6 - 13 dua)
South	RU-4L; single-family residence	Low Medium Density Residential (6 - 13 dua)
East	RU-4L; condominiums	Low Middle Density Residential (6 - 13 dua)

West	RU-1; single-family residence	Middle Density Residential (13 - 25 du)
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NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing single-family residence located at 19930 NE 2 Court. The surrounding area is characterized by condominium and single-family residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to maintain an existing family room addition which provides the applicant and his family with an additional living area. However, approval of the request could visually impact the neighboring properties to north and west of the subject property.

CDMP ANALYSIS:

The subject property is designated as **Low Medium 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 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.* The approval of the requests sought in this application will legalize the existing front encroachment of the single-family residence into the required setback and legalize a family room addition encroachment into the rear and interior side property lines. Further, staff notes that approval of the requests will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use, approval of the application with conditions is **consistent** with the density threshold and the uses allowed under the Low Medium Density Residential designation of the property on CDMP LUP map.

ZONING ANALYSIS:

When analyzing request #1, to permit an existing family room addition to a single family residence setback 14.6' from the rear (west) property line (25' required) and setback 7.25' (7.5' required) from the interior side (north) property line, and request #2, to permit the existing single family residence setback 24.8' (25' required) from the front (east) property line under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the approval of the requests would be **compatible** with the surrounding area. Furthermore, staff opines that the approval of the requests would not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes from the survey, which was submitted by the applicant, that it indicates a 6' high wood fence along the rear (west) property line. Staff opines that said wood fence would mitigate any negative visual impacts from the 10.4' encroachment into the rear setback area on the neighboring condominium residences to the west, which staff opines has a more intensive residential use than the subject property. As such, staff recommends as a condition for approval that if the fence along the rear property line is removed, that the applicant shall install a hedge along the interior side (south) property line, that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code or in the

alternative, install a 6' high opaque or wooden fence, or 6' high wall prior to final permit approval. When analyzing request #2, staff opines that the 0.3' encroachment into the interior side setback area is minor and the result of a possible construction error, and that said encroachment would not create a negative visual impact on the single-family residence located north of the subject property.

Staff did research of the surrounding area, and found similar or more intensive approvals for interior and rear setbacks in the area. A tract of land located at the northwest corner of State Road 852 and NE 199 Street was approved pursuant to Resolution #4-ZAB-311-86, to permit single-residences varying from 13' to 25' (25' permitted) from the rear property lines and 0' (7.5' permitted) from certain interior side properties as shown on the site plan; and a property located at 654 NE 205 Terrace was approved pursuant to Administrative Variance #V1993000120, to permit a proposed Florida room addition to setback 12.5' (25' permitted) from the rear (southeast) property line. While staff did not find similar approvals for front setbacks in the area, staff opines that the 0.2' encroachment in the front setback area is minor and that the encroachment is probably due to a construction error.

However, based on the configuration of the floor plans, staff opines that future owners could easily convert the residence into an additional residential unit. As such, staff recommends as a condition for approval that the sliding glass door between the sitting room and the family room be removed and that an opening of 4' be provided and be maintained. Also staff opines that the applicant proffer a Declaration of Use Agreement restricting the subject property to a single-family use only. **Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), Non-Use Variances Standards.**

When request #3, to permit a lot coverage of 35.21% (35% permitted), under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the approval of the request would be **compatible** with the surrounding area. Staff notes that there were no similar approvals found in the area. However, staff opines that the increased lot coverage of 0.21% is minimal and not likely to have any visual impact on the surrounding area. Staff further opines that approval of the request to permit a proposed single-family residence that will result in a 0.21% increase in the lot coverage beyond the 35% maximum permitted will not result in an obvious departure from the aesthetic character of the immediate vicinity. **Therefore, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

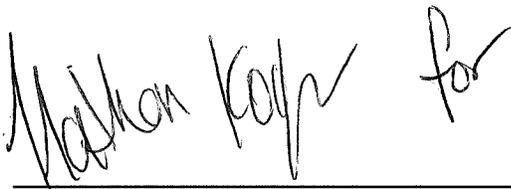
RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor 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 "Legalization of Addition for S.F. Residence" As prepared by DHP Engineering, Inc., and dated stamped received May 2, 2014, consisting of three (3) sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant shall install a hedge along the interior side (south) property line, that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code or in the alternative, install a 6' high opaque or wooden fence, or 6' high wall prior to final permit approval.
5. That the applicant obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources with 90 days of the expiration of the final appeal of this application, unless a time extension is granted by the Director of the Department.
6. That the applicant submits a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

ES:MW:NN:JV:EJ



Eric Silva, AICP, Development Coordinator
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

NDN

ZONING RECOMMENDATION ADDENDUM

David Charles
Z14-012

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objections
Platting and Traffic Review Section (RER)	No objections
Parks, Recreation and Open Spaces	No objections
Police	No objections
Fire Rescue	No objections
Schools	No objections
Public Works and Waste Management Department	No objections
*Subject to conditions in their memorandum.	

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

<p>Low-Medium 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 Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 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. DAVID CHARLES
(Applicant)

14-7-CZ2-1 (14-012)
Area 2/District 1
Hearing Date: 07/30/14

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?

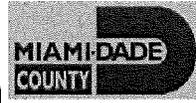
Disclosure of interest form attached? Yes No

Year	Applicant	Request	Board	Decision
1985	Seymour Finkelstein	- Variance of setbacks lot coverage requirements for a screened for a screened patio addition at 19930 NE 2 nd Court, setback 15.65' rear, west property line. Lot coverage 35.4%	BCC	Approved

Previous Zoning Hearings on the Property:

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: March 12, 2014

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-02 #Z2014000012
David Charles
19930 NE 2nd Court, Miami, Florida 33179
Non-Use Variance to permit a family room addition setback 14' 7"
from the rear (W) property line (25' required).
(RU-4L) (0.17 Acres)
31-51-42

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

The subject application has been reviewed by the Department of Regulatory and Economic Resources-Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Flood Protection

The application site lies within a Special Flood Hazard Zone with a base flood elevation of 6 feet NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The county flood criterion for this site is 5.50 feet NGVD. The proposed addition as depicted in the zoning request for a variance of set backs appears to be a non-substantial improvement as defined in Chapter 11C of the Code. Non-substantial improvements are required at a minimum to match the elevation of the existing single family residence. Based on the survey provided with this submittal the proposed addition has an elevation of 7.75 ft and the single family residence has an elevation of 7.75 ft which is in compliance with the Code. For more information please contact the DERM Floodplain Program at (786) 315-2800.

Potable Water Service and Wastewater Disposal

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

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the

system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The proposed change will not affect the existing stormwater management system.

Tree Preservation

The existing family room addition will not impact tree resources. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted 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 written approval as required by Chapter 24 of 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.

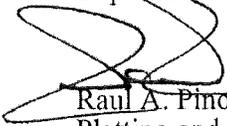
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: March 27, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2014000012
Name: David Charles
Location: 19930 NE 2 Court
Section 31 Township 51 South Range 42 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 11 Block 7 of Plat Book 111, Page 90.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

Memorandum



Date: February 24, 2014

To: Eric Silva, Assistant Director
Regulatory and Economic Resources Department

From: Paul Mauriello, Assistant Director, Waste Operations
Public Works and Waste Management Department

Subject: David Charles (#14_012)

A handwritten signature in cursive script, appearing to read "Paul Mauriello".

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application.

The property is located within the Department's waste collection service area. According to Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, the single family residence on the property meets the definition of a residential unit. The residential unit on the property will continue to receive PWWM waste collection and recycling services. The current waste collection fee of \$439 will cover all associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661.

Memorandum



Date: February 20, 2014

To: Jack Osterholt, Deputy Mayor
Director, Regulatory and Economic Resources Department

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

Subject: Z2014000012: DAVID CHARLES

Application Name: DAVID CHARLES

Project Location: The site is located at 19930 NE 2 CT, Miami-Dade County.

Proposed Development: The applicant is requesting approval of non-use variances for set back and lot coverage for a family room addition.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

MN:jb
Cc: John M. Bowers

Memorandum



Date: 25-FEB-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2014000012

Fire Prevention Unit:

No objection to the site plan with a Zoning Department received date of February 5, 2014.

Service Impact/Demand

Development for the above Z2014000012
located at 19930 NE 2 CT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0046 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: 6:12 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 60' Aerial

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 05-MAR-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

DAVID CHARLES

19930 NE 2 CT, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000012

HEARING NUMBER

HISTORY:

ENFORCEMENT OFFICER: NC: No open cases. BNC: BSS case 20120155162-B opened on September 10, 2012. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Rear addition encroaches into setbacks exceeds maximum allowable lot coverage (105.10-8-11(A) garage door in disrepair and electrical violations as per certificate of use report. Civil Violation notice P010692 issued for non compliance. Ticket was appealed on April 16, 2013, hearing held on November 27, 2013, property owner withdrew appeal and ticket was paid on December 18, 2013. Case remains open.

David Charles

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

REPORTER NAME:



RECEIVED
Z14-012
FEB 05 2014

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



RECEIVED
Z4-012
FEB 05 2004

ZONING HEARING
MIAMI-DADE PLANNING & ZONING DEPT.
BY _____

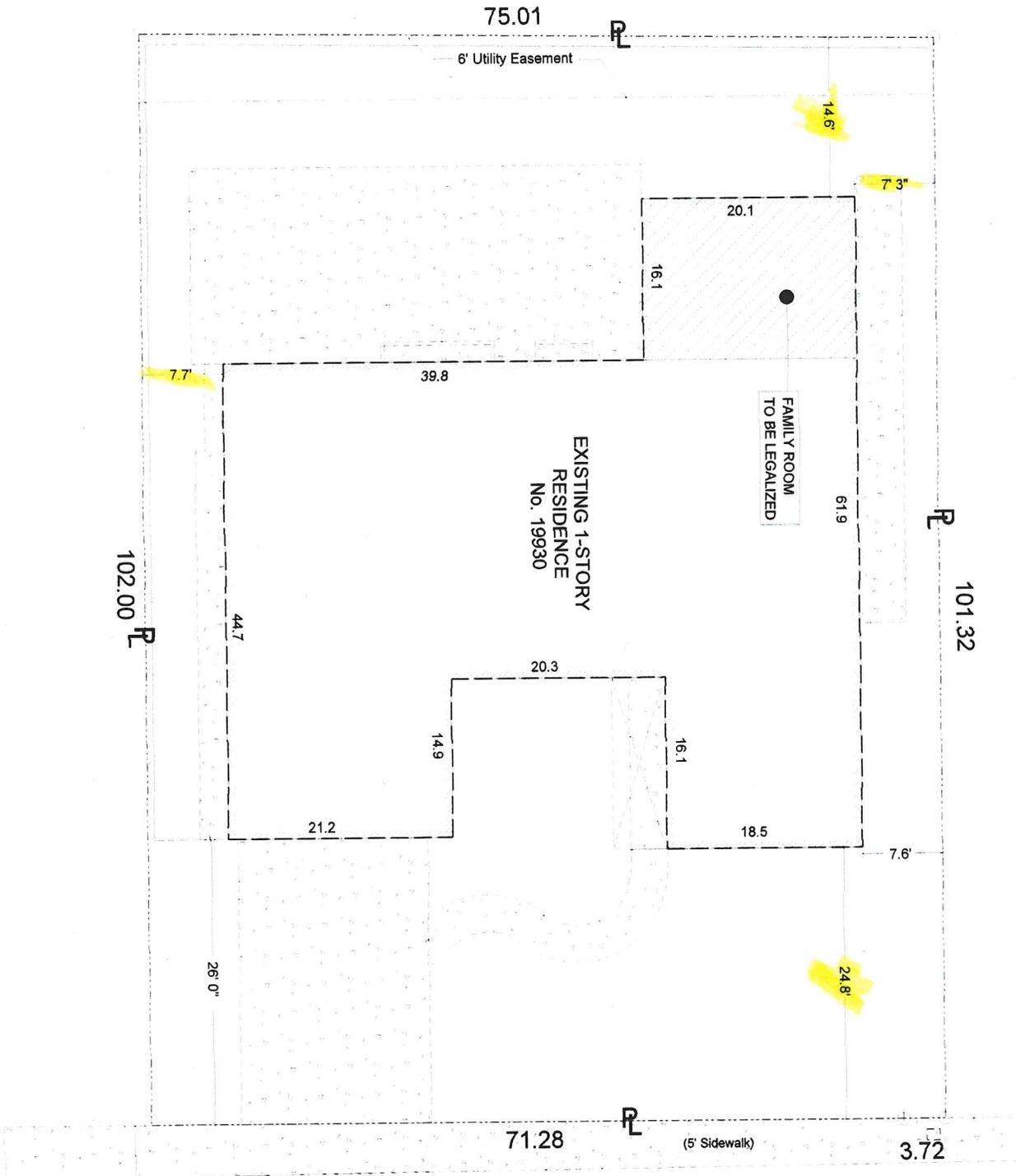


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FEB 05 2014

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



SITE PLAN



NW 2 COURT

ASPHALT ROAD

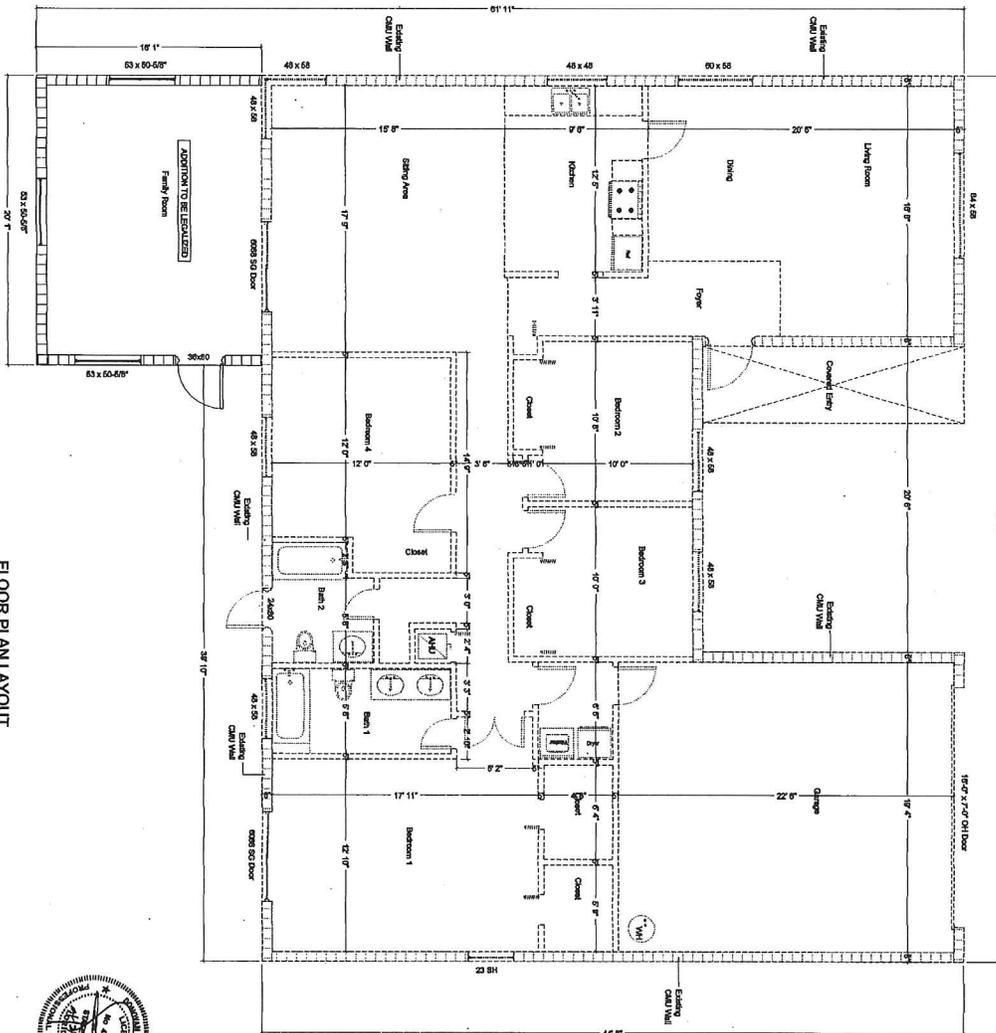
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 214-012
 MAY 02 2014

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY for DH

ENLARGED SITE PLAN

RECEIVED
 Z14-012
 MAY 02 2014

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



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

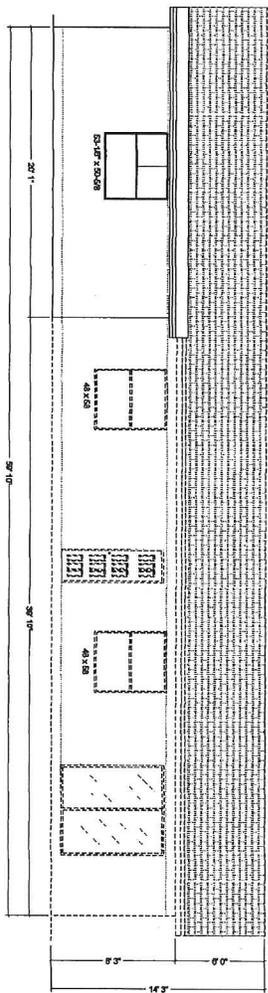


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 MAY 02 2014

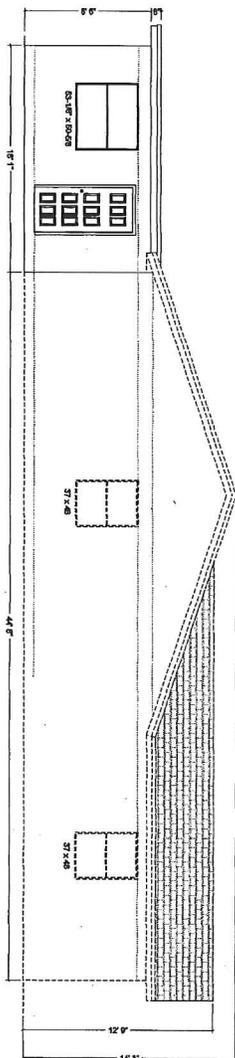
DHP
 Engineering Inc.
 15201 SW 54 STREET, MIRAMAR, FLORIDA 33027 TEL: (954) 559 5855. CERTIFICATE OF AUTHORIZATION No. 26827

ENGINEER OF RECORD
 DONOVAN PESSOA, P.E. (CIVIL)
 STATE REGISTRATION # 47768

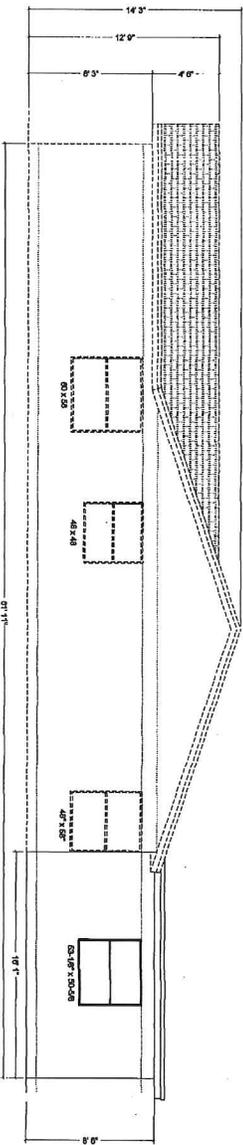
20



PROPOSED REAR (WEST) ELEVATION
SCALE: 1/4" = 1'



PROPOSED RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'



PROPOSED LEFT (NORTH) ELEVATION
SCALE: 1/4" = 1'

RECEIVED

214-012
MAY 02 2014

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



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MAY 17 2014
03813

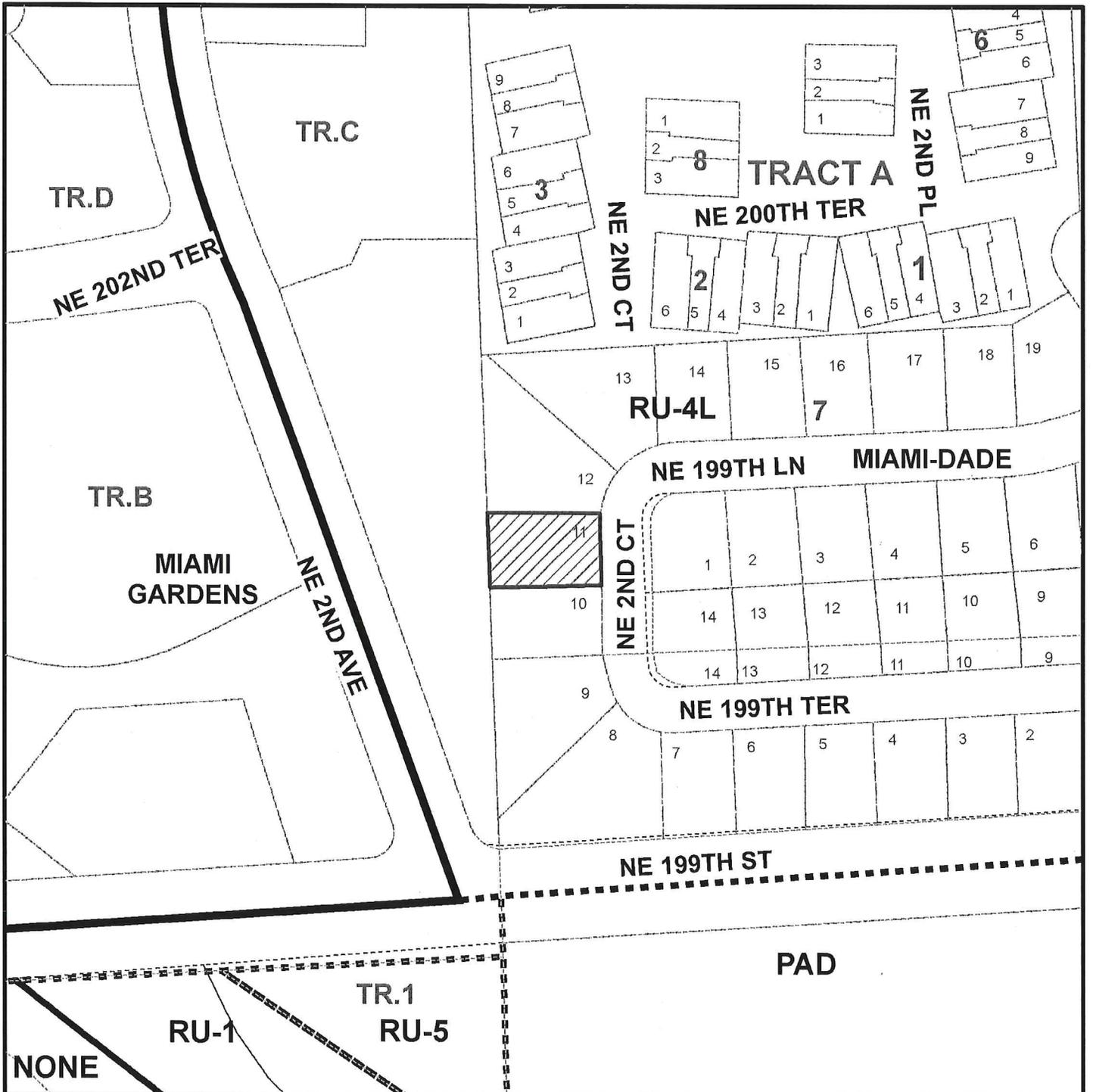
DHP
Engineering Inc.

LEGALIZATION OF ADDITION FOR SFR
19930 NE 2 COURT
MIAMI 1, FLORIDA
Contact:

15201 SW 54 STREET, MIRAMAR, FLORIDA 33027 TEL: (954) 559 5855. CERTIFICATE OF AUTHORIZATION No. 26827

ENGINEER OF RECORD
DONOVAN PESSOA, P.E. (CIVIL)
STATE REGISTRATION # 47768

21



MIAMI-DADE COUNTY

HEARING MAP

Section: 31 Township: 51 Range: 42

Applicant: DAVID CHARLES
 Zoning Board: C2
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number

Z2014000012



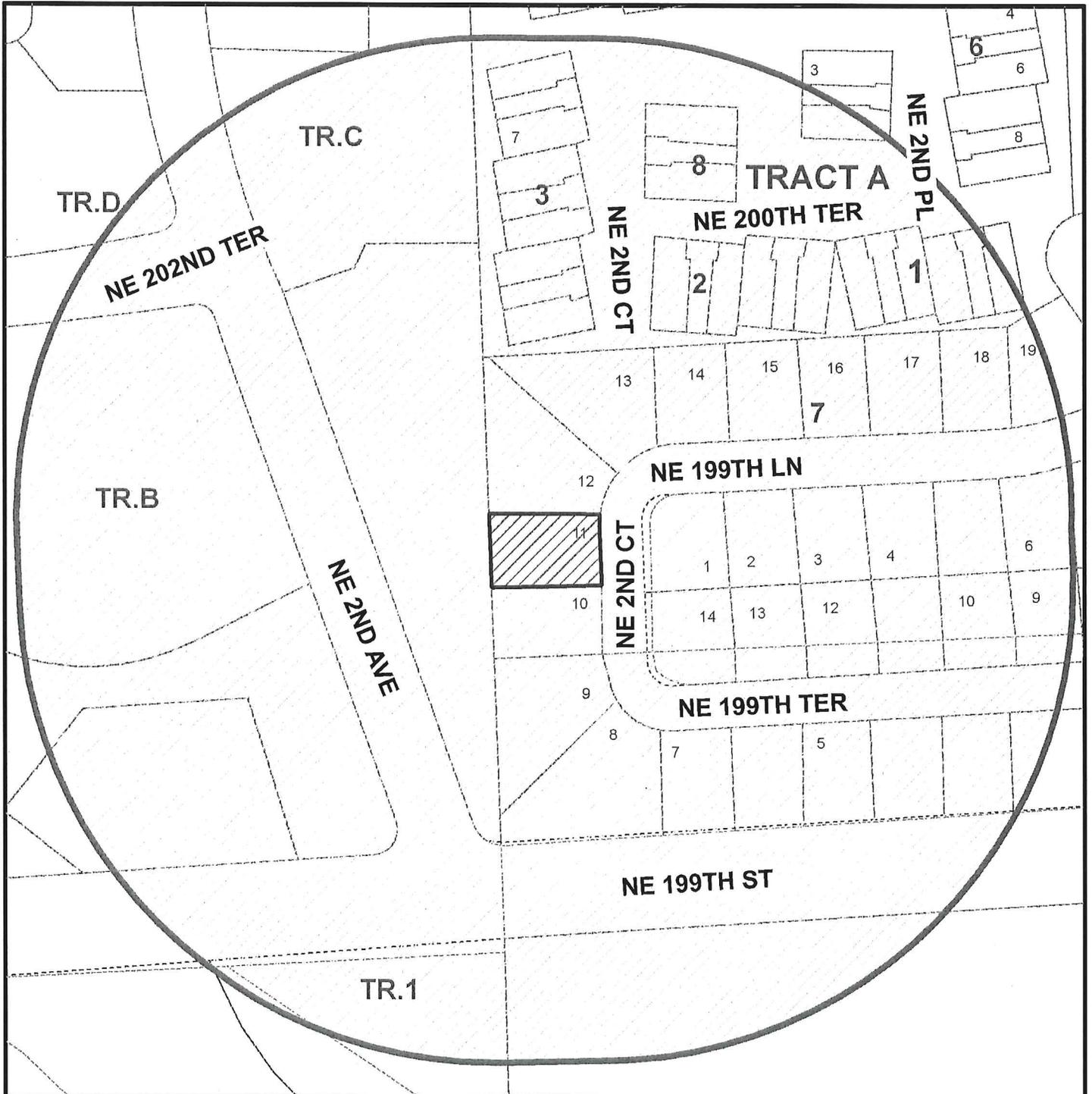
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, February 19, 2014

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
RADIUS MAP

Section: 31 Township: 51 Range: 42

Applicant: DAVID CHARLES
 Zoning Board: C2
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2014000012
 RADIUS: 500



Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, February 19, 2014

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number
Z2014000012



Section: 31 Township: 51 Range: 42
 Applicant: DAVID CHARLES
 Zoning Board: C2
 Commission District: 1
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

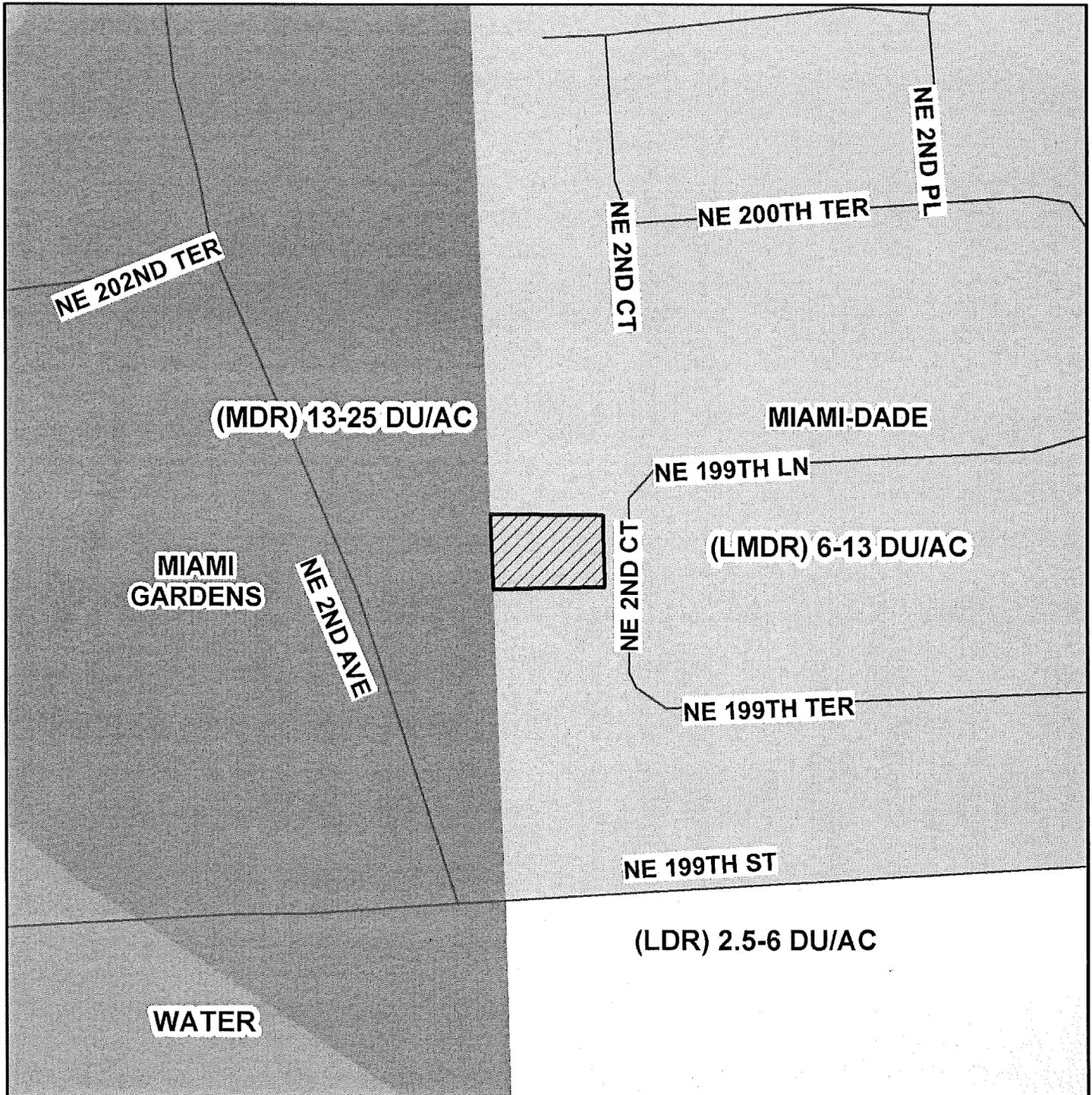
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, February 19, 2014

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

CDMP MAP

Section: 31 Township: 51 Range: 42

Applicant: DAVID CHARLES

Zoning Board: C2

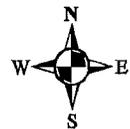
Commission District: 1

Drafter ID: JEFFER GURDIAN

Scale: NTS

Process Number

Z2014000012



Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 19, 2014

REVISION	DATE	BY