

FINAL AGENDA

5-14-2013 Version # 1



COMMUNITY ZONING APPEALS BOARD 10

WOMEN'S PARK

10251 West Flagler Street, Miami

Tuesday, June 18, 2013 at 6:30 p.m.

CURRENT

1. 13-6-CZ10-1 RAUL HERNANDEZ 12-127 03-54-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF TUESDAY, JUNE 18, 2013

WOMEN'S PARK

10251 WEST FLAGLER STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 6:30 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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. 10**

PH: Z12-127 (13-05-CZ10-1)

June 18, 2013

Item No. 1

Recommendation Summary	
Commission District	6
Applicants	Raul Hernandez
Summary of Requests	The applicant seeks to permit an existing duplex residence setback less than required and with a lot coverage greater than permitted.
Location	500 - 502 SW 80 Avenue
Property Size	.16-acre
Existing Zoning	RU-2, Two-Family Residential District
Existing Land Use	Duplex 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

REQUESTS:

- (1) NON-USE VARIANCE to permit an existing addition to a duplex residence setback varying from 13.5' to 13.9' (25' required) from the rear (west) property line.
- (2) NON-USE VARIANCE to permit an existing addition to a duplex residence setback varying from 13.9' to 14.5' (15' required) from the side street (north) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 36% (30% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "As Built Plans for Legalization for Raul Hernandez" prepared by Fernando Gomez-Pina, P.E. and Sheets A-1 and A-2 dated stamped received 10/17/12, and Sheets A-1A and A-4 dated stamped received 2/11/13 for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing approximately 2,806 sq. ft. duplex residence

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2; duplex residence	Low Medium Density Residential (6 to 13 dua)
North	RU-2; duplex residence	Low Medium Density Residential (6 to 13 dua)
South	RU-2; duplex residence	Low Medium Density Residential (6 to 13 dua)
East	RU-2; duplex residence	Low Medium Density Residential (6 to 13 dua)

West	RU-2; single-family residence	Low Medium Density Residential (6 to 13 dua)
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NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing single-family residence located at 500 - 502 SW 80 Avenue. Residential uses characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

Approval of this application will permit additions to an existing duplex residence setback less than required from the rear and side street property lines resulting in a lot coverage greater than permitted. However, the encroachments may visually impact the abutting duplex residences.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Medium Density Residential** 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 this application will legalize encroachments into the rear and side street setback areas and permit a lot coverage greater than allowed. Further, staff notes that approval will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map and will not change the duplex residence use. Since the applicant is not requesting to add additional dwelling units to the site above that allowed nor change the existing duplex residence use, approval of the application with conditions is **consistent** with the density range of the Low Medium Density Residential CDMP LUP map designation and the CDMP Land Use Element interpretative text for Residential Communities.

ZONING ANALYSIS:

Staff notes that this application is a result of a case opened on the property by the Building and Neighborhood Compliance Division of the Regulatory and Economic Resources Department on June 13, 2012; although no violation has been issued the case remains open. Former owners of the property were issued citations for various violations, including work without building permits and, missing the 40-year recertification, resulting in the case being taken to the Unsafe Structure Board on November 14, 2012. Staff notes that County records indicate that the current owner and applicant for this public hearing purchased the property in April 2012. Further, the memorandum from the Building and Neighborhood Compliance Division indicates that the subject property is a 1-story CBS triplex. Staff notes that the RU-2, Two Family Residential district permits single-family and duplex residences only and not a triplex residence as indicated in the aforementioned memorandum. The applicant's letter of intent indicates that the previous owner(s) are responsible for the violations and at this time, his intent is to bring the property up to code.

When requests #1 through #3 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. Staff found similar and

more intensive approvals for variance of side street and rear setback requirements for duplex residences within the surrounding area. For example, duplex residences located at 7835 Grand Canal Drive and 8101-05 SW 4 Street were approved pursuant to Resolution No. 4-ZAB-51-85 and Administrative Variance No. 1999000207 to setback 0', and 7.5' from the side street property line, where 15' is required. Additionally, pursuant to Resolution No. 4-ZAB-218-82 a duplex residence located at 203 SW 80 Avenue was granted approval to setback 9.1' from the rear property line, where 25' is required. Further, staff opines that the 6% increase in lot coverage is minimal and similar to approvals in the area. Pursuant to Resolution Nos. CZAB-10-65-05 and 5-ZAB169-95 duplex residences located at 235-37 SW 80 Avenue and 425-27 SW 78 Place were approved to permit lot coverage of 35.4% and 34.07%, where 30% is permitted.

Additionally, staff notes that the survey and photographs submitted by the applicant depict an existing 4' high chain link fence located along the rear and side street property lines. Staff opines that the existing chain link fence does not adequately buffer the varying 11.1' to 11.5' encroachment into the rear setback; as such, staff recommends as a condition of approval the applicant provide a 6' high opaque fence, wall or hedge to diminish any negative visual impact of the setback encroachments on the abutting single-family residence to the west. Further, staff opines that since the existing duplex residence was previously cited for being used as a triplex residence, as a condition of approval the applicant should submit a Declaration of Use Agreement restricting the subject property to a duplex residence. Staff notes that the submitted site plans depict a duplex residence and indicate the reconfiguration of the floor plans and removal of a kitchen and bathroom that were part of the third unauthorized residential unit. Staff opines that the approval of the requests with conditions would not be out of character with the surrounding area and will legalize the existing conditions of the duplex residence. **As such, staff recommends approval with conditions of requests #1 through #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.

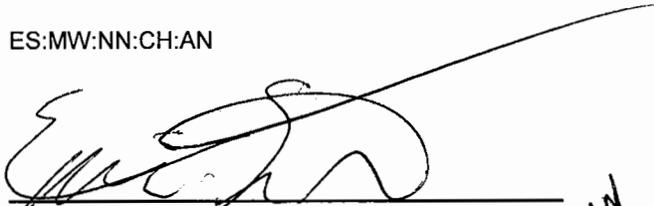
RECOMMENDATION: Approval with conditions

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources 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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "As Built Plans for Legalization for Raul Hernandez" prepared by Fernando Gomez-Pina, P.E. and Sheets A-1 and A-2 dated stamped received 10/17/12, and Sheets A-1A and A-4 dated stamped received 2/11/13. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits a Declaration of Use Agreement to the Department of Regulatory and Economic Resources restricting the use of the subject property to a two-family residence prior to the issuance of a building permit.
5. That the applicant installs an opaque 6' high fence, wall, or a hedge, 3' high at the time of planting, to grow to and be maintained at a height of 6' along the rear (west) property line as a visual buffer.
6. That the applicant comply with all applicable conditions and requirements of the Platting Section of the Miami-Dade County Department of Regulatory and Economic Resources.
7. That the exterior doors along the north and south elevation be removed as indicated on the submitted plans.

ES:MW:NN:CH:AN



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

NDN

ZONING RECOMMENDATION ADDENDUM

Raul Hernandez
Z12-127

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting Section (RER)	No objection
Parks, Recreation & Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*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>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. RAUL HERNANDEZ
(Applicant)

13-5-CZ10-1(12-127)
Area 10/District 06
Hearing Date: 06/18/13

Property Owner (if different from applicant) **SAME**

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
None				

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.

Date: March 20, 2013

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

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

Subject: C-10 #Z2012000127-2nd Revision
Raul Hernandez
500 - 502 SW 80th Avenue, Miami, FL 33144
Non-Use Variance to Permit a Duplex Setback 13.5' From the Rear
(W) Property Line. (25' Required).
(0.165 Acres)
03-54-40

The subject application has been reviewed 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 8 ft. NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criterion for this site is 6 ft NGVD. The proposed addition as depicted in the zoning submittal may be a substantial improvement as defined in Chapter 11C of the Code. Existing residential structures with proposed substantial improvements within Special Flood Hazard Zone areas elevations must be above the base flood elevation and 8 inches above the crown of road and County Flood Criteria. In other words, the existing lowest finished floor of the house and the proposed lowest finished floor of the addition must be above 8 ft NGVD and 8 inches above the crown of road and County Flood Criteria.

As noted on sheet A-2 of the plans, the applicant agrees to raise the floor of the family room to match the elevation of the rest of the structure to 8.00 NGVD which would be in compliance with the Code.

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. However, since the legal subdivision, creating by plat such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may 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

The existing rear setback will not affect the existing stormwater management system.

Wetlands

The subject property does not contain wetlands as defined in 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

The proposal to permit a duplex setback 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

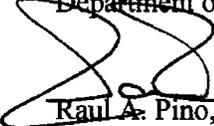


Memorandum



Date: March 22, 2013

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

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

Subject: Z2012000127
Name: Raul Hernandez
Location: 500-502 SW 80 Ave.
Section 3 Township 54 South Range 40 East

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

Driveway connection along SW 5th Street must offset a minimum of 5 feet from side lot property line as per Standard Detail R12.1 of the Public Works Manual.

This land complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-6913.

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: November 9, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: ~~Christopher Rose~~
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC # Z12-127
Raul Hernandez

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW # Z12-127
Raul Hernandez

Application: *Raul Hernandez* is requesting a non-use variance for a setback on property which currently contains a duplex, located in a Two-family Residential District (RU-2).

Size: The subject property is approximately .16 acres.

Location: The subject property is located at 500 SW 80th Avenue and 502 SW 80th Avenue in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2012, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The two-family residence (duplex) on the property meets the County Code definition of "residential unit." As such, according to Chapter 15 of the Miami-Dade Code entitled Solid Waste Management, the residential unit on the property currently receives, and shall continue to receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

Memorandum



Date: December 3, 2012

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

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

Subject: Z2012000127: RAUL HERNANDEZ

Application Name: RAUL HERNANDEZ

Project Location: The site is located at 500-502 SW 80 AVE, Miami-Dade County.

Proposed Development: The request is for non-use variance of setbacks for an existing duplex.

Impact and demand: This application does not generate any residential population applicable to CDMP Open Space Spatial Standards. The Department has no objections to this application.

We have 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.

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

Memorandum



Date: December 3, 2012

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

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

Subject: Z2012000127: RAUL HERNANDEZ

Application Name: RAUL HERNANDEZ

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor



Memorandum

Date: 07-MAR-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2012000127

Fire Prevention Unit:

Not applicable to MDRF site requirements.

Service Impact/Demand

Development for the above Z2012000127
 located at 500 02 SW 80 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1353 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: 7:34 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 40 - West Miami - 975 SW 162 Avenue.
 Rescue, ALS Engine.

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-JUN-13
REVISION 1

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

RAUL HERNANDEZ

500 02 SW 80 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000127

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC: No open cases. BNC: BSS case 20130156237-U opened on November 15, 2012. Notice of Violation issued for struc-a is a 1-story cbs duplex. Construction work done without permits include installation of west exterior door, north and east french doors, south window was converted to an exterior door opening, missing egress lighting at exterior doors, and missing kitchen appliances and plumbing fixtures. Struc-b is a wood frame roof structure built to provide shelter for electric water heaters - the structure does not meet any known bldg code. Struc-c is a 612-sf, attached cbs addition. Struc was constructed without permit. Due to non compliance panel hearing was held on April 25, 2013, Structures A,B and C need to be repaired or completed with engineer's certification and architect's/engineer's sealed plans. Engineer certification must be submitted to the unsafe structure unit within 90 days, permits to be obtained within 90 days and work to be completed in 120 days from hearing. Case remains open.

Raul Hernandez

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

REPORTER NAME:

PHOTOGRAPHS

FRONT ELEVATION east



~~FRONT~~ ELEVATION ~~FRONT~~ Front east



~~FRONT~~ ELEVATION ~~FRONT~~ Front east



VED
3-12-127

HEARING SECTION
PLANNING AND ZONING DEPT.

PHOTOGRAPHS

~~ELEVATION~~ SIDE North



SIDE ELEVATION North



~~ELEVATION~~ SIDE North

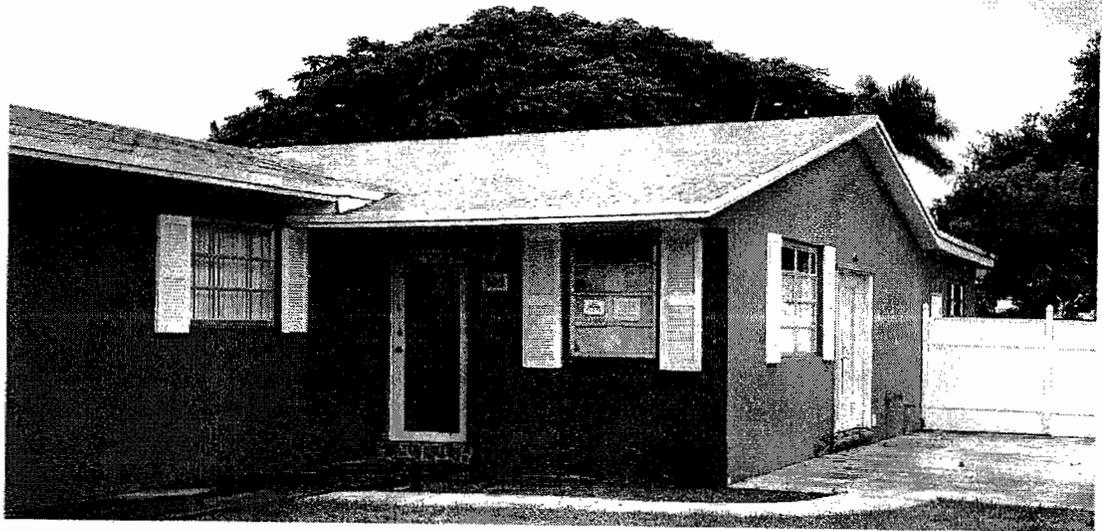


RECEIVED
E10-127
OCT 17 2012

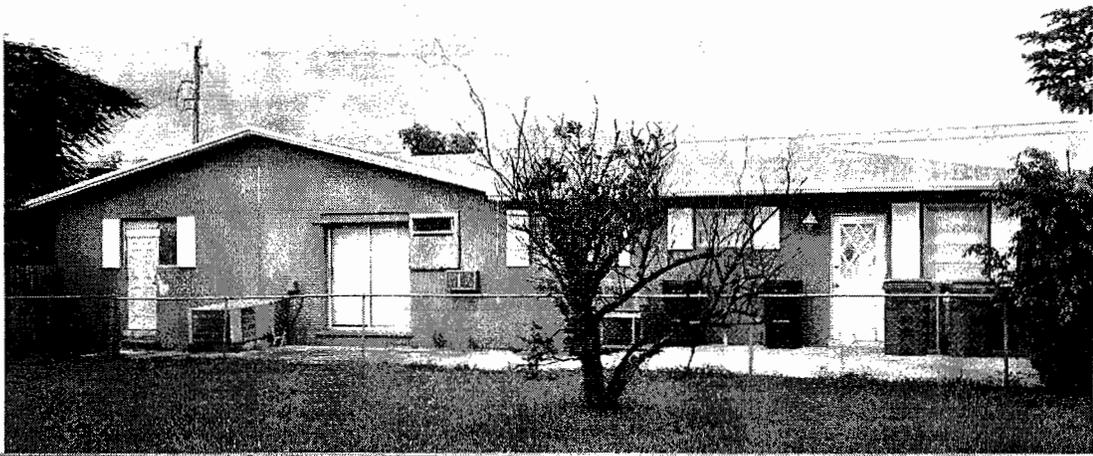
ZONING HEARING SECTION
PLANNING AND ZONING DEPT.

PHOTOGRAPHS

FRONT ELEVATION east



SIDE ELEVATION south



REAR ELEVATION



RECEIVED
20-127
MAY 17 2012

HEARINGS SECTION
PLANNING AND ZONING DEPT.

AFFECT THE SYSTEM INSTALLATION

COURT REPORT

60' PUBLIC RIGHT-OF-WAY

SW 5th STREET

19' ASPHALT PAVEMENT

14' PARKWAY

NEW FENCE

5' CONC. SWK

LOT 13

ONE STORY RESIDENCE DUPLEX # 500-502

F.F. EL. = 8.0'

LOT 12

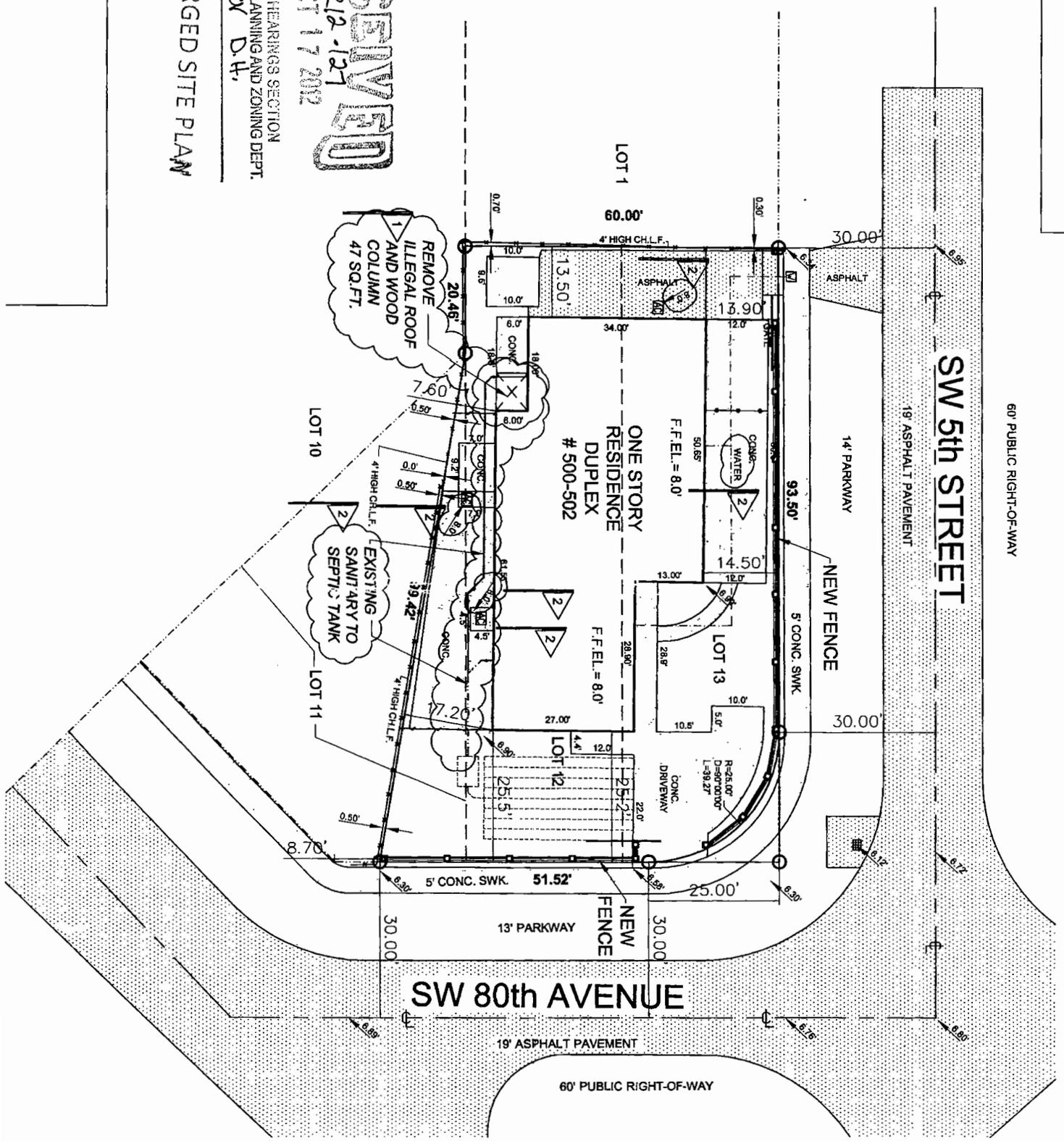
NEW FENCE

13' PARKWAY

SW 80th AVENUE

19' ASPHALT PAVEMENT

60' PUBLIC RIGHT-OF-WAY



RECEIVED
212-127
OCT 17 2012

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

ENLARGED SITE PLAN

RECEIVED
2/2/27
6/17/22

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *Av D.H.*

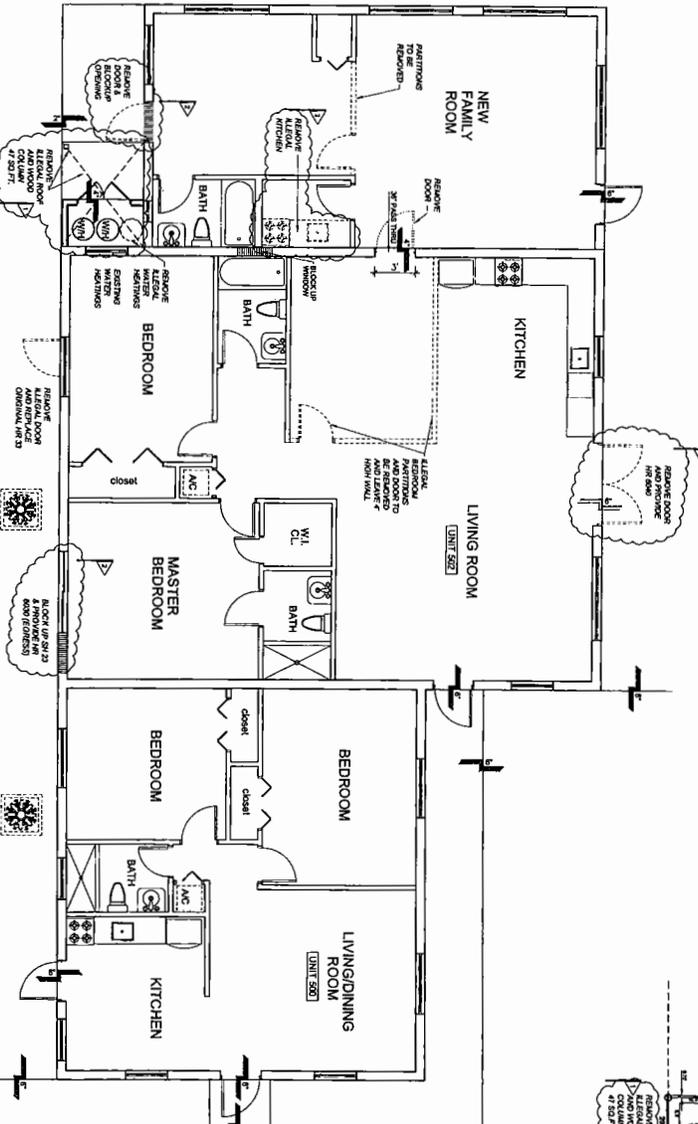
EXISTING CONDITIONS
& DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



LEGEND
EXISTING PARTITIONS TO REMAIN
DEMOLISHED PARTITIONS
NEW PARTITIONS
2 1/2" WALL SYSTEM

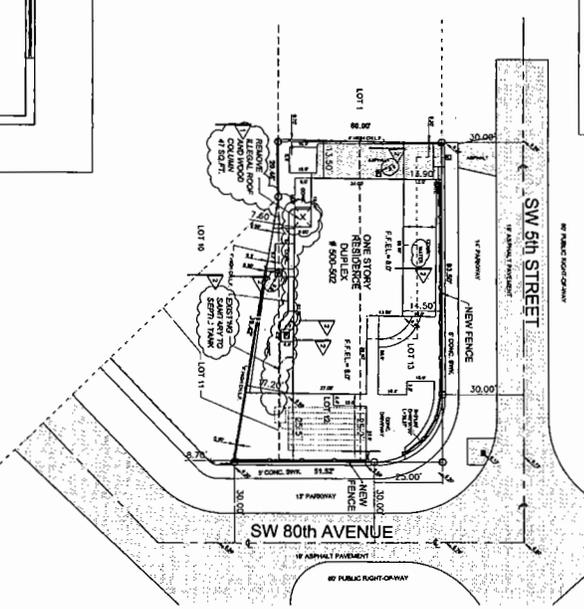
THE CONSTRUCTION DOCUMENTS
HAVE BEEN PREPARED IN
COMPLIANCE WITH FBC, EXISTING 2010
EDITION AND FBC.

NOTE:
DUPLIX BUILT IN 1954



SCOPE OF WORK:
DEMOLISH INTERIOR ILLEGAL PARTITIONS TO
CONVERT ILLEGAL THREE DWELLING UNITS
TO FORMER ORIGINAL DUPLEX DESIGN.

SITE PLAN
SCALE: 1" = 20'



SETBACK MARK NOTE
NOTE:
THERE ARE NO PERMITTING FEATURES
ACROSS THE STREET THAT MAY
AFFECT THE SYSTEM INSTALLATION

LEGAL DESCRIPTION
A PORTION OF LOT 11 AND ALL OF LOTS 12 AND 13, BLOCK 14 OF PALM
HILLS BOULEVARD, TRACT 12, CITY OF MIAMI, COUNTY OF MIAMI-DADE,
FLORIDA.

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6/17/22

SHEET NO. 1
OF 1
A-1

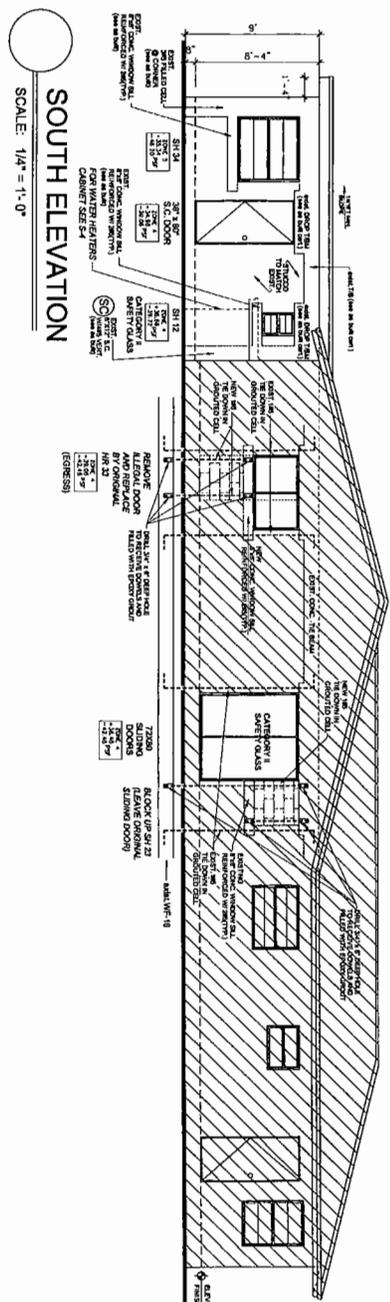
NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	5-2-14
2	REVISED PER PERMITS	5-2-14
3	REVISED PER PERMITS	5-2-14

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY
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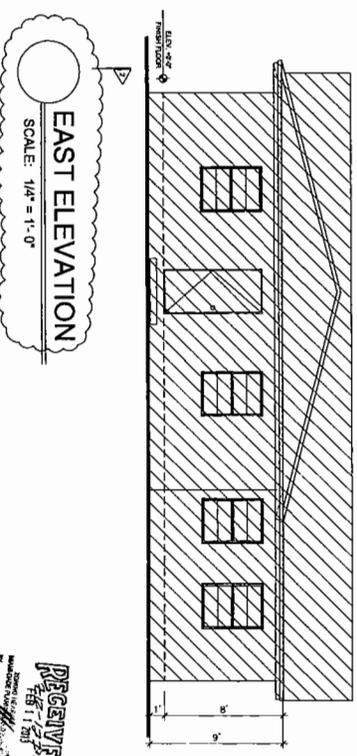
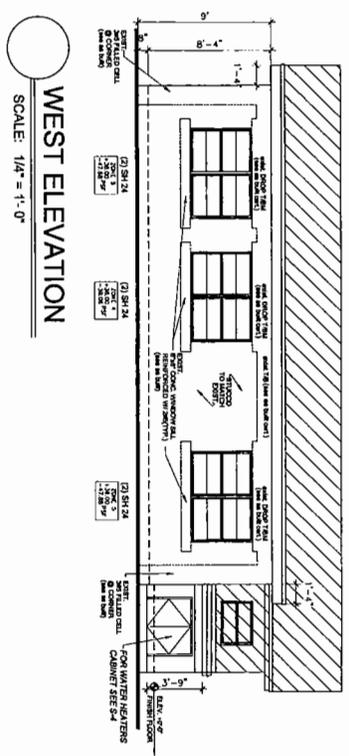
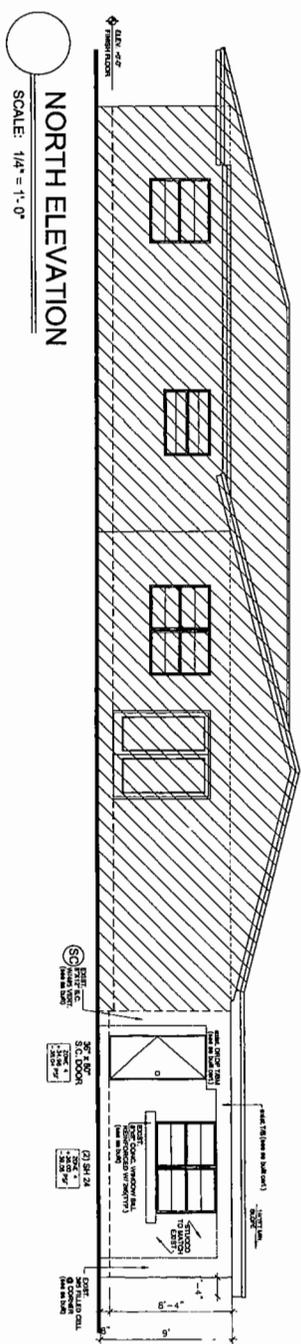
AS BUILT PLANS FOR LEGALIZATION FOR
RAUL HERNANDEZ
500-502 SW 80th AVENUE
MIAMI, FL 33144

FERNANDEZ GOMEZ-PINA, P.E.
CONSULTING ENGINEER
FL. P.E. No 14719 (CIVIL)
250 CATALONIA AVE. #104
CORAL GABLES, FL 33134
TEL: (305) 481-2188
FAX: (305) 481-2188
EMAIL: FERNANDEZ@GOMEZ-PINA.COM

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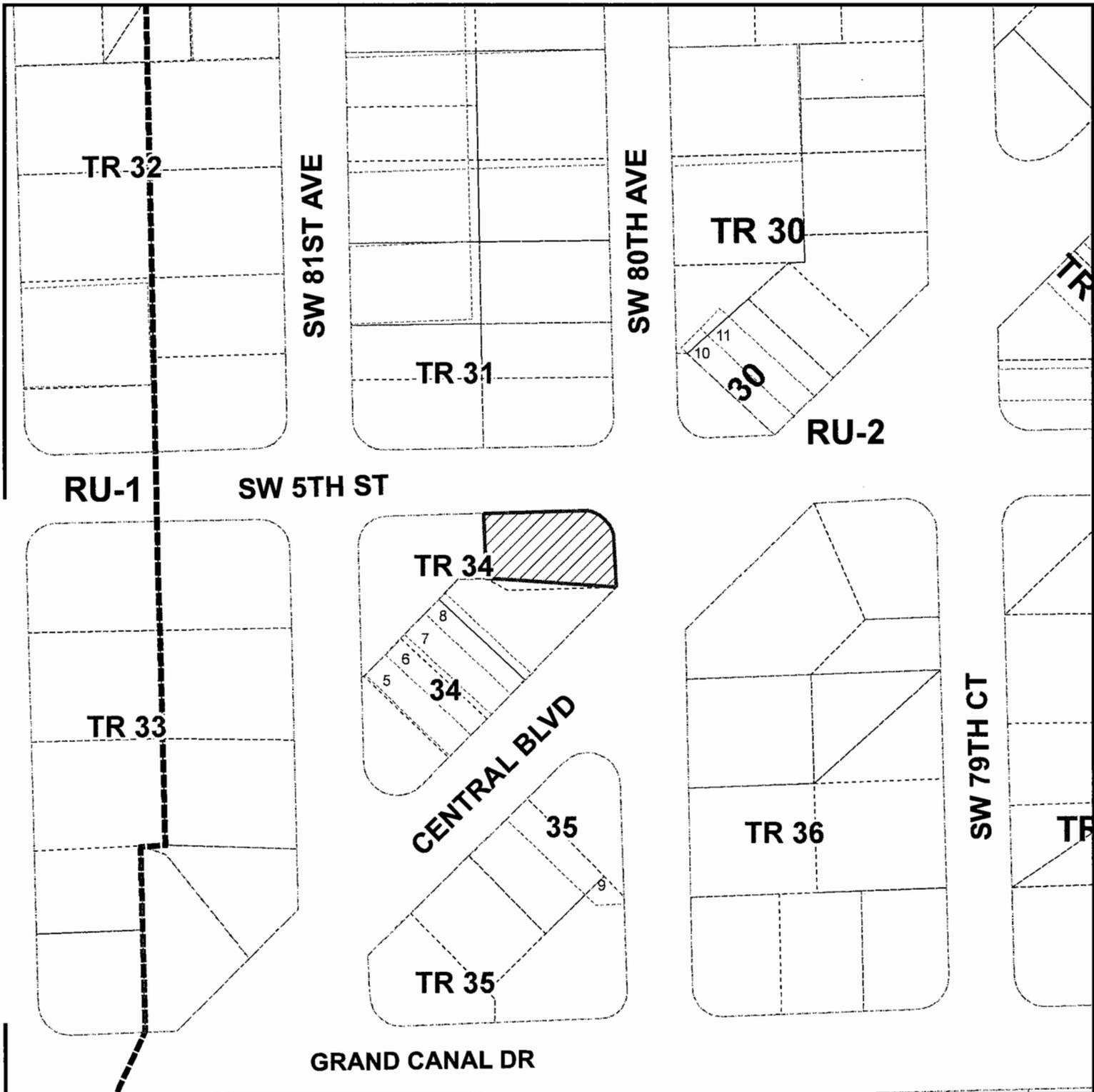


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 FEB 11 2013
 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY D.P.A.



	DESCRIPTION Project No. D-14 Date: 06/05/13 Drawn By: P.P.C./G.S. 305-261-2873 Approved By: [Signature] SEAL	REVISIONS 1. [Blank]	Project Title: AS BUILT PLANS FOR LEGALIZATION FOR RAUL HERNANDEZ Address: 500-502 SW 80th AVENUE MIAMI, FL 33144	FERNANDO GOMEZ-PINA, P.E. CONTRACTING ENGINEER FL, P.E. No. 14710 (CIVIL) 250 CATALONIA AVE., #404 CORAL GABLES, FL 33134 TEL: (305) 451-2188 FAX: (305) 451-2238 FGD@E.PINACIVIL.PE.FL.NC
	OF 1 A-4	THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF FERNANDO GOMEZ-PINA, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.	Project Title: AS BUILT PLANS FOR LEGALIZATION FOR RAUL HERNANDEZ Address: 500-502 SW 80th AVENUE MIAMI, FL 33144	RECEIVED FEB 11 2013 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY D.P.A.

23



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2012000127



Section: 03 Township: 54 Range: 40
 Applicant: RAUL HERNANDEZ
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, November 8, 2012

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2012000127



Section: 03 Township: 54 Range: 40
 Applicant: RAUL HERNANDEZ
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

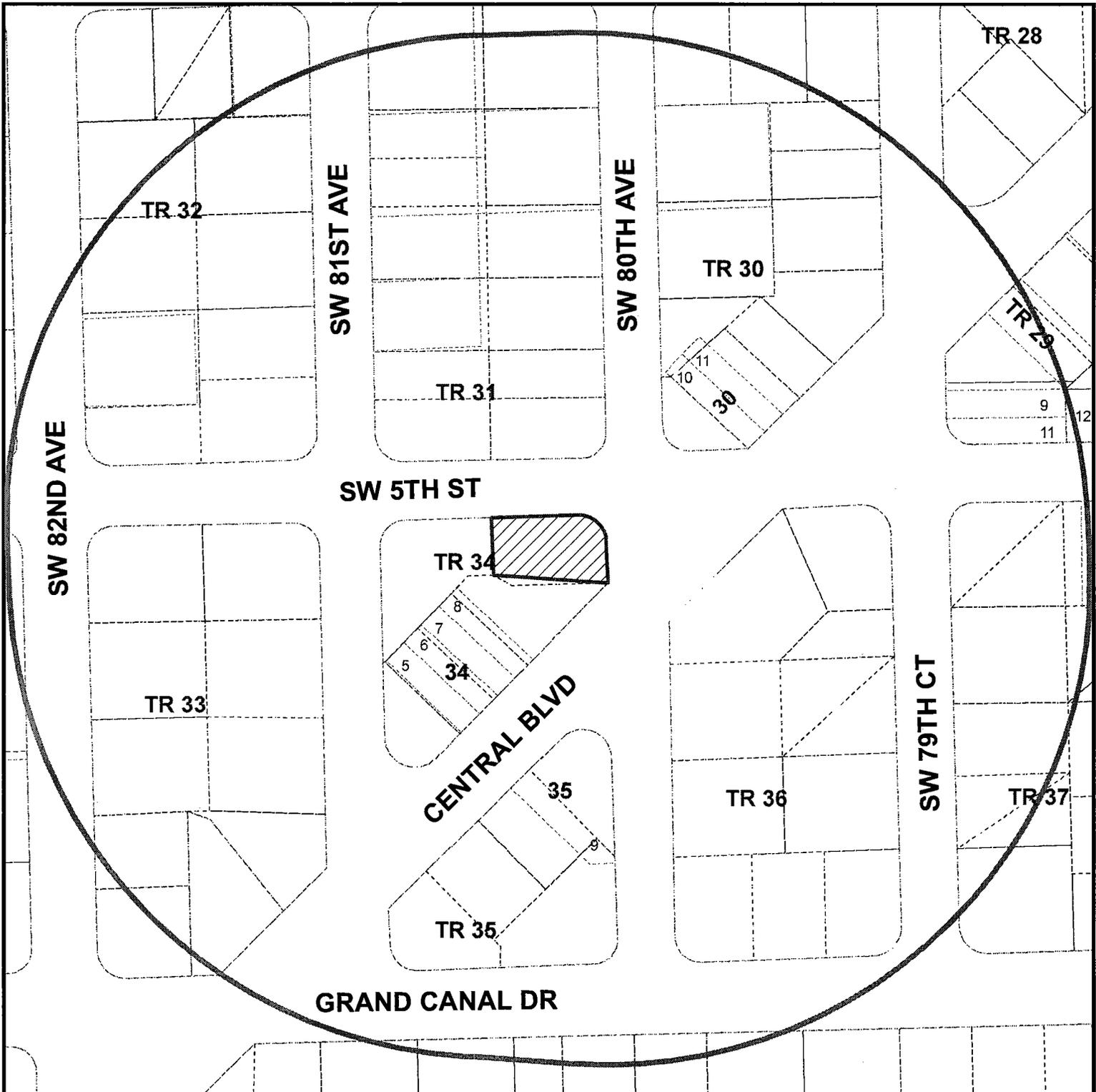
Legend

 Subject Property



SKETCH CREATED ON: Thursday, November 8, 2012

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2012000127
 RADIUS: 500



Section: 03 Township: 54 Range: 40
 Applicant: RAUL HERNANDEZ
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

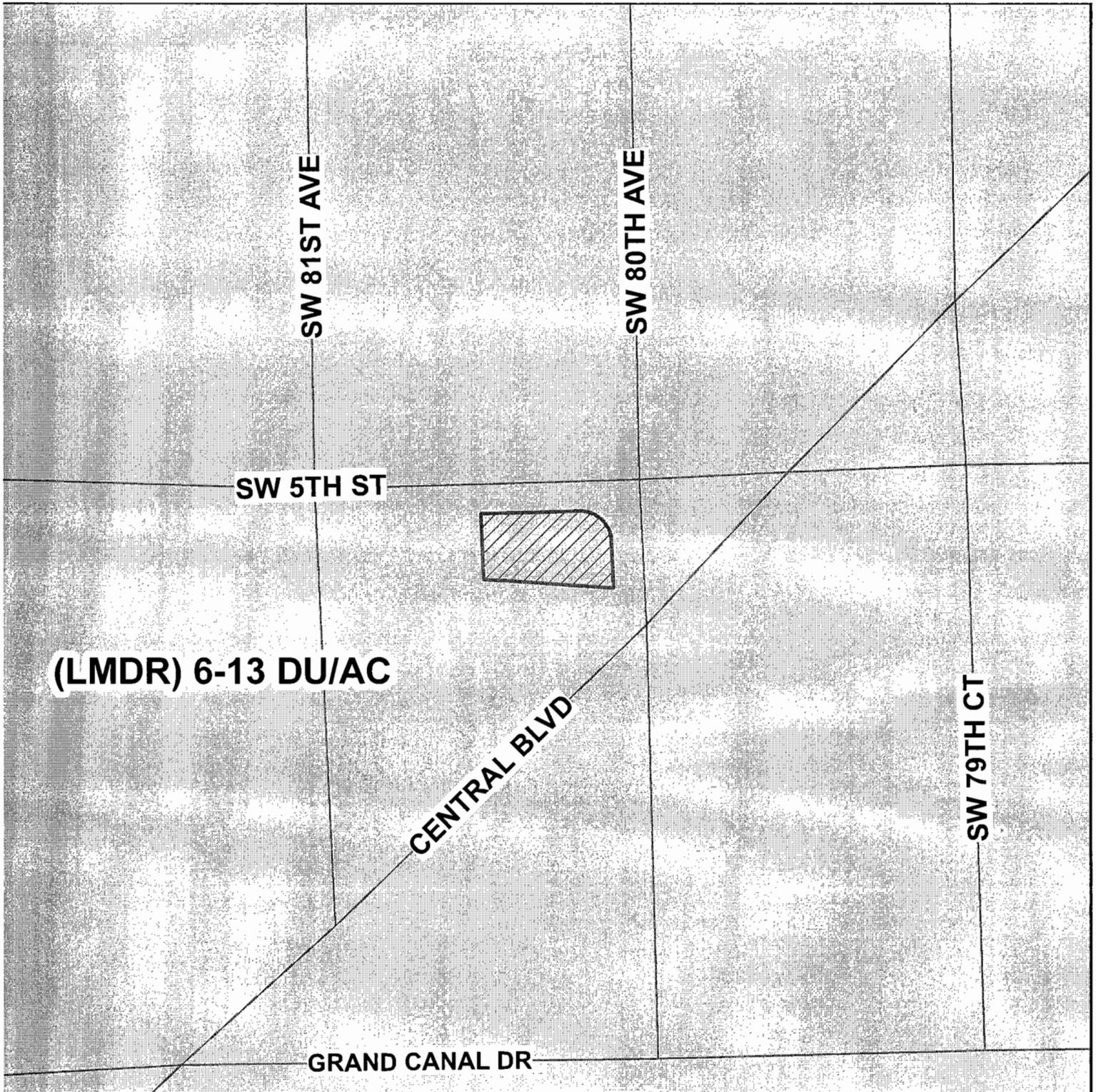
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Tuesday, November 27, 2012

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000127



Section: 03 Township: 54 Range: 40
 Applicant: RAUL HERNANDEZ
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, November 8, 2012

REVISION	DATE	BY