

# FINAL AGENDA

5-27-2014 Version # 2



COMMUNITY ZONING APPEALS BOARD 10  
WOMEN'S PARK  
10251 West Flagler Street, Miami  
Tuesday, June 24, 2014 at 6:30 p.m.

CURRENT

1. 14-6-CZ10-1 MARIA FABIOLA CORREA 13-105 12-54-40 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

Revised to update  
meeting location.

### COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF TUESDAY, JUNE 24, 2014

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

1. MARIA FABIOLA CORREA (14-6-CZ10-1 (13-105))

12-54-40  
Area 10/District 6

- (1) NON-USE VARIANCE to permit an existing storage building setback 2.2' (5' required) from the interior side (south) property line.
- (2) NON-USE VARIANCE to permit the existing storage building with a rear yard area coverage of 35% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Variance, Legalization and Improvement for Correa Residence" as prepared by Alejandro M. Melendez, R.A., consisting of 3 sheets and a plan entitled "Residence Correa Maria Fabiola" preparer unknown, consisting of 1 sheet, for a total of 4 sheets, all plans dated 11/20/13. Plans may be modified at public hearing.

LOCATION: 2244 SW 60 Court, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 40' X 145'

Department of Regulatory and  
Economic Resources  
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: \_\_\_\_\_

DENIED WITH PREJUDICE: \_\_\_\_\_

DENIED WITHOUT PREJUDICE: \_\_\_\_\_

DEFERRED: \_\_\_\_\_

**NOTICE**

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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), 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](http://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: Z13-105 (14-06-CZ10-1)**

**June 24, 2014**

Item No. 1

| <b>Recommendation Summary</b>              |   |
|--|---|
| <b>Commission District</b>                 | 6   |
| <b>Applicant</b>                           | Maria Fabiola Correa  |
| <b>Summary of Requests</b>                 | The applicant is seeking to permit an existing storage building to setback less than required from the interior side property line and with more rear lot coverage than is permitted by code. |
| <b>Location</b>                            | 2244 SW 60 Court, Miami-Dade County, Florida.   |
| <b>Property Size</b>                       | 40' X 145'  |
| <b>Existing Zoning</b>                     | RU-2, Two Family Residential District   |
| <b>Existing Land Use</b>                   | Single-family residence   |
| <b>2020-2030 CDMP Land Use Designation</b> | Low-Density Residential, 2.5 to 6 dua<br><i>(see attached Zoning Recommendation Addendum)</i>   |
| <b>Comprehensive Plan Consistency</b>      | Consistent with interpretative text, goals, objectives and policies of the CDMP   |
| <b>Applicable Zoning Code Section(s)</b>   | Section 33-311(A)(4)(b), Non-Use Variance Standards<br><i>(see attached Zoning Recommendation Addendum)</i>   |
| <b>Recommendation</b>                      | <b>Approval with conditions.</b>  |

**REQUEST:**

1. NON USE VARIANCE to permit an existing storage building setback 2.2' (5' required) from the interior side (south) property line.
2. NON USE VARIANCE to permit the existing storage building with a rear yard area coverage of 35% (30% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "existing site plan" "Variance, Legalization and Improvement for Correa Residence" as prepared by Alejandro M. Melendez, RA, consisting of 3 sheets and a plan entitled "Residence Correa Maria Fabiola" preparer unknown, consisting of 1 sheet, for a total of 4 sheets, all plans dated November 20, 2013. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:** Existing 680 sq. ft. storage building.

| <b>NEIGHBORHOOD CHARACTERISTICS</b> |                                |   |
|-------------------------------------|--------------------------------|---|
|                                     | <b>Zoning and Existing Use</b> | <b>Land Use Designation</b>               |
| <b>Subject Property</b>             | RU-2; single-family residence  | Low Density Residential<br>(2.5 to 6 dua) |
| <b>North</b>                        | RU-2; single-family residence  | Low Density Residential<br>(2.5 to 6 dua) |
| <b>South</b>                        | RU-2; Duplex Residence         | Low Density Residential<br>(2.5 to 6 dua) |
| <b>East</b>                         | RU-2; Duplex Residence         | Low Density Residential<br>(2.5 to 6 dua) |

|             |                        |   |
|-------------|------------------------|---|
| <b>West</b> | RU-2; Duplex Residence | Low Density Residential<br>(2.5 to 6 dua) |
|-------------|------------------------|---|

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located at 2244 SW 60 Court within an existing residential development primarily characterized by duplex and single-family residences.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to maintain the existing storage building. Since its existing, staff opines that no new visual impacts will be created from the storage building.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. *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 interior side setback of 2.2' (7.5' required) with a lot coverage of 35% (30% required) for the existing storage building 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 or change the single-family detached use, approval of the application with conditions is **consistent** with the density threshold and uses allowed under the Low Density Residential Communities designation of the property on the CDMP LUP map.

**ZONING ANALYSIS:**

When requests #1 and #2 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not affect the appearance of the community. Staff did research of the area and found a variance for an interior setback that is similar or more intensive in the surrounding area. A property located at 2313 SW 60 Court was approved per Resolution #5-ZAB-198-97, to permit a single-family residence to setback 2.21' (5' required) and a family room addition to setback 1.9' (5' required) from the interior side (south) property line.

Staff notes that based on the submitted plans, the existing accessory storage building was being used as a residential unit. Therefore as a condition for approval of the requests, staff recommends that the applicant removes the electrical and plumbing connections and appliances as well as the room partitions in the storage building as indicated on the site plans. Staff also notes the site plan shows a 4' high chain link fence along the interior side (south) property line, which staff opines does not mitigate the visual impact from the 2.8' encroachment on the neighboring property to the south. Therefore, staff recommends that as a condition for approval that the applicant install a 6' tall opaque or wooden fence, or a hedge with a minimum height of 6' or a 6' high wall along the property line. When analyzing request #2, to permit a

rear lot coverage of 35%, staff did not find any similar approvals for rear lot coverage, but staff opines that the requested rear lot coverage would not affect the appearance of the community and with proper buffering to the south will mitigate any negative visual impacts to the surrounding area south of the subject property.

Further, based on the configuration of the floor plans for the residence, staff opines that future owners could easily convert the residence and storage building into additional residential units. As such, staff recommends as a condition for approval that the door to the family room be removed and that an opening of 4' be provided and maintained. Additionally, as a condition for approval staff recommends that the aforementioned changes indicated in the submitted plans be completed prior to final permit approval and that the applicant proffer a Declaration of Use Agreement restricting the subject property to a single-family use only. **Based on the aforementioned analysis, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

**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, "Mr. Andrew Carry" as prepared by Etienne Prophete Professional Engineer, dated stamped received 9/5/13, consisting of 2 sheets. Except as herein modified to show the removal of the two exterior doors to the existing addition.
3. That the use be established and maintained in accordance with the approved plan.
4. That the door to the family room be removed and that an opening of 4' be provided and maintained.
5. That the applicant removes the electrical and plumbing connections and appliances in the storage building as indicated on the site plans.
6. 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.

7. That the applicant applies for and secure a building permit for any unpermitted additions from the Regulatory and Economic Resources Department within 90 days after final public hearing approval of this application, unless a time extension is granted by the Director of the Department.
8. That the storage building will not be used as additional living quarters.
9. 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

*NN*

# ZONING RECOMMENDATION ADDENDUM

*Maria Fabiola Correa*  
Z13-105

| <b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>      |              |
|---|--------------|
| Division of Environmental Resource Management (RER) | No objection |
| Platting and Traffic Review Section (RER)           | No objection |
| Parks, Recreation and Open Spaces                   | No objection |
| Fire Rescue   | No objection |
| Police  | No objection |
| Schools   | No objection |
| Solid Waste and Public Works                        | No objection |
| *Subject to conditions in their memorandum.         |              |

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

|  |  |
|--|--|
| <p><b>Low-Density Residential</b><br/>(Pg. I-31)</p> | <p><i>The Adopted 2020 and 2030 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 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line 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> |
|--|--|

## PERTINENT ZONING REQUIREMENTS/STANDARDS

|  |  |
|--|--|
| <p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b></p> | <p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> 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> |
|--|--|

**1. MARIA FABIOLA CORREA**  
**(Applicant)**

**14-6-CZ10-1(13-105)**  
**Area 10/District 06**  
**Hearing Date: 06/24/14**

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

Disclosure of interest form attached? Yes  No

**Previous Zoning Hearings on the Property:**

| <b><u>Year</u></b> | <b><u>Applicant</u></b> | <b><u>Request</u></b> | <b><u>Board</u></b> | <b><u>Decision</u></b> |
|--------------------|-------------------------|-----------------------|---------------------|------------------------|
| 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.

# Memorandum



**Date:** March 5, 2014

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

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

**Subject:** C-10 #Z2013000105-1<sup>st</sup> Revision  
Maria Correa  
2244 SW 60<sup>th</sup> Court  
Non-Use Variance to permit a duplex building setback 2.2' from the interior side (S) property line. (5' required)  
(RU-2) (0 Acres)  
12-54-40

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

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 does not lie within a Special Flood Hazard Zone as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County; however it is required to comply with Chapter 11C requirements for floodplain management. The proposed legalization as depicted in the zoning request for a variance of set backs appears to be a substantial improvement as defined in the Code. Existing residential structures with proposed substantial improvements must be 8 inches above the crown of road and County Flood Criteria.

The applicant will be required to demonstrate that the addition complies with the Code prior to approval of building permit plans. Permit plans must include a proposed gutter system on the South side of the structure to avoid stormwater runoff of the roof from impacting neighboring property as well as a berm at the driveway on the property line to avoid stormwater runoff originating at the street from entering his property. For more information please contact the Floodplain Program at 786-315-2800.

#### 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 the 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 considered grandfathered for the use of a septic tank.

### Stormwater Management

The proposed request will not affect the existing stormwater management system. Be advised that the minimum lot elevation and lowest floor elevation criteria must be applied in accordance with Chapter 11C of the Miami-Dade County Code.

### Wetlands

The subject property does not contain wetlands as defined by Chapter 24-5 of the Code; therefore, a Class IV Wetlands 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 will not impact tree resources. Therefore, the Tree Permitting Program has no objection to this zoning application, however please 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 Chapter 24.

### 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.

C-10 #Z2013000105-Revised  
Maria Correa  
Page 3

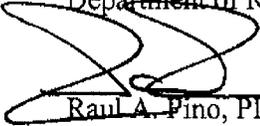
cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** January 28, 2014

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

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

**Subject:** Z2013000105  
Name: Maria Fabiola Correa  
Location: 2244 SW 60 Court  
Section 12 Township 54 South Range 40 East

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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 8 Block 18 of Plat Book 13, Page 6.

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:** December 17, 2013

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

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

A handwritten signature in cursive script, appearing to read "Paul Mauriello", written in black ink over the typed name in the "From:" field.

**Subject:** Maria Fabiola Correa (#13\_105)

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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:** December 9, 2013

**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:** Z2013000105: MARIA FABIOLA CORREA

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**Application Name:** MARIA FABIOLA CORREA

**Project Location:** The site is located at 2244 SW 60 COURT, Miami-Dade County.

**Proposed Development:** The applicant is requesting approval for non-use variances for an existing accessory structure.

**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:** 16-DEC-13  
**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2013000105

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## **Fire Prevention Unit:**

No objection to the site plan with a November 20, 2013 Zoning Department received date.

## **Service Impact/Demand**

Development for the above Z2013000105  
located at 2244 SW 60 COURT, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1445 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 6:01 minutes

## **Existing services**

The Fire station responding to an alarm in the proposed development will be:  
Station 40 - West Miami - 975 SW 62 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: 18-DEC-13

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

MARIA FABIOLA CORREA

2244 SW 60 COURT, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

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ADDRESS

Z2013000105

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HEARING NUMBER

**HISTORY:**

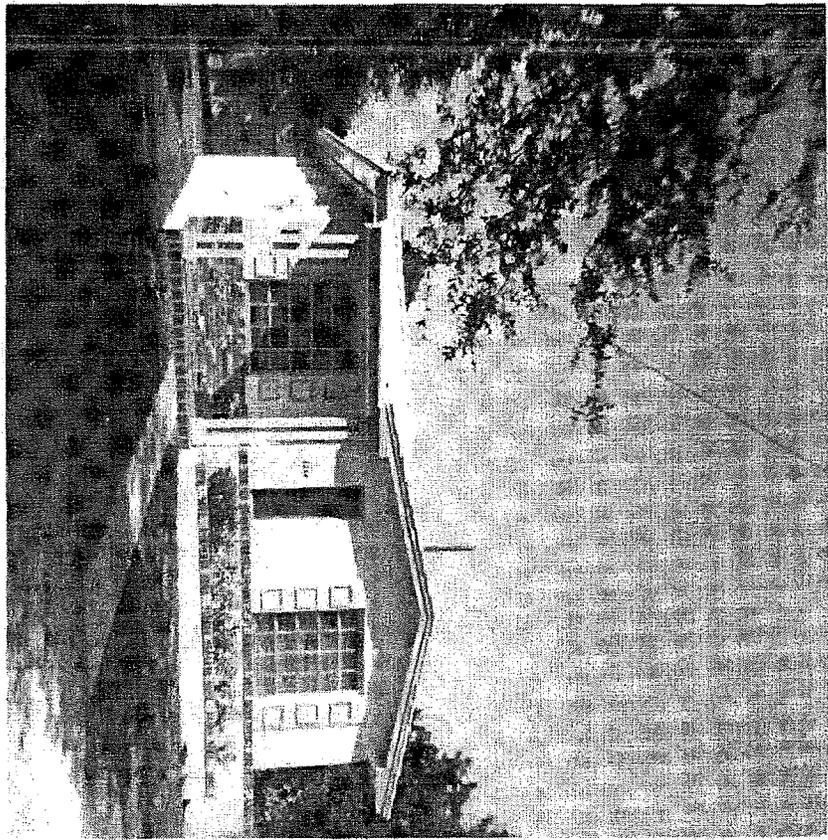
ENFORCEMENT HISTORY: NC: No open cases. BNC: BSS CASE 20120152242-B opened on April 17, 2012. Notice of Violation issued for Failure to obtain required building permit(s) prior to commencing work on: Detached Structure/efficiency in setback/multiple dwelling. Case remains open with extension provided until February 22, 2014.

Maria Fabiola Correa

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

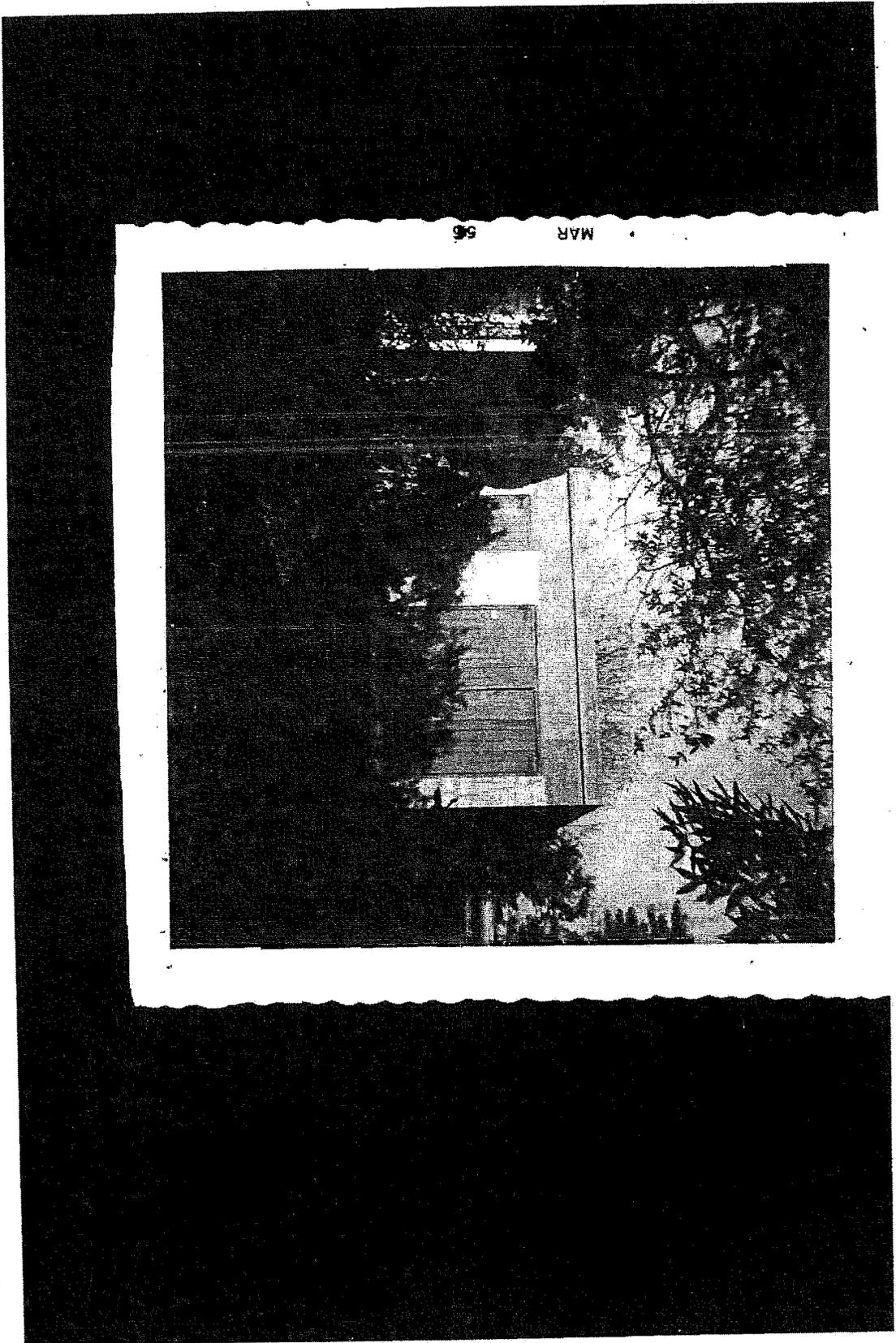
**REPORTER NAME:**

1969 Photo from Bldg Jacket  
A fls observe dwelling (rear) on picture.

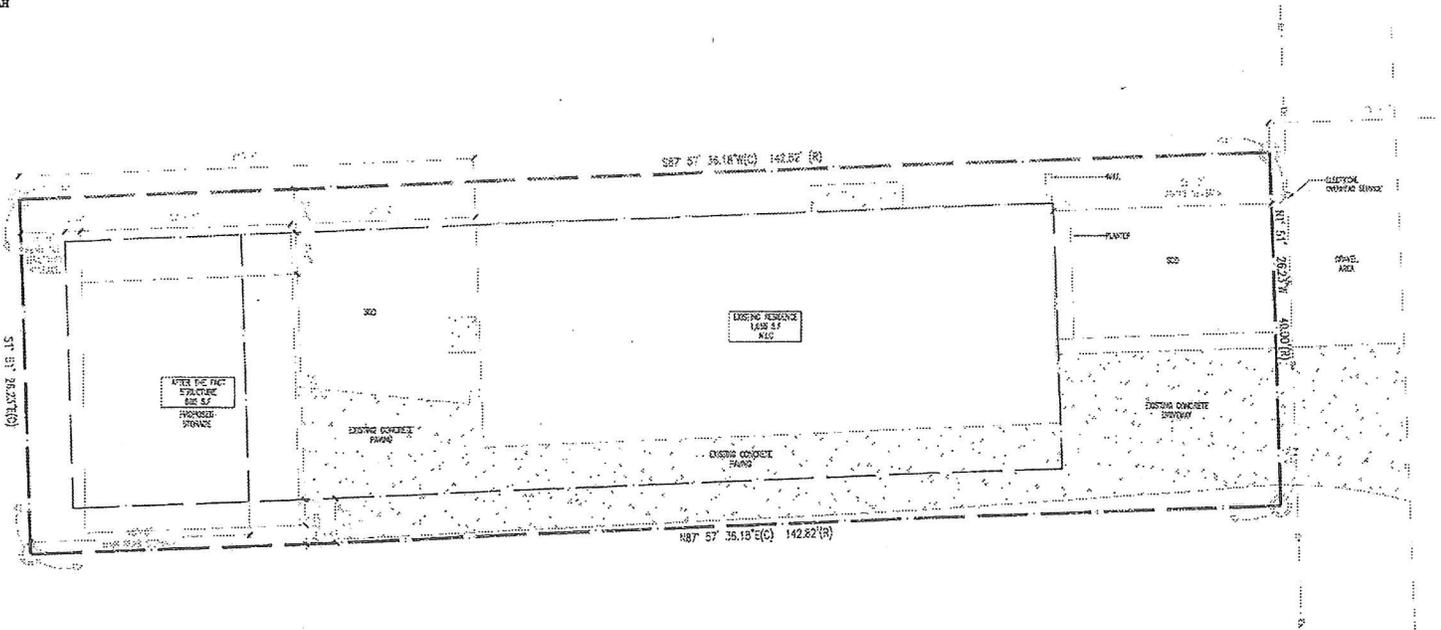


68 •

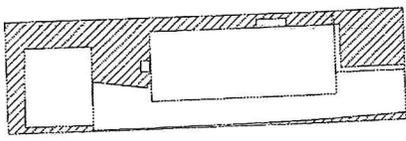
1956 Photo from bly. Jacket  
\* This was dwelling was in existing



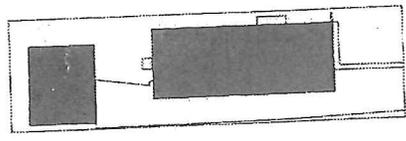
RECEIVED  
 MIAMI-DADE COUNTY  
 PLANNING & ZONING  
 DIVISION NOV 20 2013  
 P. DAH



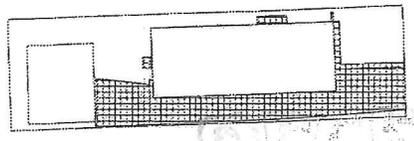
1 EXISTING SITEPLAN  
 SCALE: 1/8" = 1'-0"



OPEN LOBBY AREA  
 1,214 SF



FLOOR AREA  
 2,333 SF



CONCRETE PAVING  
 1,458 SF

2 F.A.R. AND LOT COVERAGE DIAGRAM  
 SCALE: N.E.

RECEIVED  
 213-105  
 NOV 20 2013

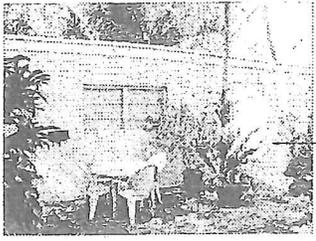
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY for D.H.

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 ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
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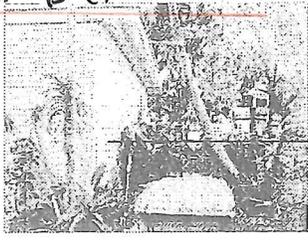


EXISTING DRAIN LINE FENCE  
 EXISTING STRUCTURE-1  
 TO BE LEGALIZED, MODIFIED/REPAIRED  
 AND BROUGHT TO CURRENT CODE  
 UNDER FUTURE PERMIT

EXISTING STRUCTURE-1  
 SOUTH WALL ENLARGING  
 2'-0" INTO SOUTH LOT SETBACK  
 OWNER IS SEEKING WAIVER OF  
 OF THIS SETBACK REQUIREMENT.



EXISTING STRUCTURE-1  
 EAST FACADE WALL TO BE LEGALIZED,  
 MODIFIED/REPAIRED AND BROUGHT  
 TO CURRENT CODE  
 UNDER FUTURE PERMIT



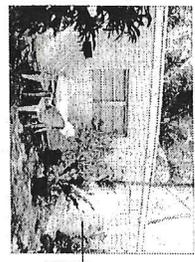
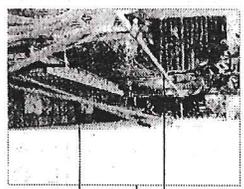
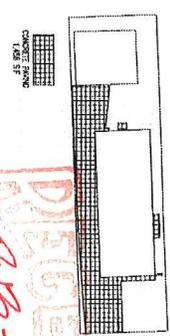
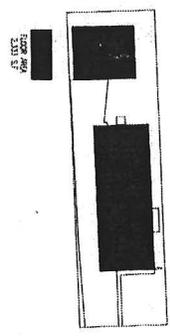
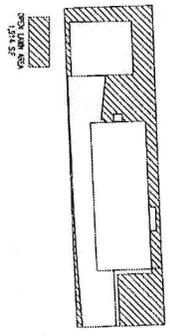
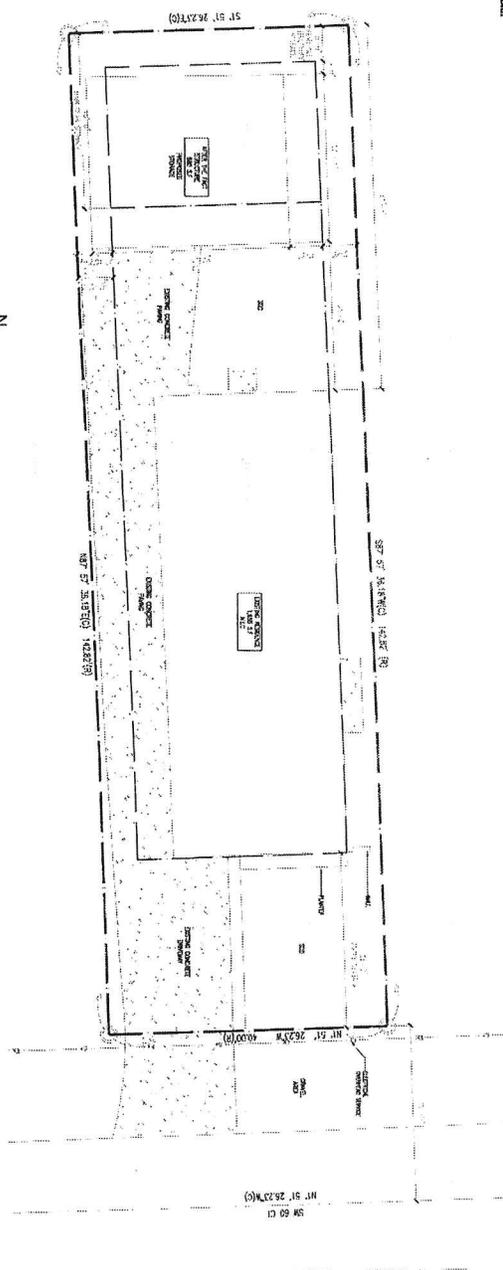
EXISTING STRUCTURE-1  
 NORTH FACADE WALL TO BE LEGALIZED,  
 MODIFIED/REPAIRED AND BROUGHT  
 TO CURRENT CODE  
 UNDER FUTURE PERMIT

EXISTING STRUCTURE-1  
 NORTH FACADE WALL TO BE LEGALIZED,  
 MODIFIED/REPAIRED AND BROUGHT  
 TO CURRENT CODE  
 UNDER FUTURE PERMIT

3 EXIST. STRUCTURE-1 IMAGES  
 SCALE: N.E.

ENLARGED SITE PLAN

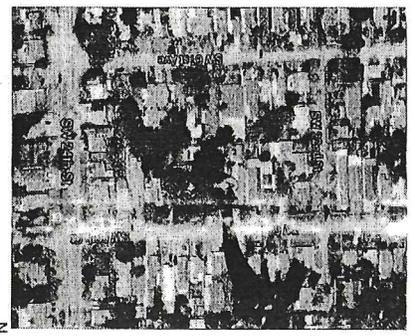
RECEIVED  
 PLANNING DEPARTMENT  
 11/20/13



EXIST. STRUCTURE 1 IMAGES

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 213-165  
 NOV 20 2013

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



SITE LOCATION MAP

PROPERTY INFORMATION

OWNER: CORREA, JUAN

ADDRESS: 2244 SW 60 CT, MIAMI, FL 33155

APPLICANT: CORREA, JUAN

PROJECT: VARIANCE, LEGALIZATION AND IMPROVEMENT FOR CORREA RESIDENCE

DATE: 11/20/13

STATUS: PENDING

STATE OF FLORIDA

PLANNING DEPARTMENT

RECEIVED

11/20/13

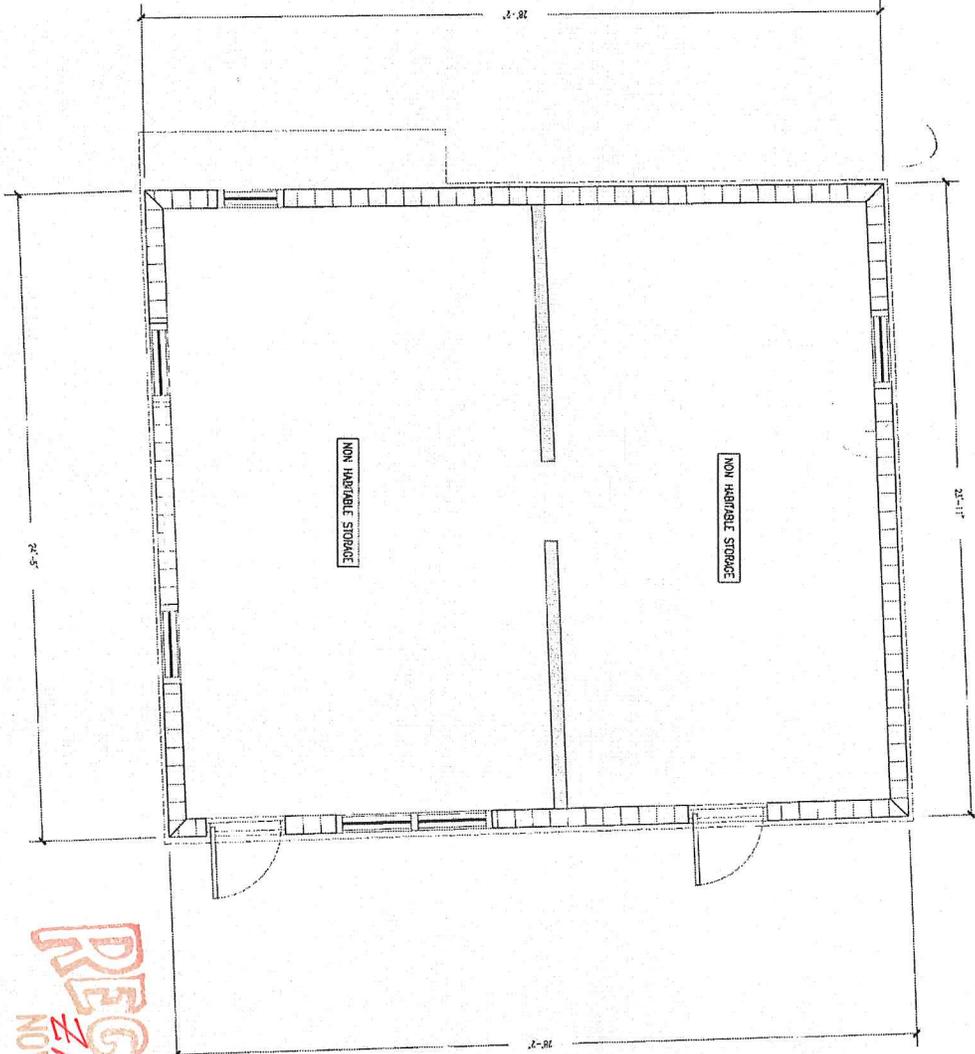


VARIANCE, LEGALIZATION AND IMPROVEMENT FOR CORREA RESIDENCE

2244 SW 60 CT, MIAMI, FL 33155

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

NOT FOR CONSTRUCTION



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

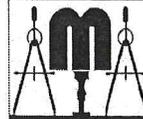
**RECEIVED**  
 2/13-165  
 NOV 20 2013

|              |   |
|--------------|---|
| PROJECT NAME | VARIANCE, LEGALIZATION AND IMPROVEMENT FOR CORREA RESIDENCE |
| PROJECT NO.  | 2244 SW 60 CT, MIAMI, FL, 33155                             |
| DATE         | 12-10-2013  |
| DRAWN BY     | CHERIE B.N.   |
| CHECKED BY   | CHERIE B.N.   |
| SHEET NO.    | A 2.3   |

**VARIANCE, LEGALIZATION AND IMPROVEMENT FOR CORREA RESIDENCE**

2244 SW 60 CT, MIAMI, FL, 33155

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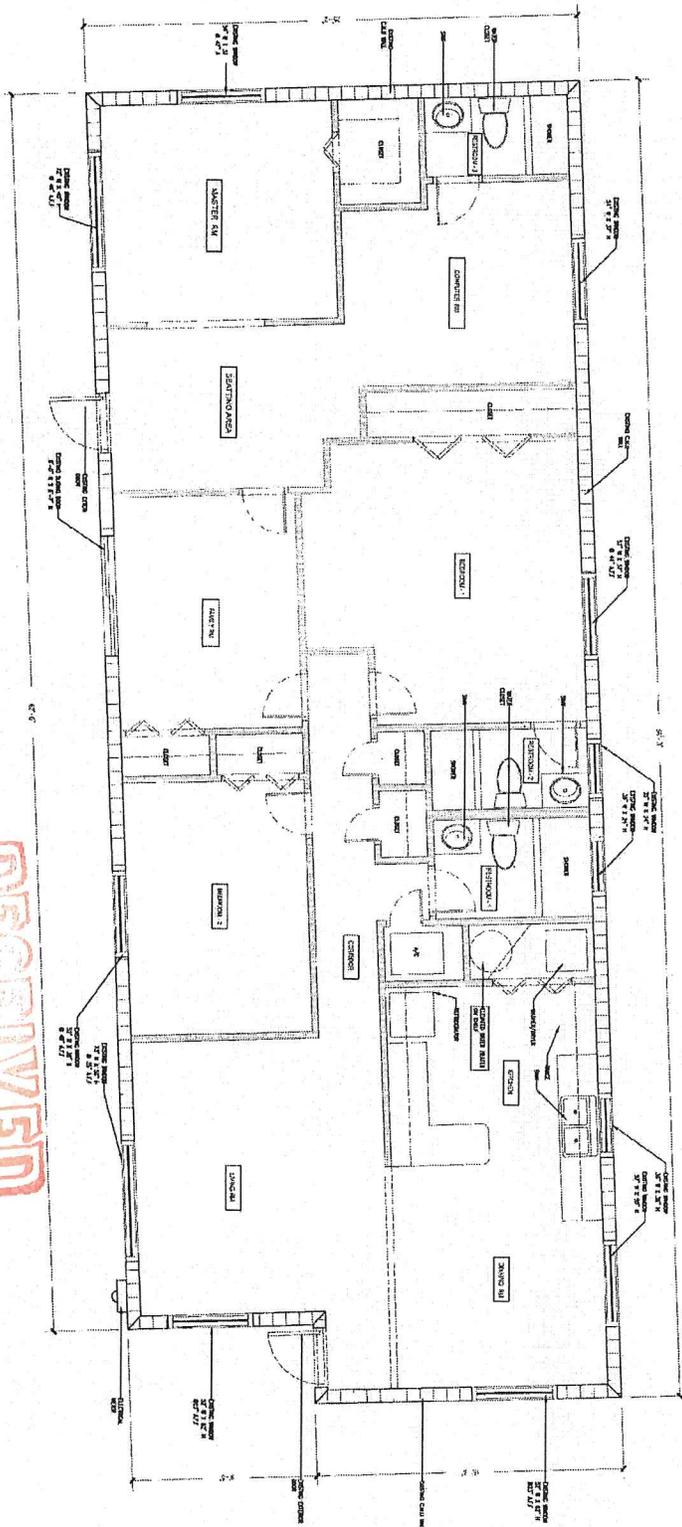


Alexander M. Pollebeck, P.A.  
 13000 SW 111 Street  
 Miami, FL 33176  
 PHONE: (786) 547-4400  
 E-mail: alexander@alexpollebeck.com

ALEXANDER M. POLLEBECK, P.A., LEED AP



1 EXISTING MEASURED DRAWINGS PLAN  
SCALE 3/8" = 1'-0"



ZONING HEARING SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

**RECEIVED**  
ZB-105  
NOV 20 2013

DATE OF SET: 10/11/13  
DATE OF MEETING: 10/11/13  
DATE OF APPROVAL: 10/11/13

**RECEIVED**  
ZB-105  
NOV 20 2013  
ZONING HEARING SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY: [Signature]

**RESIDENCE**  
**CORREA MARIA FABIOLA**  
2244 SW 60 CT, MIAMI, FL, 33155

SHEET TITLE: EXISTING FLOOR PLAN  
PROJECT BY: RESIDENCE  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 11/20/13



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2013000105**



Section: 12 Township: 54 Range: 40  
 Applicant: MARIA FABIOLA CORREA  
 Zoning Board: C10  
 Commission District: 6  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

 Subject Property Case



| REVISION | DATE | BY |
|----------|------|----|
|          |      | 22 |



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2012**

Process Number

**Z2013000105**



Section: 12 Township: 54 Range: 40  
 Applicant: MARIA FABIOLA CORREA  
 Zoning Board: C10  
 Commission District: 6  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

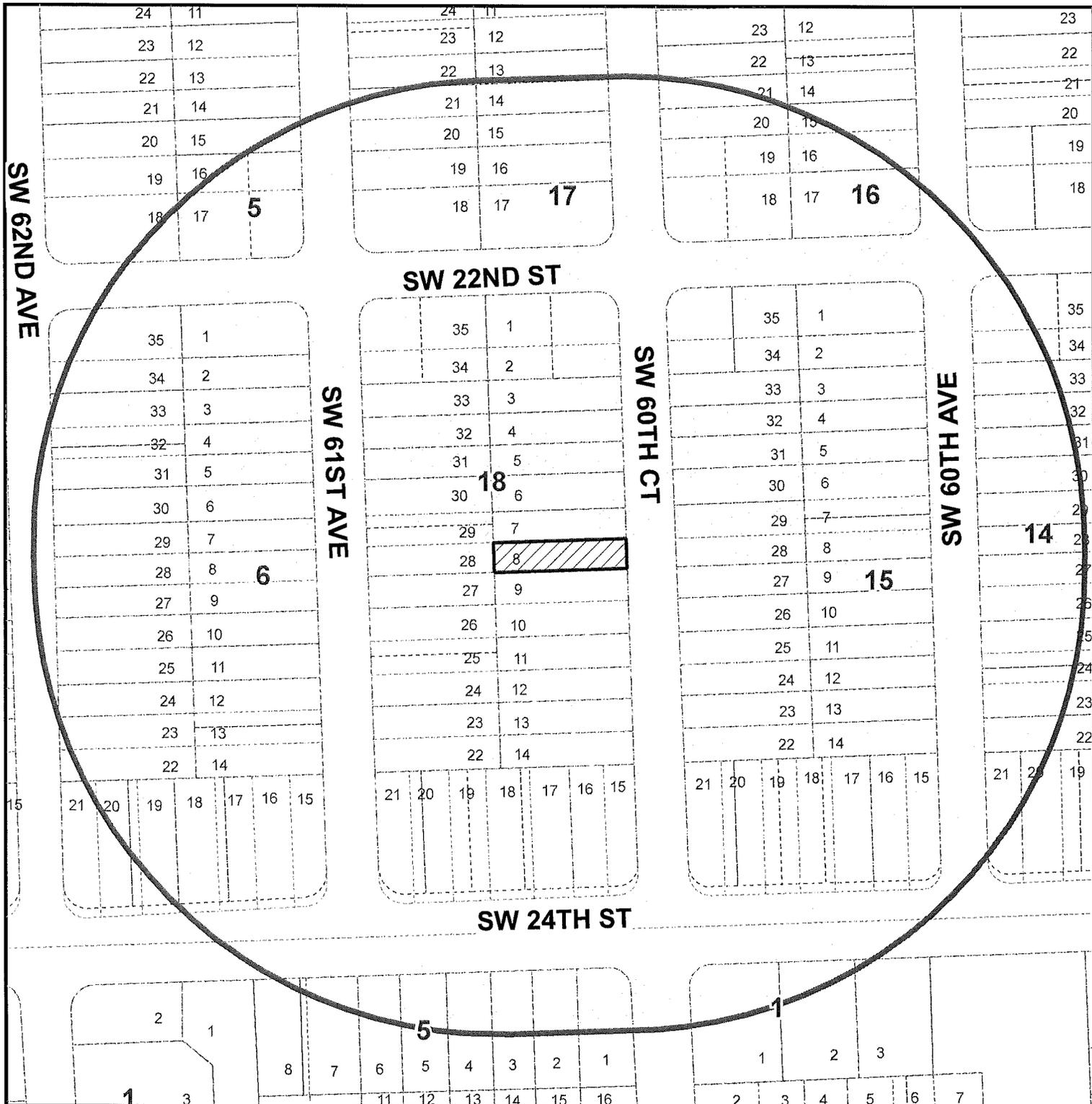
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, December 10, 2013

| REVISION | DATE | BY |
|----------|------|----|
|          |      | 23 |



**MIAMI-DADE COUNTY  
RADIUS MAP**

Process Number  
**Z2013000105**  
RADIUS: 500



Section: 12 Township: 54 Range: 40  
Applicant: MARIA FABIOLA CORREA  
Zoning Board: C10  
Commission District: 6  
Drafter ID: JEFFER GURDIAN  
Scale: NTS

**Legend**

-  Subject Property
-  Buffer



SKETCH CREATED ON: Tuesday, December 10, 2013

| REVISION | DATE | BY |
|----------|------|----|
|          |      | 24 |



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2013000105**



Section: 12 Township: 54 Range: 40  
 Applicant: MARIA FABIOLA CORREA  
 Zoning Board: C10  
 Commission District: 6  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, December 10, 2013

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |