

FINAL AGENDA

8-4-2015 Version # 1



COMMUNITY ZONING APPEALS BOARD 10
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 Avenue, Miami
Wednesday, September 9, 2015 at 6:30 p.m.

CURRENT

- | | | | | | |
|----|-------------|-------------------------------------|-------|----------|---|
| 1. | 15-9-CZ10-1 | <u>PRUSA INC.</u> | 13-87 | 11-54-40 | N |
| 2. | 15-9-CZ10-2 | <u>FOUR ACES RANCH 1, LLLP</u> | 14-24 | 16-54-39 | N |
| 3. | 15-9-CZ10-3 | <u>AGUSTIN & GISELA RAMIREZ</u> | 15-34 | 13-54-40 | N |
| 4. | 15-9-CZ10-4 | <u>CURBY CORP.</u> | 15-46 | 10-54-39 | N |
| 5. | 15-9-CZ10-5 | <u>EDITH FERNANDEZ</u> | 15-47 | 03-54-39 | N |

FINAL AGENDA

8-4-2015 Version # 1



COMMUNITY ZONING APPEALS BOARD 10
RUBEN DARIO MIDDLE SCHOOL
350 NW 97 Avenue, Miami
Wednesday, September 9, 2015 at 6:30 p.m.

CURRENT

- | | | | | | |
|----|-------------|-------------------------------------|-------|----------|---|
| 1. | 15-9-CZ10-1 | <u>PRUSA INC.</u> | 13-87 | 11-54-40 | N |
| 2. | 15-9-CZ10-2 | <u>FOUR ACES RANCH 1, LLLP</u> | 14-24 | 16-54-39 | N |
| 3. | 15-9-CZ10-3 | <u>AGUSTIN & GISELA RAMIREZ</u> | 15-34 | 13-54-40 | N |
| 4. | 15-9-CZ10-4 | <u>CURBY CORP.</u> | 15-46 | 10-54-39 | N |
| 5. | 15-9-CZ10-5 | <u>EDITH FERNANDEZ</u> | 15-47 | 03-54-39 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10

MEETING OF WEDNESDAY, SEPTEMBER 9, 2015

RUBEN DARIO MIDDLE SCHOOL

350 NW 97 AVENUE, 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

LOCATION: Lying South of SW 38 Street, approximately 440' West of SW 147 Avenue, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.296 Acres

Department of Regulatory and Economic Resources
Recommendation:

Approval, subject to the acceptance of the proffered covenant.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

3. AGUSTIN & GISELA RAMIREZ (15-9-CZ10-3/15-034)

**13-54-40
Area 10/District 06**

(1) NON-USE VARIANCE to permit a proposed second floor addition with balcony setback 19'-9" from the rear (east) property line (25' required, 22'-6" previously approved).

(2) NON-USE VARIANCE to permit a lot coverage of 35.7% (35% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Existing House Alteration and Addition" as prepared by Igor Muguruza, P.E., with sheet A-02 dated stamped received 5/20/15 and the remaining 4 sheets dated stamped received 4/20/15 for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: 3735 SW 60 COURT, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 70' X 105'

Department of Regulatory and Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

4. CURBY CORP. (15-9-CZ10-4/15-046)

**10-54-39
Area 10/District 11**

DISTRICT BOUNDARY CHANGE from AU to RU-1M(a).

LOCATION: Lying East of SW 145 Avenue between SW 17 Street & 18 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1.39 Acres

Department of Regulatory and
Economic Resources
Recommendation:

**Approval, subject to the acceptance of
the proffered covenant.**

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

5. EDITH FERNANDEZ (15-9-CZ10-5/15-047)

**03-54-39
Area 10/District 11**

- (1) NON-USE VARIANCE to permit a proposed addition to the single family residence setback 11.70' (15' required for 50% of the lineal footage width of the residence and 25' for the balance) from the rear (west) property line.
- (2) NON-USE VARIANCE to permit a proposed swimming pool and Jacuzzi setback 2.33' (7.5' required) from the rear (west) property line and setback a minimum 2.33' (10' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Addition and Pool for: Ms. Edith Fernandez" as prepared by OLR Architects, dated stamped received 5/19/15 and consisting of 4 sheets.

LOCATION: 892 SW 144 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 60' 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), 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. 10**

PH: Z13-087(15-9-CZ10-1)

September 9, 2015

Item No. 1

Recommendation Summary	
Commission District	6
Applicant	PRUSA
Summary of Requests	The applicant seeks to modify a condition of a previously approved resolution in order to submit revised plans for the previously approved apartment building, showing an increase in the number of residential units as well as ancillary non-use variances of the parking and landscaping regulations.
Location	7420 SW 23 Street, Miami-Dade County, Florida.
Property Size	1.6 - net acres
Existing Zoning	RU-4, High Density Apartment House District
Existing Land Use	Apartments
2020-2030 CDMP Land Use Designation	Business and Office <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards, Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

1. MODIFICATION of Condition #3 of Resolution #Z-34-64, passed and adopted by the Board of County Commissioners, reading as follows:

From: "3 That in the approval of the plan, the same be substantially in accordance with the approved plan."

To: "3 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Duran Apartment Complex", as prepared by Basulto Associates, dated stamped received 5/4/15, Sheet A-1, last handwritten revision dated 7/17/15, and consisting of 9 sheets."

The purpose of the request is to allow the applicant to submit plans showing the addition of 22 units to the existing 44-unit multi-family residential development.

2. NON-USE VARIANCE to permit 95 parking spaces (96 parking spaces required).
3. NON-USE VARIANCE to permit parking within 25' of the official right-of-way line of SW 23 Street (not permitted).
4. NON-USE VARIANCE to permit a landscape open space of 33.7% (40% required).
5. NON-USE VARIANCE to waive the required 5' wide dissimilar land use buffer including a 6' high wall, or fence or hedge and buffer trees along the interior side (west) property lines, to permit 2.5' to 4' wide dissimilar land use buffer.

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #Z-34-64, the subject property was approved to permit the existing apartment building. The applicant now seeks to modify a condition of the prior resolution as it pertains to the Plan, in order to submit revised plans showing 20 additional residential units. The applicant also seeks to permit the expanded apartment buildings with variances to the parking, parking back-out and landscape requirements of the Code.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-4; Apartments	Business and Office
North	RU-2; duplex residences	Low-Medium Density Residential (6 to 13 dua)
South	BU-1 and BU-1A: shopping mall	Business and Office
East	RU-2; duplex residences	Business and Office
West	RU-2; duplex residences	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property contains an existing apartment building that abuts commercial uses to the south and duplex residences to the north, east and west.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the expansion of an existing apartment building on the 1.6 - net acre parcel with ancillary non-use variances. This will allow the applicant to provide 20 additional residential units in this area of the County. Although the proposed development can result in additional impacts on traffic and other County resources in this area, based on the memoranda from the reviewing departments, said impacts are within the Levels of Service (LOS) standards.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Business and Office** use. The CDMP Land Use Element interpretative text under the Business and Office category permits the existing multi-family apartment use. This application seeks to modify the previously approved plans for the apartment in order to increase the number of residents.

The approval of the application will not change the existing RU-4 zoning or change the existing residential uses on the site. Therefore, staff opines that since approval of the application will not change the previously approved residential use on the subject property, approval of the application is **consistent** with the Business and Office designation of the property on the LUP map of the CDMP and the CDMP Land Use Element interpretative text under the Business and Office category.

ZONING ANALYSIS:

When the application to modify a condition pertaining to the site plan for an apartment building that was approved pursuant to Resolution #Z-34-64, is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval with conditions of the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned. Staff opines that approval of the this request, which would permit the construction of a two-story addition consisting of 22 additional residential units, would not have an unfavorable impact on the environmental resources in this area, and meets the traffic concurrency criteria based on its location within the urban infill area, based on memoranda from the Division of Environmental Resource Management (DERM) or the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Further, staff notes that the Miami-Dade Fire Rescue Department (MDFRD) does not object to the application. Therefore, staff opines that approval of this request would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, provoke excessive overcrowding of people, nor tend to provoke a nuisance.

The applicant seeks to permit the two-story addition to the existing 44 unit, two-story apartment building. The plans submitted by the applicant indicate that the proposed addition, which will consist of 20 residential units, is similar in height and scale to the existing apartment building. Said plan indicates the addition, located in front of the building abutting SW 23 Street to the north, and aligned with the front of the existing "U" shaped building. The proposed building expansion results in variances to the parking, back-out and the landscape requirements of the Code, which are the subject of requests #2 through #6. Staff is supportive of said requests and as such, staff opines that approval of the request to permit the modification of the existing plan does not create any negative visual or aural impacts on the surrounding residential uses to the north, east and west and therefore, would be **compatible** with the surrounding residential and commercial uses. **Staff, therefore recommends approval with conditions of request #1, under Section 33-311(A)(7), Generalized Modification Standards.**

The applicant also seeks approval of ancillary requests, to permit the apartment building with one (1) less parking space than the 95 parking spaces required (request #2), to permit parking within 25' of the official right-of-way line of SW 23 Street (request #3), to permit the development with less landscape open space than required (request #4), and to waive the dissimilar land use width requirements along the interior side (west) property line (request #5). Staff opines that approval of these requests would not be out of character with the surrounding area and would be **compatible** with same. Staff opines that the approval of one (1) less parking space than the 96 required for the multi-family development is minimal and would not result in the spillage of parking on to the abutting roadways. The previously approved plans showed parking areas that though adequately spaced from the right-of-way, SW 23 Street, were not screened. The plans submitted with this application show a hedge between the parking spaces and the property lines abutting SW 23 Street where the parking areas encroach into the 25' parking setback areas. As such, staff opines that the parking variances requested in this application, will not create any negative traffic or visual impacts on the abutting roadway, SW 23 Street.

The submitted plans indicate an adequate number of trees and hedges distributed throughout the property and specifically along the interior sides (east and west) and rear (south) property lines. Further, the plans indicate that the driveways and parking areas that were previously located in

front of the building have been replaced by a continuous landscaped area, including an expanded lawn area and trees. As such, although the proposed redevelopment will result in approximately 7% less landscape open space (request #4) and a reduced dissimilar landscape buffer along the interior side (west) property line (request #5), staff opines that as indicated in the plans, the proposed landscaping will provide a welcome visual enhancement along this section of SW 23 Street and will adequately mitigate any visual impacts that the expansion of the apartment building will have on the surrounding area. **Therefore, staff recommends approval of requests #2 through #5, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations standards.**

ACCESS, CIRCULATION AND PARKING: The subject parcel has ingress/egress drives along SW 23 Street, with the parking and drives encircling the sides and rear of the building.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

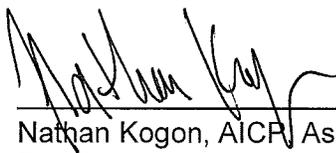
RECOMMENDATION:

Approval with a conditions.

CONDITION FOR APPROVAL:

1. That all the other conditions of Resolution #Z-34-64 remain in full force and effect except as herein modified.
2. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
3. That the applicant shall install all the required landscaping along the property lines prior to obtaining a final permit approval.
4. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resource Management of the Department of Regulatory and Economic Resources as contained in their memorandum dated May 22, 2015, that is incorporated herein by reference.

NK:MW:NN:JV:CH



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



ZONING RECOMMENDATION ADDENDUM

PRUSA
Z13-087

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
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
*Subject to conditions in their memorandum.	

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

Business and Office (Pg. I-41)	<p><i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p>
--	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>
Section 33-311(A)(7) Generalized Modification Standards.	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would</i></p>

ZONING RECOMMENDATION ADDENDUM

PRUSA
Z13-087

	<p><i>not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>
--	--

**1. PRUSA
(Applicant)**

**15-9-CZ10-1(13-087)
Area 10/District 06
Hearing Date: 09/09/15**

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>
1964	Abraham Braslow	- Zone change from RU-2 to RU-4. - Special Exception multi-family housing project. - Variance to permit back out in setback area.	BCC	Approved with Condition(s)

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: May 22, 2015
To: Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources
From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

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

Subject: C-10 #Z2013000087-5th Revision
Prusa, Inc
7420 SW 23rd Street, Miami, Florida 33155
Modification of Condition #2 of Resolution Passed and Adopted by the Board of
County Commissioners, and Non-Use Variance to Permit Less Parking Spaces Than
Required by the Code.
(RU-4) (1.60 Acres)
11-54-40

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.

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

The subject property is currently connected to a septic tank and drainfield system. Based on DERM records, the closest public sanitary sewer is located approximately 697 feet from the subject property. The proposed 20 apartment building addition in conjunction with the existing 44 apartment building places the project outside feasible distance for connection to public sanitary sewers. Therefore, connection of any proposed development to the public sanitary sewer system shall be required in accordance with Code requirements.

The interim use of a septic tank and drainfield system as a means for the disposal of domestic liquid waste could be approved, provided that the proposed development meets the sewage loading requirements of Section 24-43.1(4)(b) of the Code. The maximum sewage loading shall not exceed 1,500 gallons per day per acre (gpd/acre) for nonresidential properties served by a septic tank in conjunction with public water. The subject property contains 80,000 square feet, and the existing and

proposed development would generate a wastewater flow of approximately 9,600 gallons per day (gpd). This translates into a sewage loading rate of 5,227 gpd/acre which would not be in compliance with sewage loading requirements as defined in Section 24-43.1(4)(b) of the Code, therefore connection will be required.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV 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

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree (trunk diameter of 18 inches or greater) preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding permitting procedures and requirements.

Enforcement History

The subject property has one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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.

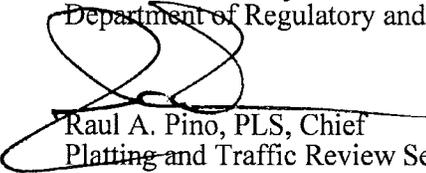
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: March 6, 2015

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: Z2013000087
Name: PRUSA
Location: 7420 SW 23 Street
Section 11 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.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 49 to 56A, Block F of Plat Book 14, Page 58.

Additional improvements may be required at time of permitting.

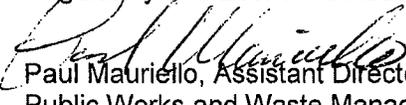
This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

Memorandum



Date: November 20, 2013

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

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

Subject: Prusa (#13_087)

The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. 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. **The PWWM has no objections to the proposed application.**

Application: *Prusa* is requesting a non-use variance and modification of Resolution No. 2-ZAB-40-64 to add twenty-two (22) additional units and thirty-five (35) parking spaces to an existing apartment building. The property is located in a High Density Apartment House district (RU-4)

Size: The subject property is approximately 1.60 acres.

Location: The subject property is located at 7420 SW 23rd Street, 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 25, 2013, 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 Regulatory and Economic Resources 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the apartment building on the property will likely be considered a multi-family residential establishment. Per the Code the following is required of multi-family residential establishments located in unincorporated Miami-Dade County:

"Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service.

3. Recycling

Regarding multi-family units, **Section 15-2.2a** of the Code requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b of the Code states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305 514-6666.

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

Prusa
Page 3

(between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection.

Memorandum



Date: July 23, 2015

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: Z2013000087: PRUSA
Revised plans submitted dated stamped received through 7/17/2015

Application Name: PRUSA

Project Location: The site is located at 7420 SW 23 STREET, Miami-Dade County.

Proposed Development: The request is for approval of a modification to permit 22 additional units and non-use variances to accommodate the updated site plan.

Impact and Demand: This application proposes development of 22 additional multi-family dwelling units which result in an impact of up to .13 acres to the level of service for this park benefit district. The existing development consists of 44 units and, therefore, the final project will include 66 dwelling units.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The site is located in Park Benefit District 2 (PBD2) which has a surplus of 491.32 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park. The nearest local park to the application site is Three Lakes Park, which is located approximately .6 miles from the site.

**Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Coral Estates Park	COMMUNITY PARK	5.15
Rockway Park	COMMUNITY PARK	2.52
Miller Drive Park	COMMUNITY PARK	4.07
Ruben Dario Park	COMMUNITY PARK	15.29
Sunset Heights Park	MINI-PARK	0.32
Humble Mini Park	MINI-PARK	0.50
San Jacinto Park	MINI-PARK	0.92
Francisco Human Rights Park	MINI-PARK	3.78
Coral Villas Park	MINI-PARK	0.37
Westbrook Park	NEIGHBORHOOD PARK	2.45
Schenley Park	NEIGHBORHOOD PARK	2.00
Banyan Park	NEIGHBORHOOD PARK	3.14
Blue Lakes Park	NEIGHBORHOOD PARK	6.00

Sunkist Park	NEIGHBORHOOD PARK	0.77
Brothers To The Rescue Memorial Park	SINGLE PURPOSE PARK	5.70

Objective ROS-8 of the Recreation and Open Space Element of the CDMP states the following:

The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Recommendation: 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, Parks Planning Section Supervisor



Memorandum

Date: 23-JUL-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2013000087

Recommendation:

No objection to the site plan with a 5/4/15 RER received date that also contains a handwritten note dated 7/17/15.

Service Impact/Demand

Development for the above Z2013000087
 located at 7420 SW 23 STREET, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1442 is proposed as the following:

20	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. 5.4 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 3
 The estimated average travel time is: 7:01 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received 5/04/15.

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

17

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

PRUSA	7420 SW 23 STREET, MIAMI-DADE COUNTY, FLORIDA.
-------	---

APPLICANT

ADDRESS

SEPTEMBER 9, 2015

Z2013000087

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

August 20, 2015

Neighborhood Regulations:

THERE ARE OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS OPEN:

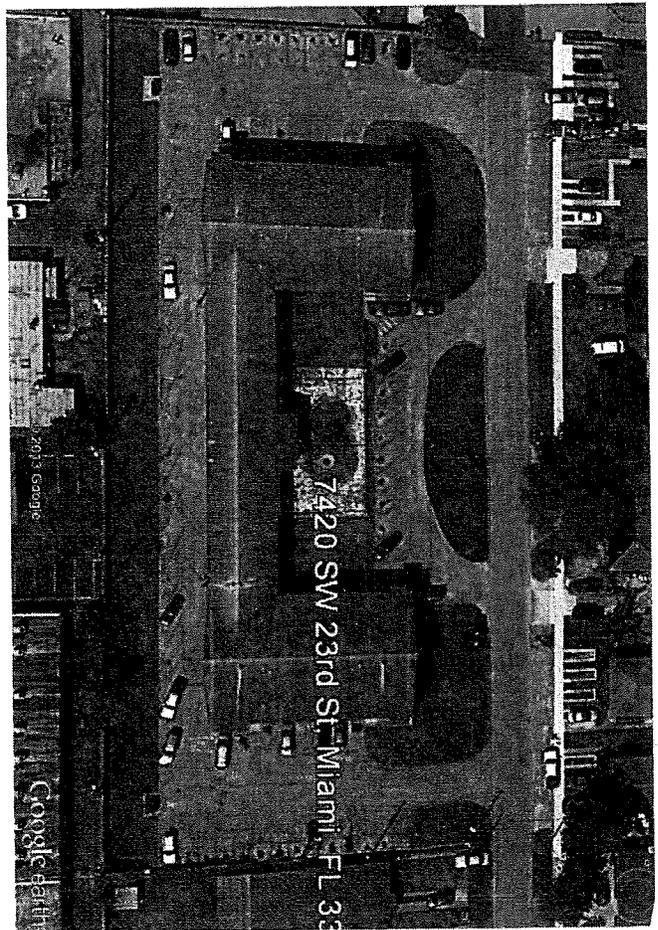
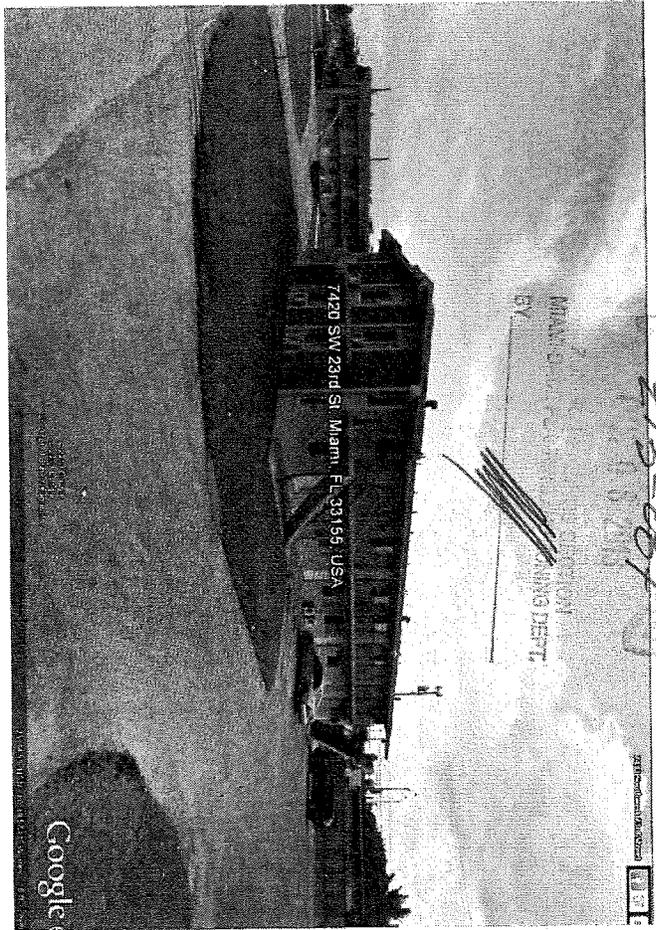
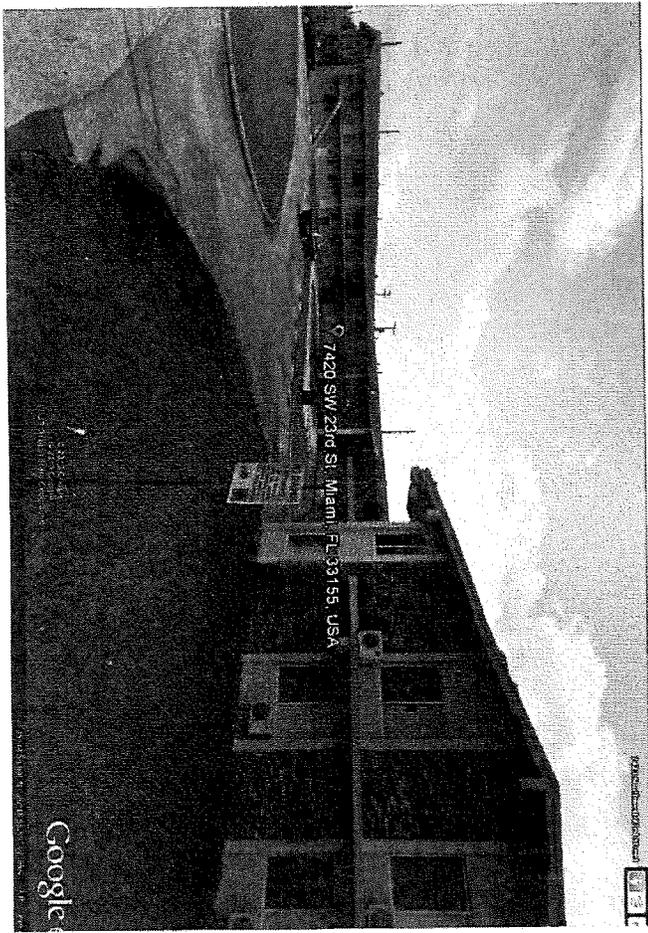
Building Support Case #F2014115766-U, was opened on September 11, 2014 for Failure to obtain a 40 year Recertification for a two story residential structure. A Board Hearing was scheduled for March 11, 2015. The Board Hearing was deferred until April 15, 2015. Mechanical Permit #2015043064, was obtained on May 25, 2015. The Board Inspection order has been completed. The permit has been finalized. The case is under review for closure.

BUILDING SUPPORT REGULATIONS CLOSED:

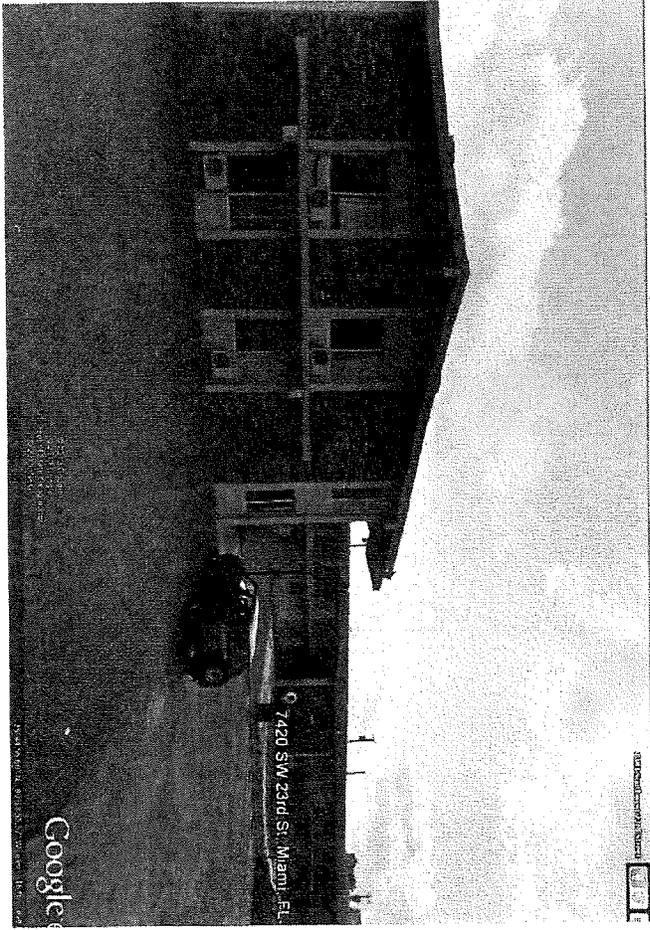
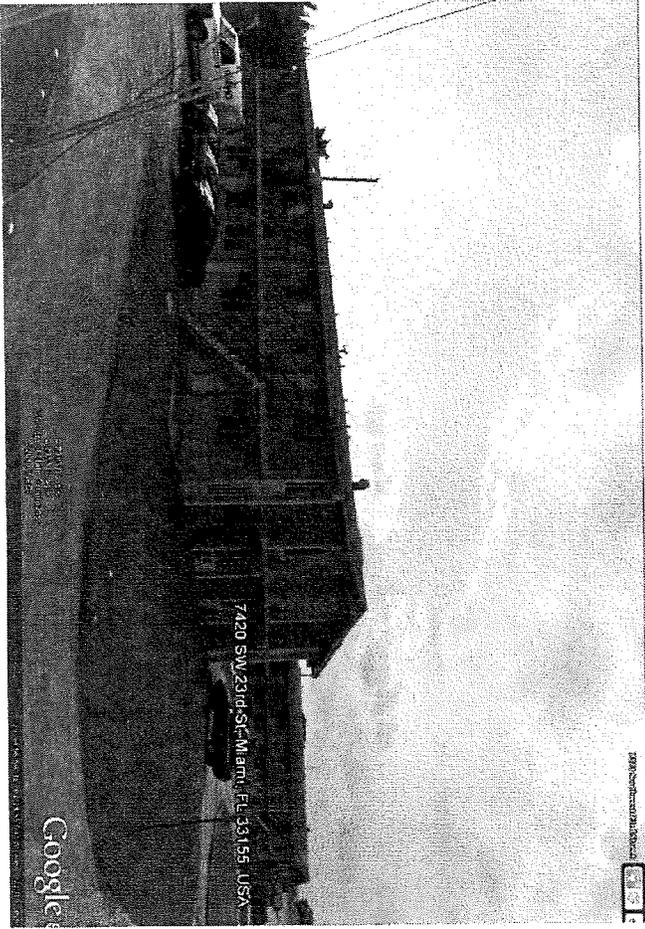
Building Support Case #20100134890-B, was opened on February 1, 2010, for Failure to obtain the required permit [s], prior to commencing work on installing many air conditioning systems in the apartment complex. A Notice of Violation was issued the same day. Civil Violation Notice #P006036, was issued on November 2, 2011, for non-compliance. A Lien was recorded on December 14, 2012. Compliance was met and the Lien was satisfied on August 11, 2015. The case was closed on August 12, 2015.

VIOLATOR:
PRUSA

OUTSTANDING LIENS, FEES, FINES:
AS OF AUGUST 20, 2015, THERE ARE NO PENDING LIENS, FEES, OR FINES



20



BY
MIRIAM HARRIS
7420 SW 23RD ST
MIAMI, FL 33155
7420-23-087

DISCLOSURE OF INTEREST*

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 213-087
DATE SEP 19 2014

owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

BY: DAH
CORPORATION NAME: PRUSA

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>8095 NW 64 St,</u>	<u>100%</u>
<u>Miami, FL 33164</u>	
<u>BERNARDO DURAN</u>	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____

RECEIVED
213-087
COUNTY CLERK
BY: 

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

RECEIVED

MIAMI-DADE COUNTY
PROCESS #: Z13-087
DATE: SEP 19 2014
BY: DAH

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

RECORDED
Z13-087
COUNTY CLERK
PLANNING DEPT

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

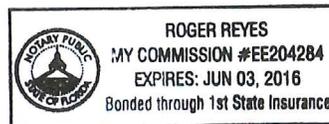
Signature: _____

[Handwritten Signature]

(Applicant)

Sworn to and subscribed before me this 13 day of May, 20 13. Affiant is personally know to me or has produced _____ as identification.

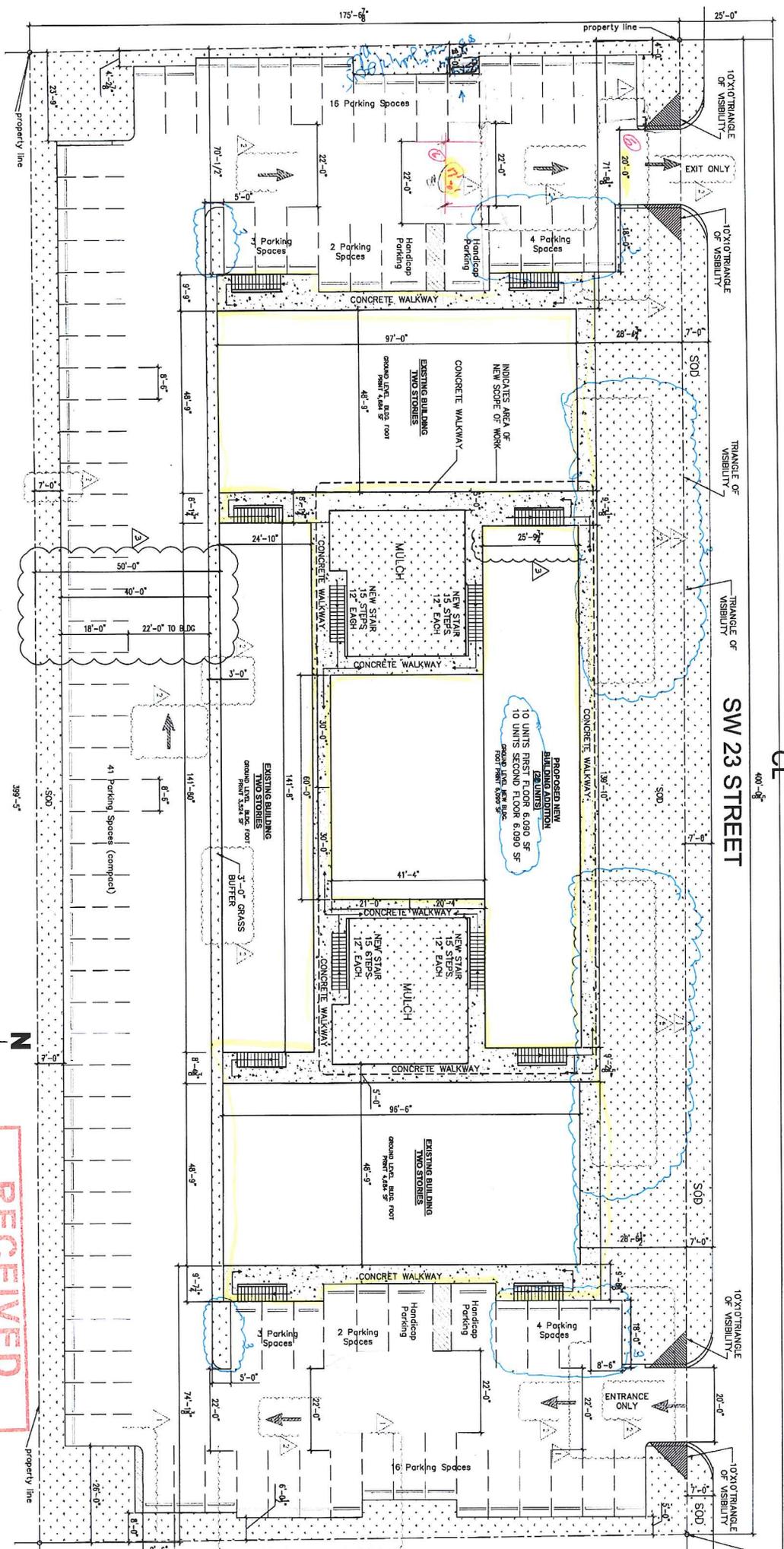
[Handwritten Signature]
(Notary Public)



My commission expires: _____

Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

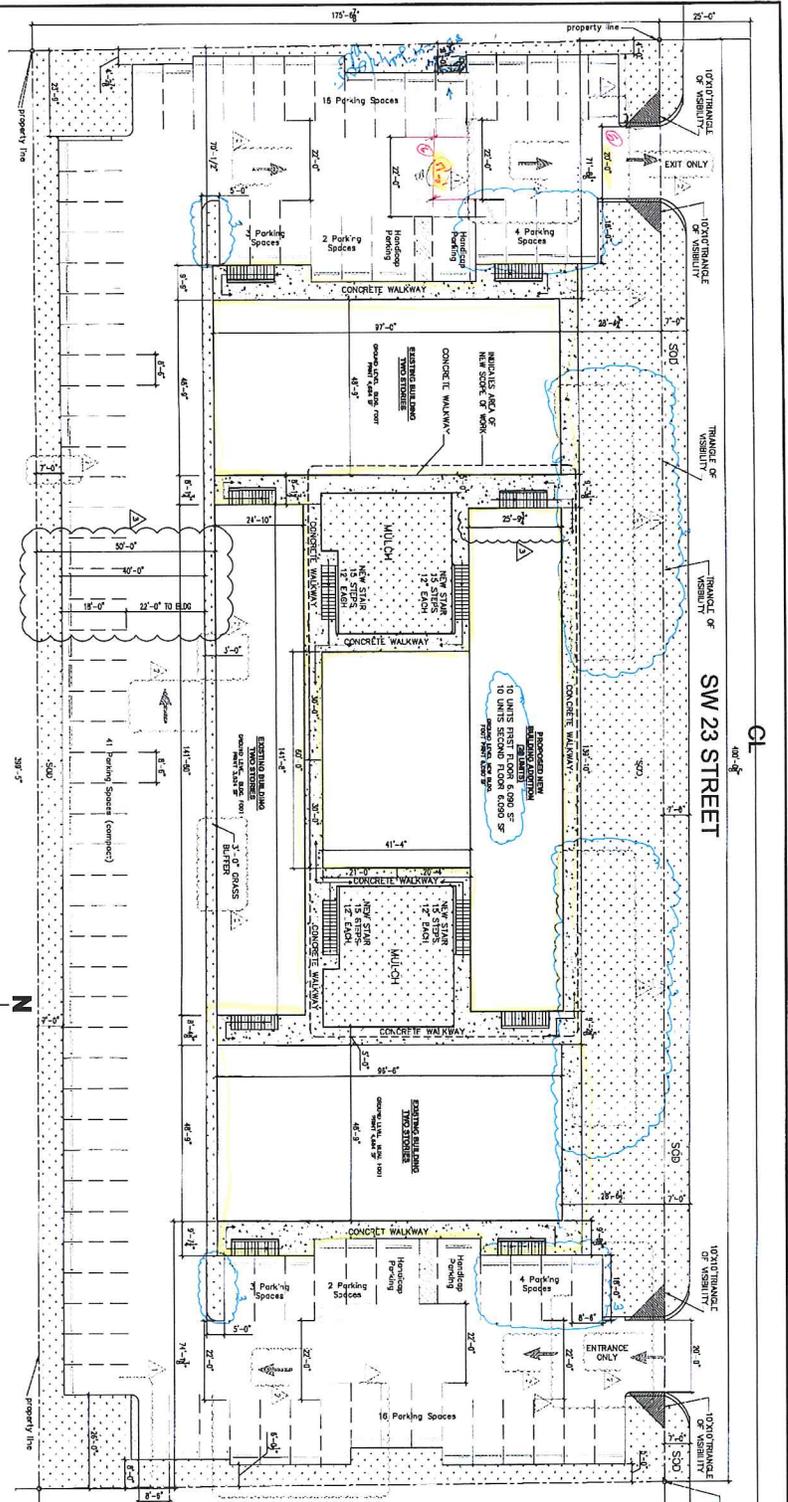


CL
400'-8"
SW 23 STREET

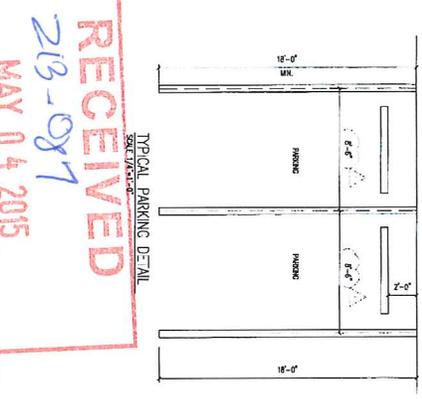
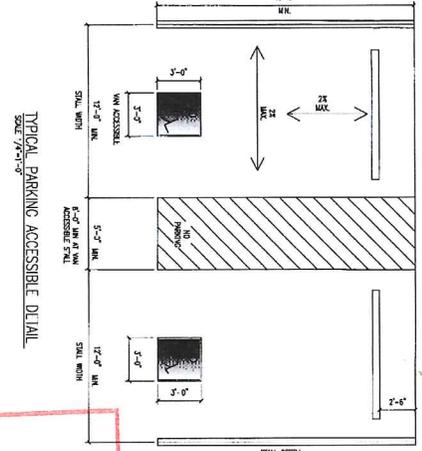
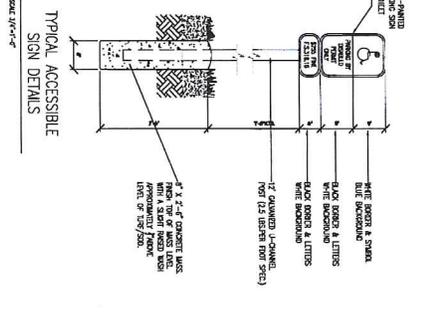
SITE PLAN
SCALE 1/4" = 1'-0"
N

RECEIVED
23-087
MAY 04 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By: [Signature]

1) enlarge site plan "



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



SITE PLAN DATA

APPROVED FOR THE CITY OF MIAMI
 1400 SW 23 STREET, SUITE 400
 MIAMI, FLORIDA 33135
 305.698.8888

ZONES OF PROPERTY R-14
CO-ORDINATE (GROUP) R-14
 OPEN/RESIDENTIAL

TOTAL AREA 10,000 SQ. FT.
TOTAL AREA COVERED BY EXISTING 10,000 SQ. FT.
TOTAL AREA COVERED BY PROPOSED 10,000 SQ. FT.

PROPOSED
TOTAL AREA COVERED BY PROPOSED 10,000 SQ. FT.
TOTAL AREA COVERED BY PROPOSED 10,000 SQ. FT.

APPROXIMATE 10,000 SQ. FT.
CONCRETE 10,000 SQ. FT.
PAVING 10,000 SQ. FT.

FLOOR AREA 10,000 SQ. FT.
FLOOR AREA 10,000 SQ. FT.
FLOOR AREA 10,000 SQ. FT.

FRONT 10,000 SQ. FT.
FRONT 10,000 SQ. FT.
FRONT 10,000 SQ. FT.

REAR 10,000 SQ. FT.
REAR 10,000 SQ. FT.
REAR 10,000 SQ. FT.

SIDE 10,000 SQ. FT.
SIDE 10,000 SQ. FT.
SIDE 10,000 SQ. FT.

ENTRANCE 10,000 SQ. FT.
ENTRANCE 10,000 SQ. FT.
ENTRANCE 10,000 SQ. FT.

EXIT 10,000 SQ. FT.
EXIT 10,000 SQ. FT.
EXIT 10,000 SQ. FT.

STAIR 10,000 SQ. FT.
STAIR 10,000 SQ. FT.
STAIR 10,000 SQ. FT.

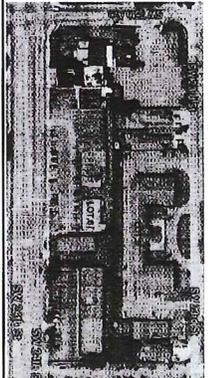
ELEVATOR 10,000 SQ. FT.
ELEVATOR 10,000 SQ. FT.
ELEVATOR 10,000 SQ. FT.

MEANS OF EGRESS 10,000 SQ. FT.
MEANS OF EGRESS 10,000 SQ. FT.
MEANS OF EGRESS 10,000 SQ. FT.

MEANS OF EGRESS 10,000 SQ. FT.
MEANS OF EGRESS 10,000 SQ. FT.
MEANS OF EGRESS 10,000 SQ. FT.

MEANS OF EGRESS 10,000 SQ. FT.
MEANS OF EGRESS 10,000 SQ. FT.
MEANS OF EGRESS 10,000 SQ. FT.

MEANS OF EGRESS 10,000 SQ. FT.
MEANS OF EGRESS 10,000 SQ. FT.
MEANS OF EGRESS 10,000 SQ. FT.



NO.	DATE	BY	REVISIONS
01	07/13/10	AS	AS SHOWN
02	12/10/10	AS	AS SHOWN
03	01/14/11	AS	AS SHOWN
04	01/14/11	AS	AS SHOWN
05	01/14/11	AS	AS SHOWN
06	01/14/11	AS	AS SHOWN
07	01/14/11	AS	AS SHOWN
08	01/14/11	AS	AS SHOWN
09	01/14/11	AS	AS SHOWN
10	01/14/11	AS	AS SHOWN
11	01/14/11	AS	AS SHOWN
12	01/14/11	AS	AS SHOWN
13	01/14/11	AS	AS SHOWN
14	01/14/11	AS	AS SHOWN
15	01/14/11	AS	AS SHOWN
16	01/14/11	AS	AS SHOWN
17	01/14/11	AS	AS SHOWN
18	01/14/11	AS	AS SHOWN
19	01/14/11	AS	AS SHOWN
20	01/14/11	AS	AS SHOWN
21	01/14/11	AS	AS SHOWN
22	01/14/11	AS	AS SHOWN
23	01/14/11	AS	AS SHOWN
24	01/14/11	AS	AS SHOWN
25	01/14/11	AS	AS SHOWN
26	01/14/11	AS	AS SHOWN
27	01/14/11	AS	AS SHOWN
28	01/14/11	AS	AS SHOWN
29	01/14/11	AS	AS SHOWN
30	01/14/11	AS	AS SHOWN
31	01/14/11	AS	AS SHOWN
32	01/14/11	AS	AS SHOWN
33	01/14/11	AS	AS SHOWN
34	01/14/11	AS	AS SHOWN
35	01/14/11	AS	AS SHOWN
36	01/14/11	AS	AS SHOWN
37	01/14/11	AS	AS SHOWN
38	01/14/11	AS	AS SHOWN
39	01/14/11	AS	AS SHOWN
40	01/14/11	AS	AS SHOWN
41	01/14/11	AS	AS SHOWN
42	01/14/11	AS	AS SHOWN
43	01/14/11	AS	AS SHOWN
44	01/14/11	AS	AS SHOWN
45	01/14/11	AS	AS SHOWN
46	01/14/11	AS	AS SHOWN
47	01/14/11	AS	AS SHOWN
48	01/14/11	AS	AS SHOWN
49	01/14/11	AS	AS SHOWN
50	01/14/11	AS	AS SHOWN
51	01/14/11	AS	AS SHOWN
52	01/14/11	AS	AS SHOWN
53	01/14/11	AS	AS SHOWN
54	01/14/11	AS	AS SHOWN
55	01/14/11	AS	AS SHOWN
56	01/14/11	AS	AS SHOWN
57	01/14/11	AS	AS SHOWN
58	01/14/11	AS	AS SHOWN
59	01/14/11	AS	AS SHOWN
60	01/14/11	AS	AS SHOWN
61	01/14/11	AS	AS SHOWN
62	01/14/11	AS	AS SHOWN
63	01/14/11	AS	AS SHOWN
64	01/14/11	AS	AS SHOWN
65	01/14/11	AS	AS SHOWN
66	01/14/11	AS	AS SHOWN
67	01/14/11	AS	AS SHOWN
68	01/14/11	AS	AS SHOWN
69	01/14/11	AS	AS SHOWN
70	01/14/11	AS	AS SHOWN
71	01/14/11	AS	AS SHOWN
72	01/14/11	AS	AS SHOWN
73	01/14/11	AS	AS SHOWN
74	01/14/11	AS	AS SHOWN
75	01/14/11	AS	AS SHOWN
76	01/14/11	AS	AS SHOWN
77	01/14/11	AS	AS SHOWN
78	01/14/11	AS	AS SHOWN
79	01/14/11	AS	AS SHOWN
80	01/14/11	AS	AS SHOWN
81	01/14/11	AS	AS SHOWN
82	01/14/11	AS	AS SHOWN
83	01/14/11	AS	AS SHOWN
84	01/14/11	AS	AS SHOWN
85	01/14/11	AS	AS SHOWN
86	01/14/11	AS	AS SHOWN
87	01/14/11	AS	AS SHOWN
88	01/14/11	AS	AS SHOWN
89	01/14/11	AS	AS SHOWN
90	01/14/11	AS	AS SHOWN
91	01/14/11	AS	AS SHOWN
92	01/14/11	AS	AS SHOWN
93	01/14/11	AS	AS SHOWN
94	01/14/11	AS	AS SHOWN
95	01/14/11	AS	AS SHOWN
96	01/14/11	AS	AS SHOWN
97	01/14/11	AS	AS SHOWN
98	01/14/11	AS	AS SHOWN
99	01/14/11	AS	AS SHOWN
100	01/14/11	AS	AS SHOWN

BASULTO
 CONSULTING ENGINEERS
 14169 Palmetto Freeway Road
 Suite 11, Suite 11, Suite 11, Suite 11, Suite 11
 Ft. Myers, FL 33907
 Phone: 888-777-7777
 Fax: 888-777-7777
 Website: www.basulto.com

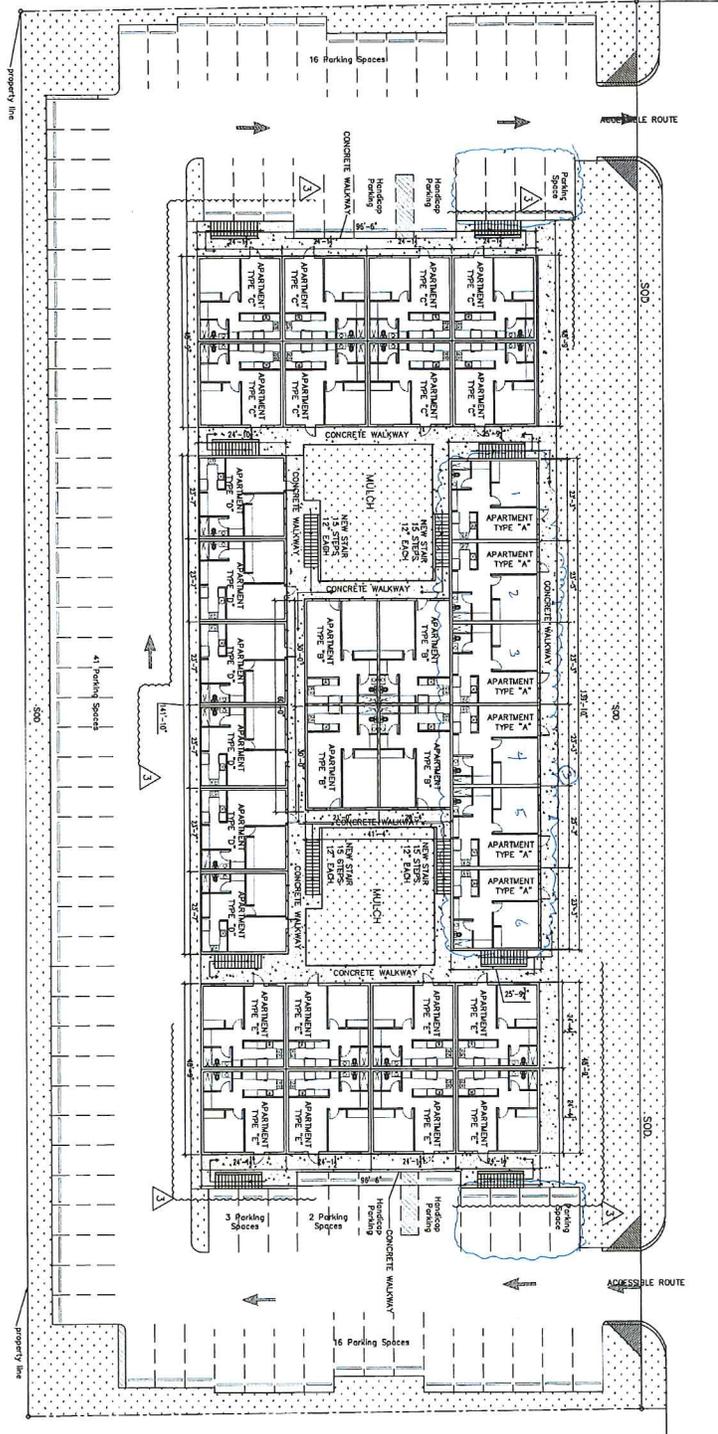
FIRST FLOOR NOTES AND DETAILS

DURAN APARTMENT COMPLEX
 7420 SW 23 STREET
 MIAMI, FLORIDA

Rev'd I. Basulto, PE
 PE 48869

25

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



FIRST FLOOR
SCALE 1/8" = 1'-0"



RECEIVED

215-087

MAY 04 2015

DEPARTMENT OF COMMUNITY
 DEVELOPMENT AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY

150-112

© COPYRIGHT BASULTO AND ASSOCIATES, P.C. ALL DRAWINGS, SPECIFICATIONS AND RELATED WORK PRODUCTS ARE THE COPYRIGHT OF THE ENGINEER. REPRODUCTION OF SUCH OR USE OF ELECTRONIC FILES IN PART OR WHOLE IS FORBIDDEN WITHOUT WRITTEN PERMISSION AND APPROPRIATE COOPERATION.

DATE	BY	REVISION
A-3		

BASULTO ASSOCIATES

CONSULTING ENGINEERS
 René I. Basulto, PE
 PE 40869 - FL CA06722
 14160 Palmetto Frostings Road
 Suite 22, Miami Lakes, FL 33016
 www.basulto.com
 305.698.3988, fax: 305.698.3989

FIRST FLOOR
PLAN

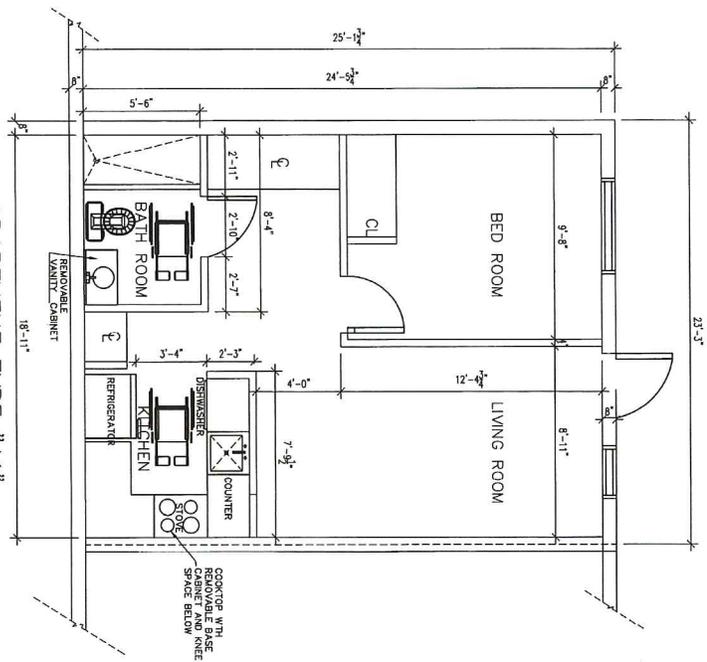
DURAN APARTMENT COMPLEX
 7420 SW 23 STREET
 MIAMI, FLORIDA

René I. Basulto, PE
 PE #40869

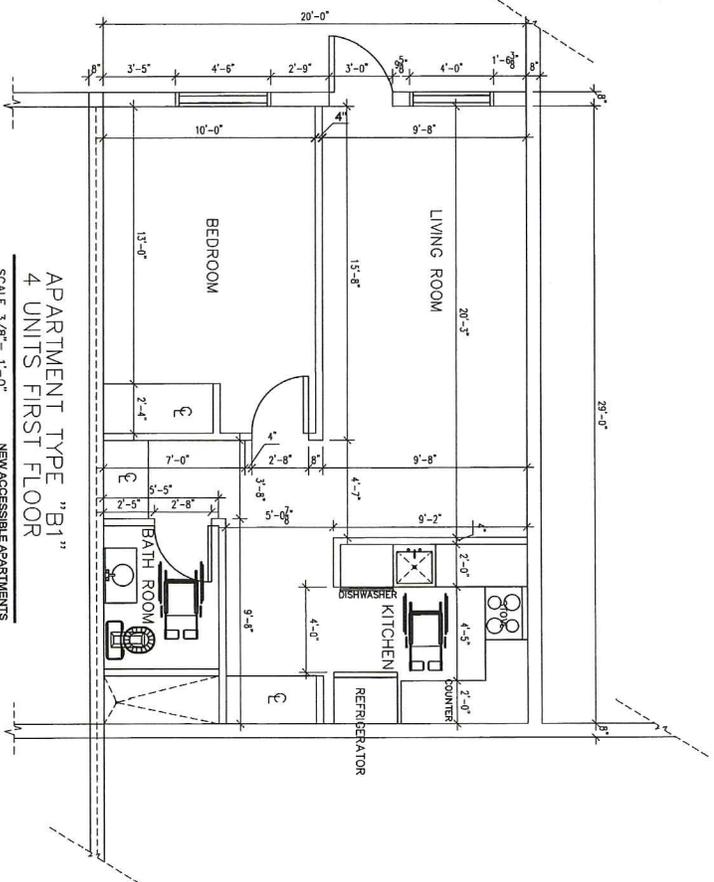
REVISIONS	BY

26

APARTMENT TYPE "A1"
6 UNITS FIRST FLOOR
SCALE 3/8" = 1'-0"
NEW ACCESSIBLE APARTMENTS



APARTMENT TYPE "B1"
4 UNITS FIRST FLOOR
SCALE 3/8" = 1'-0"
NEW ACCESSIBLE APARTMENTS



RECEIVED
MAY 04 2010
213-087
HAWAIIAN ISLAND COUNTY
DEPARTMENT OF REGULATION
AND ECONOMIC
RESOURCES DEVELOPMENT
SERVICES
BY

NO.	REVISIONS	BY
A-5		

BASULLO ASSOCIATES
CONSULTING ENGINEERS
14160 Palmetto Freeway Road
Suite 22, Miami Lakes, FL 33016
305.698.3988, fax: 305.698.3989

APARTMENT TYPE "A1" AND "B1" ENLARGEMENT

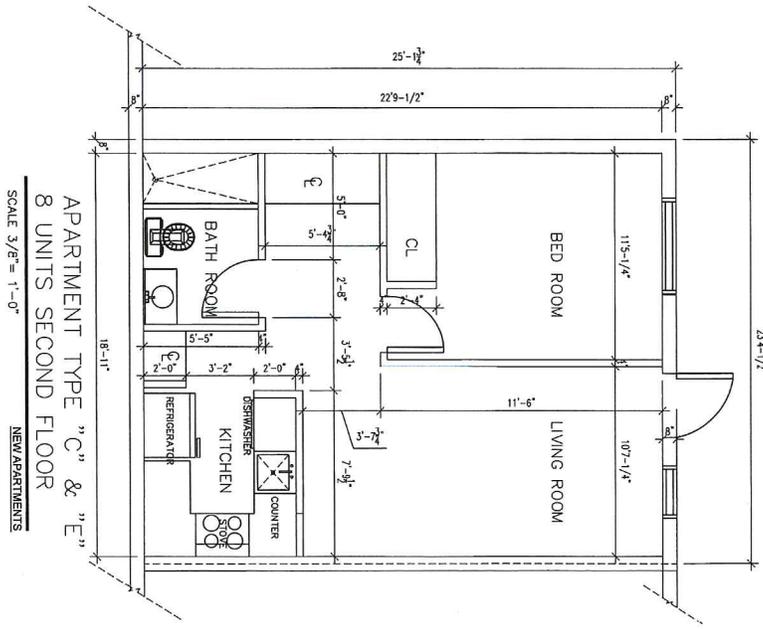
DURAN APARTMENT COMPLEX
7420 SW 23 STREET
MIAMI, FLORIDA

Reed I. Basullo, PE
PE #40869

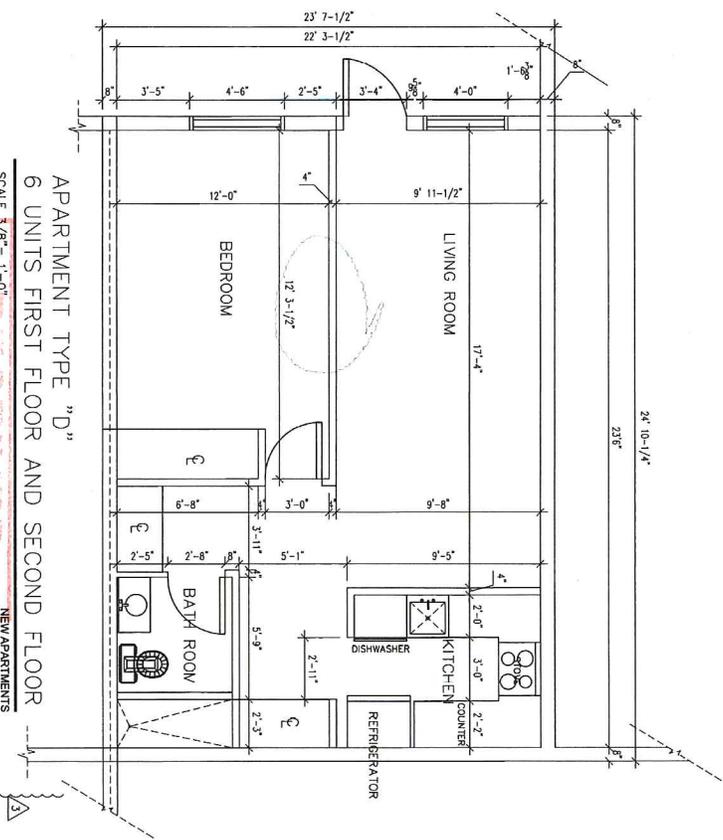
NO.	REVISIONS	BY

28

© COPYRIGHT BASULLO AND ASSOCIATES, INC. ALL ORIGINAL SPECIFICATIONS AND RELATED WORK PRODUCTS ARE THE COPYRIGHT OF THE ENGINEER. REPRODUCTION OF SUCH OR USE OF ELECTRONIC FILES IN PART OR WHOLE IS FORBIDDEN WITHOUT WRITTEN PERMISSION AND APPROPRIATE COMPENSATION.



APARTMENT TYPE "C" & "E"
8 UNITS SECOND FLOOR
SCALE 3/8" = 1'-0"
NEW APARTMENTS



APARTMENT TYPE "D"
6 UNITS FIRST FLOOR AND SECOND FLOOR
SCALE 3/8" = 1'-0"
NEW APARTMENTS

APPROVED

713-087

MAY 04 2015

213-087

MIAMI-DADE COUNTY
DEPARTMENT OF BUILDING AND CONSTRUCTION
RESOURCES DEVELOPMENT SERVICES

© COPYRIGHT BASULLO AND ASSOCIATES, P.A. ALL DRAWINGS, SPECIFICATIONS AND RELATED WORK PRODUCTS ARE THE COPYRIGHT OF THE ENGINEER. REPRODUCTION OF SUCH OR USE OF ELECTRONIC FILES IN PART OR WHOLE IS FORBIDDEN WITHOUT WRITTEN PERMISSION AND APPROPRIATE COMPENSATION.

NO.	DATE	BY	REVISIONS
1	07-20-2013	RECEIVED	
2	08-20-2013	RECEIVED	
3	08-20-2013	RECEIVED	
4	11-07-2013	RECEIVED	
5	11-07-2013	RECEIVED	
6	11-07-2013	RECEIVED	
7	11-07-2013	RECEIVED	
8	11-07-2013	RECEIVED	
9	11-07-2013	RECEIVED	
10	11-07-2013	RECEIVED	
11	11-07-2013	RECEIVED	
12	11-07-2013	RECEIVED	
13	11-07-2013	RECEIVED	
14	11-07-2013	RECEIVED	
15	11-07-2013	RECEIVED	
16	11-07-2013	RECEIVED	
17	11-07-2013	RECEIVED	
18	11-07-2013	RECEIVED	
19	11-07-2013	RECEIVED	
20	11-07-2013	RECEIVED	
21	11-07-2013	RECEIVED	
22	11-07-2013	RECEIVED	
23	11-07-2013	RECEIVED	
24	11-07-2013	RECEIVED	
25	11-07-2013	RECEIVED	
26	11-07-2013	RECEIVED	
27	11-07-2013	RECEIVED	
28	11-07-2013	RECEIVED	
29	11-07-2013	RECEIVED	
30	11-07-2013	RECEIVED	

BASULLO & ASSOCIATES
CONSULTING ENGINEERS
14160 Palmetto Firetango Road
Suite 22, Miami Lakes, FL 33016
305.698.3988, Fax: 305.698.3989
www.basullo.com

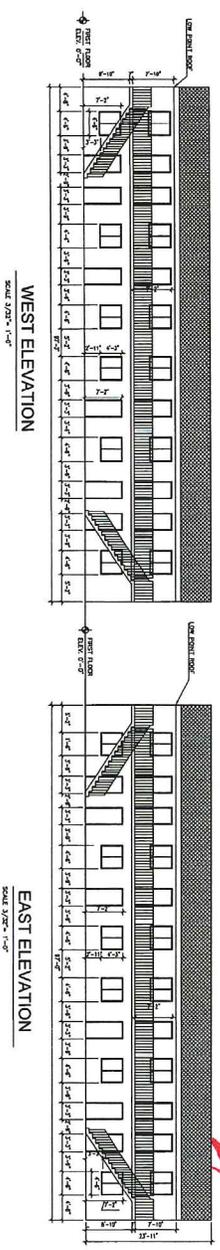
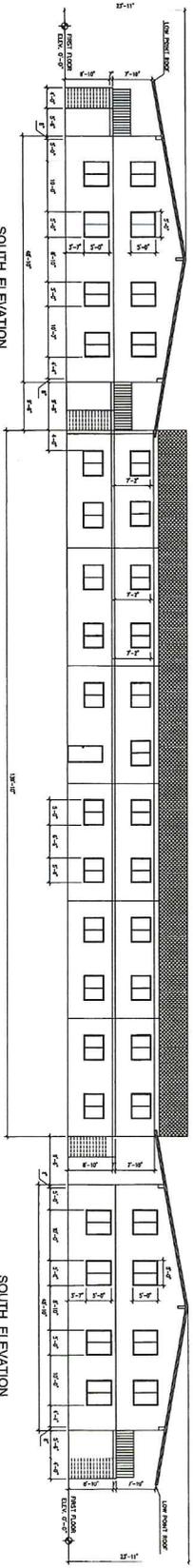
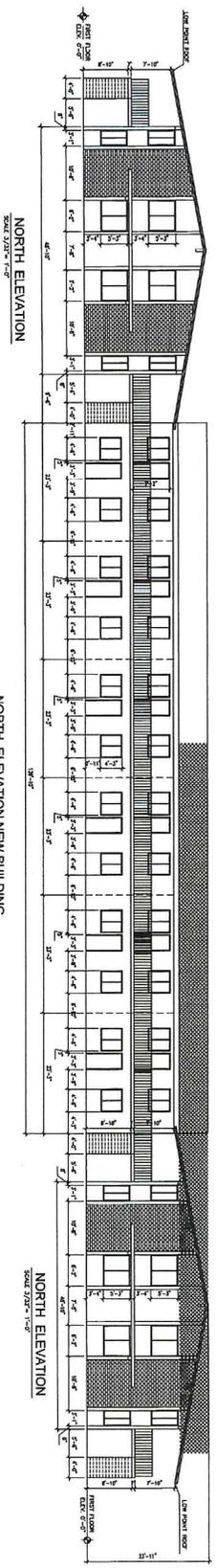
APARTMENT TYPE
"C", "E" AND "D"
ENLARGEMENT

DURAN APARTMENT COMPLEX
7420 SW 23 STREET
MIAMI, FLORIDA

Reed L. Basullo, PE
PE #40869

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

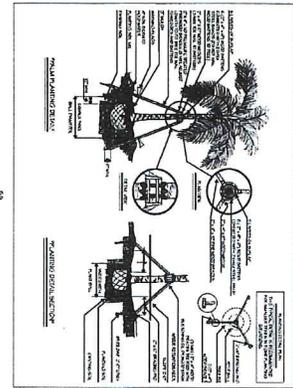
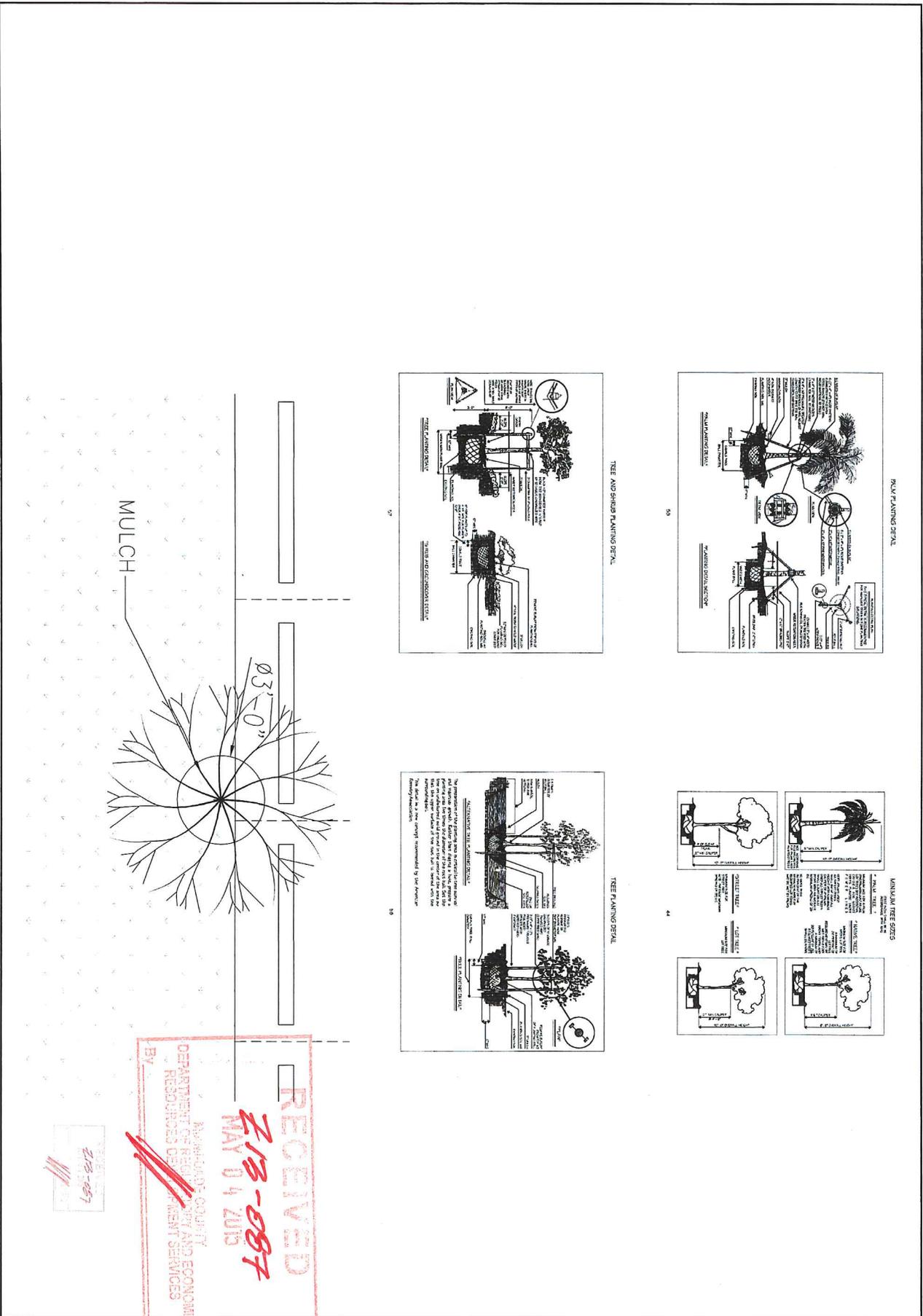
30



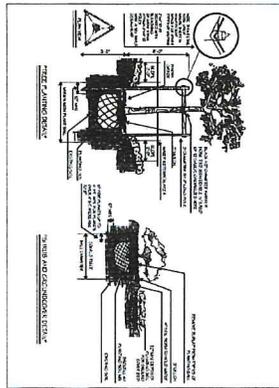
RECEIVED
 HALLAND COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY: *ZIR-087*
 MAY 04 2007

<p style="font-size: 8px;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">NO.</td><td style="width: 15%;">DESCRIPTION</td></tr> <tr><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION																					<p>DURAN APARTMENT COMPLEX 7420 SW 23 STREET MIAMI, FLORIDA</p>	<p>Rev'd I. Basulto, PE PE #40869</p>	<p style="text-align: center;">OVERALL ELEVATIONS</p>
NO.	DESCRIPTION																								
<p>DATE: 07-26-2013 DRAWN BY: AS SIKON CHECKED BY: 13102 DESIGNED BY: A-8</p>	<p>BASULTO ASSOCIATES CONSULTING ENGINEERS René I. Basulto, PE 14160 Palmetto Frontage Road PE 40869 - FL CA06722 Suite 22, Miami Lakes, FL 33016 www.basulto.com 305.698.3988, fax: 305.698.3989</p>	<p>© COPYRIGHT BASULTO AND ASSOCIATES, INC. ALL DRAWINGS, SPECIFICATIONS AND RELATED WORK PRODUCTS ARE THE COPYRIGHT OF THE ENGINEER. REPRODUCTION OF SUCH OR USE OF ELECTRONIC FILES IN PART OR IN WHOLE IS FORBIDDEN WITHOUT WRITTEN PERMISSION AND APPROPRIATE COMPENSATION.</p>																							

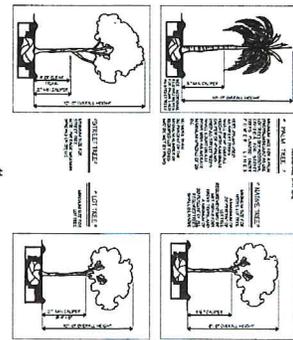
31



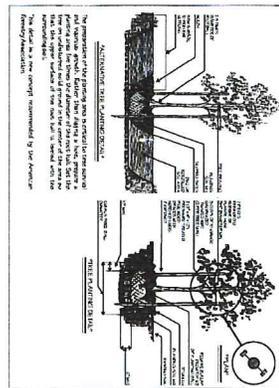
PALM PLANTING DETAIL



TREE AND SHRUB PLANTING DETAIL

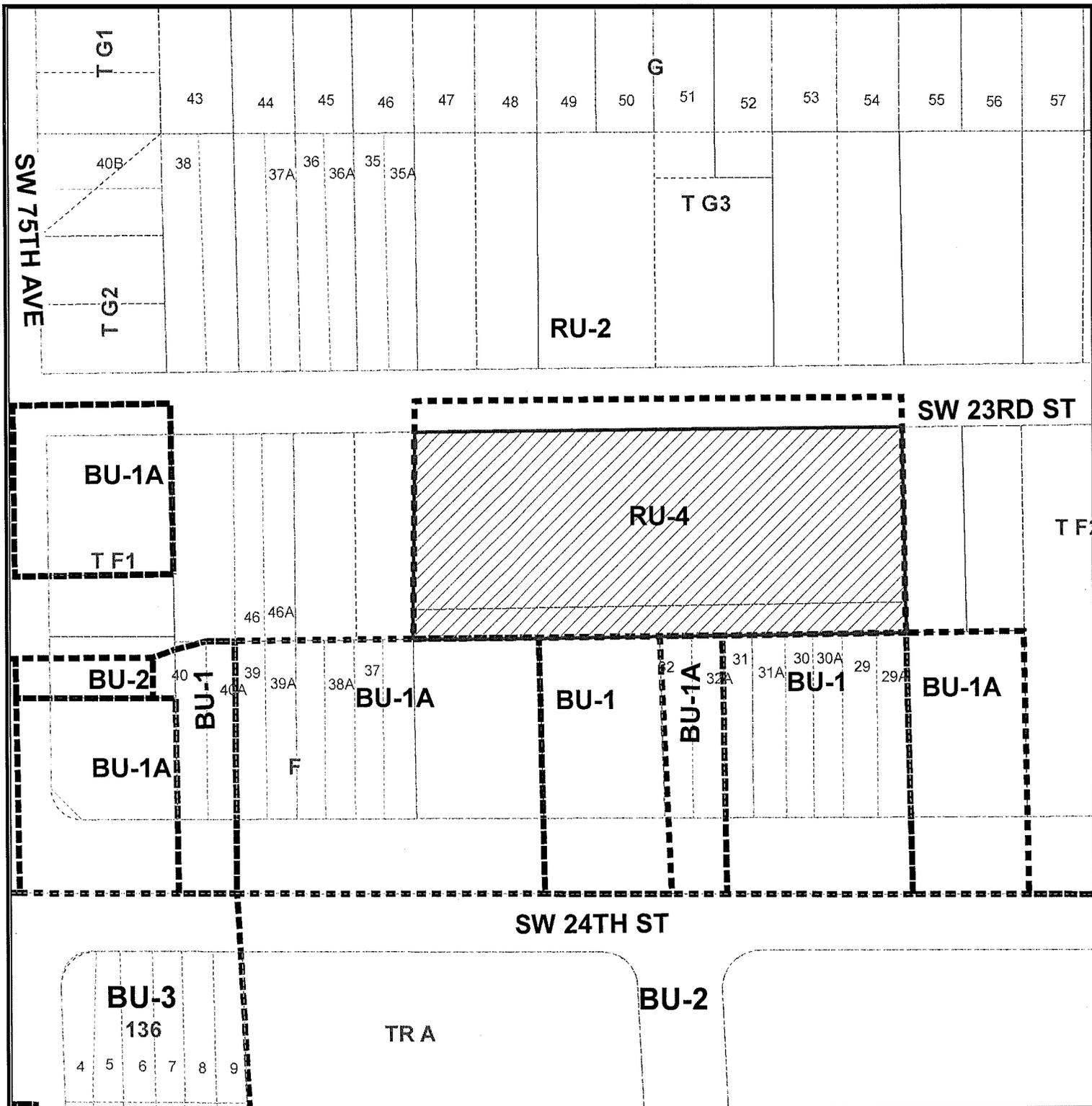


MINIMUM TREE SIZES



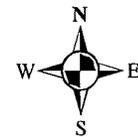
TREE PLANTING DETAIL

RECEIVED
 MAY 04 2015
 213-087
 HAVANAH COUNTY
 DEPARTMENT OF REVENUE AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000087



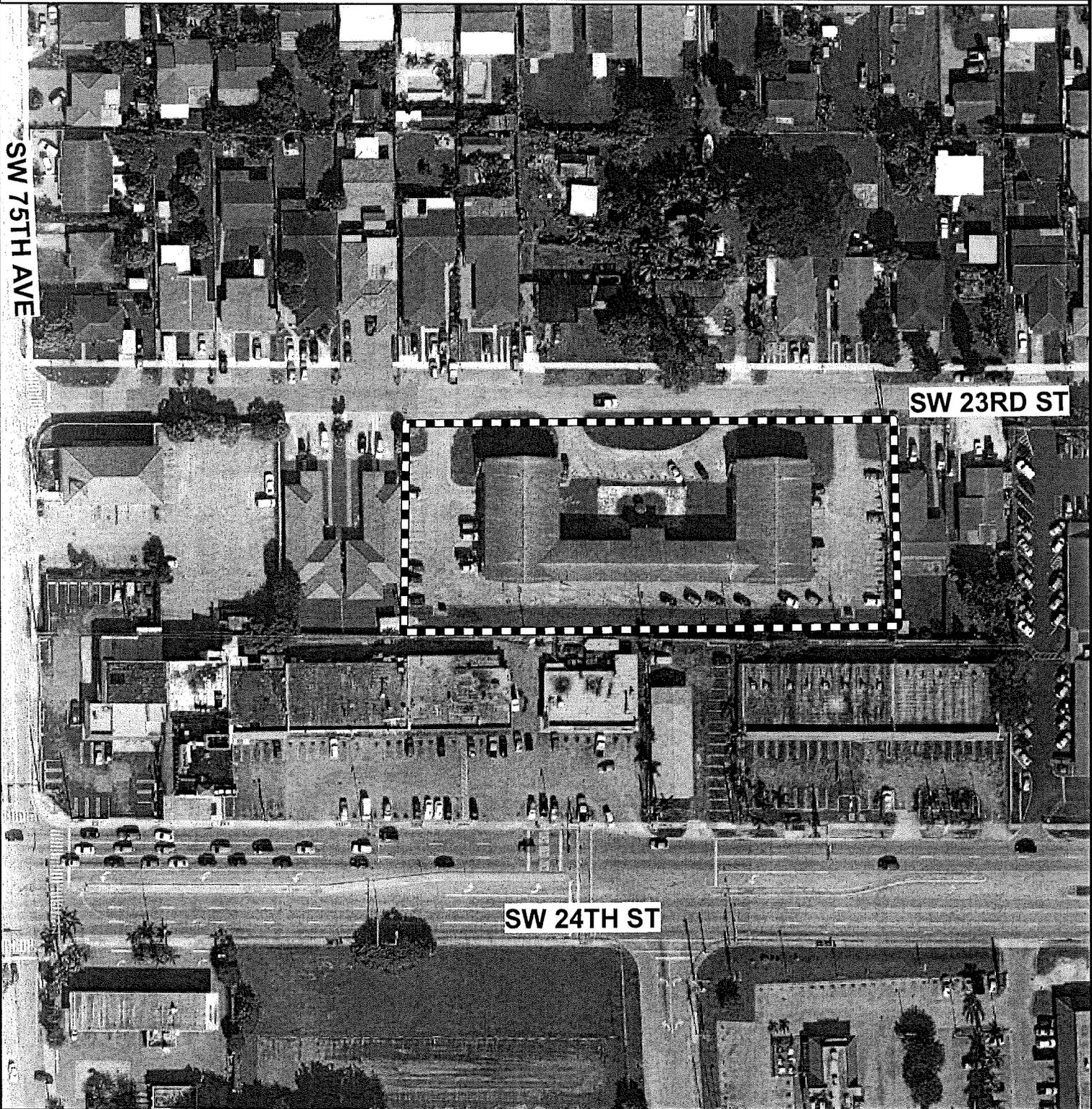
Section: 11 Township: 54 Range: 40
 Applicant: PRUSA
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY
	3/4	



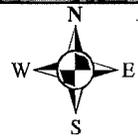
SW 75TH AVE

SW 23RD ST

SW 24TH ST

MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000087



Section: 11 Township: 54 Range: 40
 Applicant: PRUSA
 Zoning Board: C10
 Commission District: 6
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



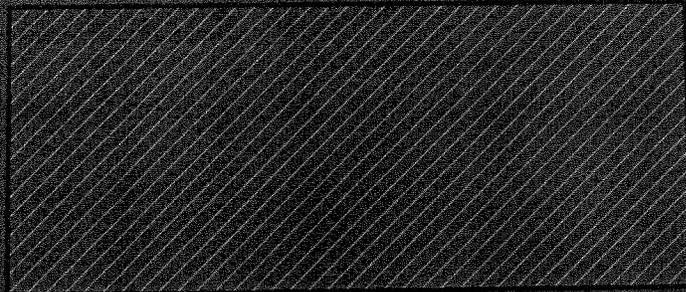
SKETCH CREATED ON: Monday, November 4, 2013

REVISION	DATE	BY
	3/6	

(LMDR) 6-13 DU/AC

SW 75TH AVE

SW 23RD ST



BUSINESS AND OFFICE

SW 24TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2013000087



Section: 11 Township: 54 Range: 40

Applicant: PRUSA

Zoning Board: C10

Commission District: 6

Drafter ID: JEFFER GURDIAN

Scale: NTS

Legend

 **Subject Property Case**



SKETCH CREATED ON: Monday, November 4, 2013

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10**

PH: Z14-024 (15-9-CZ10-2)

September 9, 2013

Item No. 2

Recommendation Summary	
Commission District	11
Applicant	Four Aces Ranch 1, LLP
Summary of Requests	The applicant is seeking to allow a district boundary change from GU, Interim District to RU-1M(a) Single-Family Modified Residential District.
Location	Lying south of SW 38 Street approximately 440' west of SW 147 Avenue, Miami-Dade County, Florida
Property Size	1.296 acres
Existing Zoning	GU, Interim District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6, dua, (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Approval, subject to the acceptance of the proffered covenant

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to RU-1M(a).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Proposed site plan" as prepared by American Servises of Miami, Corp and dated stamped received October 23, 2014, consisting of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The applicant seeks to rezone the 1.296-acre parcel from GU, Interim District to RU-1M(a), Single Family Modified Residential District, 5,000 sq. ft. net. The site plan shows six (6) individual lots to be developed on the property.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; vacant land	Low-Density Residential (2.5 to 6 dua)
North	RU-1Z; single-family residences	Low-Density Residential (2.5 to 6 dua)

South	RU-1M(b); vacant lot	Low-Density Residential (2.5 to 6 dua)
East	RU-1M(a); vacant lot	Low-Density Residential (2.5 to 6 dua)
West	RU-1Z; vacant lot	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The properties to the north and west are zoned RU-1Z, Single-Family Zero Lot line Development Residential District (4,500 sq. ft. net), and consists of single-family residences and a vacant lot. The property to the south is a vacant lot and is zoned RU-1M(b), Single-Family Modified District (6,000 sq. ft. net). In addition, the properties to the east and southeast are vacant lots and are zoned RU-1M(a), Single-Family Modified District (5,000 sq. ft. net).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this section of the County.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Low Density Residential**. **Said density designation would allow** the applicant to develop the 1.296-acre parcel with seven (7) residential units. Staff notes that the proposed RU-1M(a) zoning would allow the applicant to develop the property with eleven (11) residential units. However, the applicant has proffered a covenant and site plan restricting the development of the property to six (6) residential units which is within the maximum allowed under the density threshold of the CDMP Low-Density Density designation on the LUP map.

The subject property abuts properties to the east and southeast that are zoned RU-1M(a). As such, subject to the Board’s acceptance of the proffered covenant, staff opines that the rezoning of the subject property to RU-1M(a) would be compatible with the surrounding area and **consistent** with the uses allowed under the Low Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation.

ZONING ANALYSIS:

When the applicant’s request to rezone the 1.296-acre parcel to RU-1M(a), Single-Family Modified Residential District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant’s request to rezone the property will be consistent with the Low Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not exceed the acceptable level of service on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Environmental Division of RER indicates that the proposed rezoning meets the Level of Service

(LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change of the subject property to RU-1M(a) would be transitional from the smaller RU-1Z zoned properties to the north and west and the larger RU-1M(b) property to the south. Staff opines that the proposed RU-1M(a) zoning is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. **Therefore, staff recommends approval of the application, subject to the Board's acceptance of the proffered covenant, under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:CH:EJ



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

ZONING RECOMMENDATION ADDENDUM

Four Aces Ranch 1, LLLP
Z14-024

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental and Regulatory 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
*Subject to conditions in their memorandum.	

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

Low-Density Residential (Pg. I-31)	<i>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>
Objective LU-4 (Pg. I-11)	<i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i>
--	--

ZONING RECOMMENDATION ADDENDUM

Four Aces Ranch 1, LLLP
Z14-024

	<p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
--	---

2. FOUR ACRES RANCH 1, LLLP
(Applicant)

15-9-CZ10-2(14-024)
Area 10/District 11
Hearing Date: 09/09/15

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.

Memorandum



Date: April 29, 2015

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

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

Subject: C-10 #Z2014000024-2nd Revision
Four Aces Ranch I LLP
SE Corner of SW 38th Street and SW 147th Place
DBC from GU to RU-1(M)(a)
(GU) (1.54 Acres)
16-54-39

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

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.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of 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 development is located within the Bird Drive Basin where 38% of the total project area shall be set aside as surface water management (SWM) area, or applicant may submit cut and fill engineering calculations to show that a reduced SWM area is in conformance with the Bird Drive Basin requirements.

If the total project area is less than 4.5 acres, the applicant may opt to pay a financial contribution into the Stormwater Compensation Trust Fund in lieu of providing set aside areas for surface Water Management.

Wetlands

The subject property is located within the Bird Drive Wetland Basin, and contains wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance, including plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can be done on the subject property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources. Specifically, Section 24-28.3(4)(b) of the Code requires that all tree islands shall be preserved within the North Trail Basin or within the Bird Drive Everglades Wetland Basin. If a tree island is determined to exist on the property, the site plans must be changed to indicate the preservation of the tree island and a suitable amount of buffer to the development.

Please contact the Coastal and Wetlands Resources Section (305) 372-6585 for additional information concerning requirements pertaining to the Miami-Dade County Class IV Wetlands Permit.

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 also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The subject property contains tree resources and wetlands. Wetland Resources will be regulated through a Class IV Wetlands Permit. Section 24-48 of the Code requires the preservation of all tree islands. Any tree resources within areas not designated as wetlands will require a Miami-Dade County Tree Removal/Relocation Permit prior to removal and/or relocation.

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.

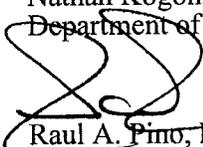
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: July 8, 2015

To: Nathan Kogon, 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: Z2014000024
Name: Four Aces Ranch 1, LLLP
Location: Section of SW 38 Street and SW 147 Place
Section 16 Township 54 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **9 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9134	Coral Way w/o SW 137 Ave.	E	E
9110	Bird Dr. Ext. w/o SW 137 Ave.	D	D
9826	SW 147 Ave. s/o Bird Dr. Ext.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: November 12, 2014

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

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

Subject: Four Acres Ranch I, LLLP (#14_024)

The Public Works & Waste Management Department (PWWM), Waste Operations, review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *Four Acres Ranch I LLLP*, requests a district boundary change from Interim District (GU) to Modified Single Family Residential District (RU-1M(a)).

Size: The subject property is approximately 1.54 acres.

Location: The subject property is located at the SE corner of SW 38th Street and SW 147th Place, 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 18, 2014, 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, the district boundary change to Modified Single Family Residential on the property meets the County Code definition of "residential units." As such, residential units constructed on the property will 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 on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

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.

Memorandum



Date: November 7, 2014

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

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

Subject: Z2014000024: FOUR ACES RANCH 1, LLLP
Revised Plans Submitted Dated Stamped Received 10/23/2014

Application Name: FOUR ACES RANCH 1, LLLP

Project Location: The site is located at the SEC OF SW 38 ST & SW 147 PL, Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from GU TO RU-1(M) (A).

Impact and demand: This application generates up to 6 single family units with an estimated population of 19 which generates a local park space need, based on 2.75 acres per 1,000 population, of approximately .05 acre.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. This application is in Park Benefit District 2 (PBD) which has a surplus capacity of 504.72 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 persons in UMSA.

County-owned local parks that are within three miles of the subject application are described in Table A which lists the name, type and acreage for each park.

**Table A - County Parks (local only)
Within a 3 Mile Radius of Application Area.**

Park Facility	Classification	Acreage
Tamiami Lakes Park	NEIGHBORHOOD PARK	5.00
International Gardens Park	NEIGHBORHOOD PARK	5.38
Bent Tree Park	NEIGHBORHOOD PARK	5.88
Bird Lakes Park	COMMUNITY PARK	9.07
Royale Green Park	NEIGHBORHOOD PARK	3.33
Millers Pond Park	COMMUNITY PARK	13.07
McMillan Park	SINGLE PURPOSE PARK	13.40
Westwind Lakes Park	COMMUNITY PARK	20.74
Kendale Lakes Park	COMMUNITY PARK	16.19
Bird Basin Park	NEIGHBORHOOD PARK	10.00
Kendall Green Park	NEIGHBORHOOD PARK	26.62
Southern Estates Park	NEIGHBORHOOD PARK	13.21
Tree Island Park & Preserve	COMMUNITY PARK	120.00
Eden Lakes Park	NEIGHBORHOOD PARK	10.00

West Kendale Lakes Park	NEIGHBORHOOD PARK	5.02
WESTWIND LAKES SP TX DIST TR GP1 &	NEIGHBORHOOD PARK	5.46
WESTWIND LAKES SP TX DIST TR FP2	NEIGHBORHOOD PARK	2.95
WESTWIND LAKES SP TX DIST TR A	NEIGHBORHOOD PARK	10.48
WESTWIND LAKES SP TX DIST TR G	NEIGHBORHOOD PARK	4.92

Recommendation: 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, Parks Property Management Supervisor

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Tuesday, December 09, 2014 10:56 AM
To: Holness, Damon (RER)
Cc: Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: MDFR comments on Zoning Hearings Document Distribution (Case # Z2014000024)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the site plan with an October 23, 2014 RER received date..

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day"

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FOUR ACES RANCH 1, LLLP

LYING SOUTH OF SW 38 ST APPROX. 440' WEST OF
SW 147 AVE,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

SEPTEMBER 9, 2015

Z2014000024

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 11, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

FOUR ACES RANCH 1, LLP

OUTSTANDING LIENS AND FINES:

As of August 11, 2015, There are no pending Liens, Fees, or Fines

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____
_____	_____

214-024

ZONING DEPARTMENT

MANAGEMENT PLANNING

BY _____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: FOUR ACES RANCH I LLLP

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>Pedro & Olga Adrian, as tenants by the Entireties</u>	<u>85%</u>
<u>Adrian 2009 Children's TRUST</u>	<u>10%</u>
<u>Four Aces General Partners LLC</u>	<u>5%</u>
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

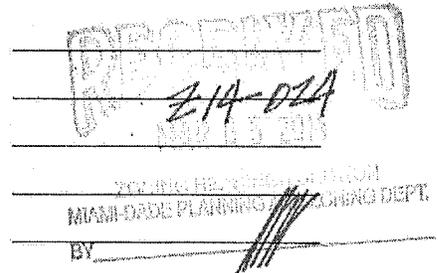
NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.



NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

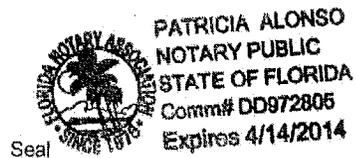
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: [Handwritten Signature]
(Applicant)

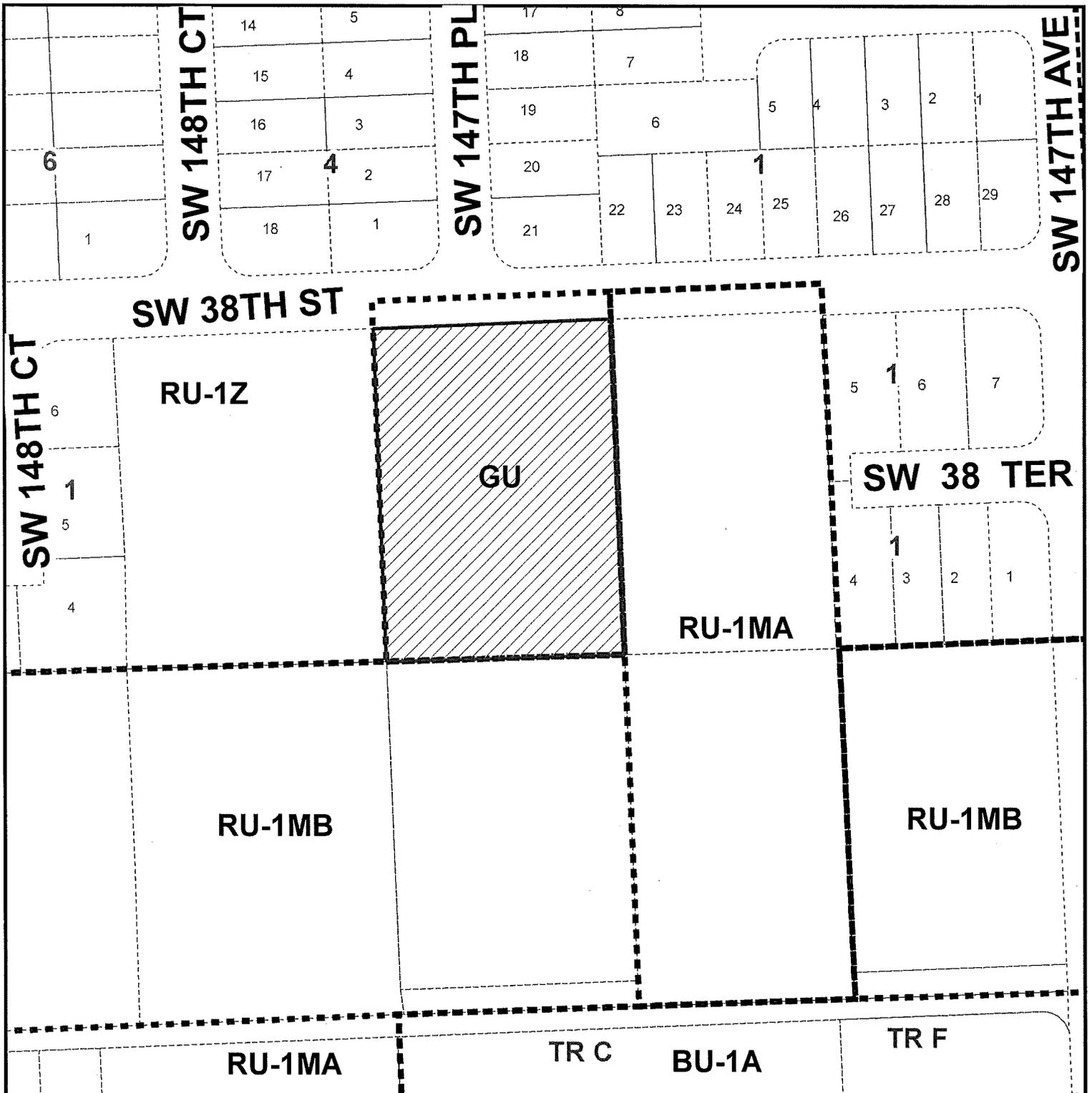
Sworn to and subscribed before me this 5th day of MARCH, 2014. Affiant is personally know to me or has produced _____ as identification.

Patricia Alonso
(Notary Public)

My commission expires: 4-14-2014



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000024



Section: 16 Township: 54 Range: 39
 Applicant: FOUR ACES RANCH 1, LLLP
 Zoning Board: C10
 Commission District: 11
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, March 17, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number
Z2014000024



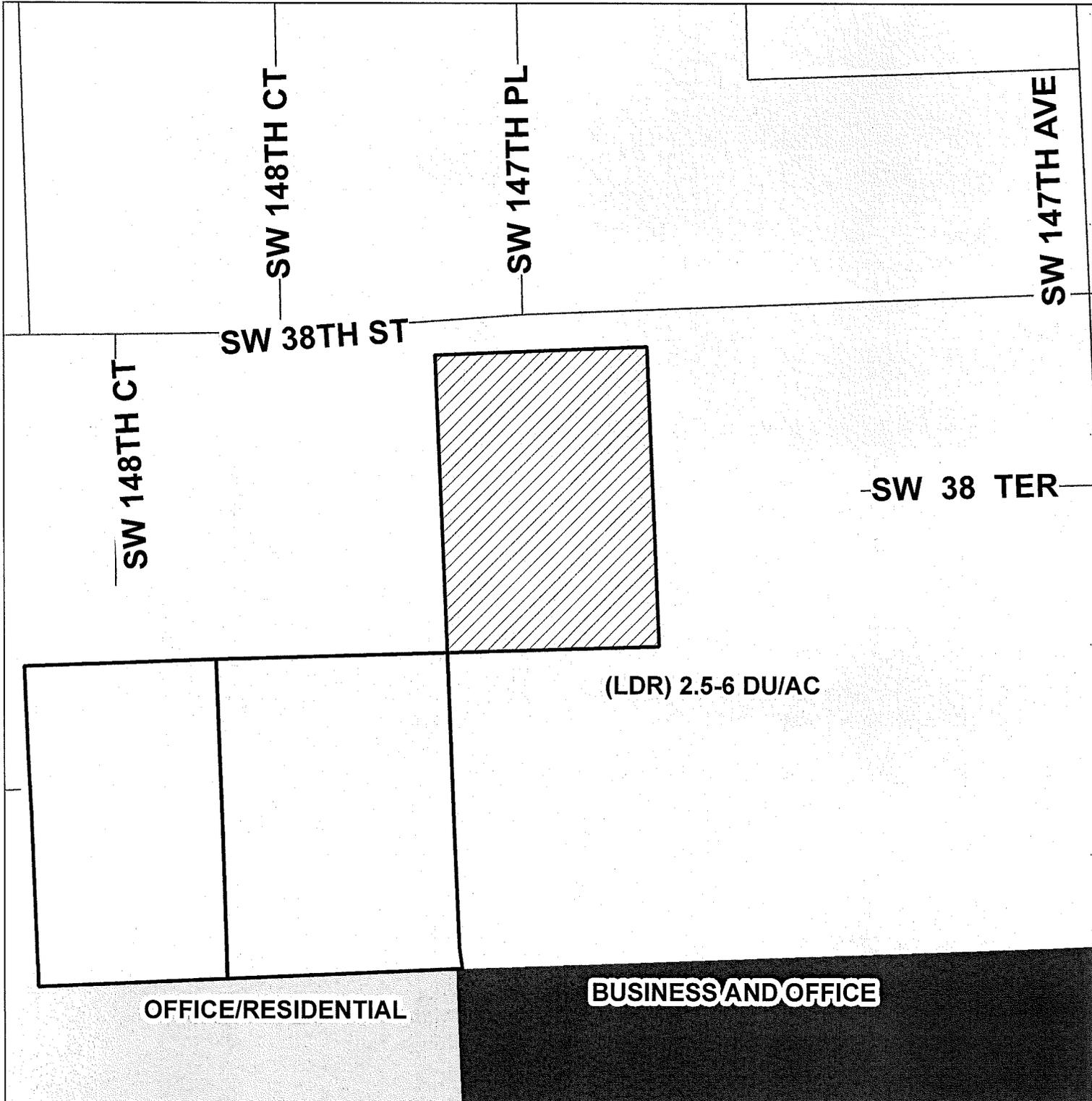
Section: 16 Township: 54 Range: 39
Applicant: FOUR ACES RANCH 1, LLLP
Zoning Board: C10
Commission District: 11
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend



SKETCH CREATED ON: Monday, March 17, 2014

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2014000024



Section: 16 Township: 54 Range: 39
 Applicant: FOUR ACES RANCH 1, LLLP
 Zoning Board: C10
 Commission District: 11
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, March 17, 2014

REVISION	DATE	BY

This instrument was prepared by:
Name: Simon Ferro, Esq.
Gunster Yoakley and Stewart, P.A.
600 Brickell Avenue, Floor 35
Miami, Florida 33131

Four Aces Ranch 1
LLP
C2AB10 9/9/15
Z14-024
V.3 8/29/15

DRAFT
(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, (**Owner's Name**), holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. Z-14-024 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) The Property will be developed in substantial compliance with the plan previously submitted prepared by American Services of Miami, Corp., dated May 20, 2013 and last revised June 30, 2014 entitled Proposed Site Plan, Stamped date received October 23, 2014, said plan being on file with the Miami-Dade County Department of Planning and by reference made a part of this agreement.
- (2) That the development of the Property shall be limited to no more 6 dwelling units as reflected in the Proposed Site Plan.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE EAST 475 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

(Space reserved for Clerk)

ACKNOWLEDGMENT LIMITED PARTNERSHIP

Signed, witnessed, executed and acknowledged on this _____ day of _____,

WITNESSES:

Signature

Print Name

Signature

Print Name

Four Aces Ranch I, LLLP

Name of Limited Partnership

By: _____
Pedro J. Adrian, MGR of Four Aces
General Partner, LLC, General Partner
of Four Aces Ranch I, LLLP

Print Name: Pedro J. Adrian

Address: _____
13687 SW 26 Street

Miami, Florida 33175

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Pedro J. Adrian, MGR of Four
aces General Partner, LLC as General Partner on behalf of Four Aces Ranch I, LLLP a
limited partnership. He/She is personally known to me or has produced _____,
as identification.

Witness my signature and official seal this _____ day of _____,

_____, _____, in the County and State aforesaid.

Signature
Notary Public-State of _____

Print Name

My Commission Expires: _____

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10**

PH: Z15-034 (15-09-CZ10-3)

September 9, 2015

Item No. 3

Recommendation Summary	
Commission District	6
Applicants	Agustin and Gisela Ramirez
Summary of Requests	The applicants are seeking to permit a proposed second floor addition to setback less than required from the property line, which results in more lot coverage than is permitted by Code.
Location	3735 SW 60 Court, Miami-Dade County, Florida
Property Size	70' X 105'
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions

REQUESTS:

1. NON-USE VARIANCE to permit a proposed second addition with balcony setback 19'-9" from the rear (east) property line (25' required), (22'-6" approved).
2. NON-USE VARIANCE to permit a lot coverage of 35.7% (35% permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Existing House Alteration and Addition" as prepared by Igor Muguruza, P.E. and dated stamped received May 20, 2015, consisting of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

In July 2014, the subject property was approved pursuant to Administrative Adjustment #V2014000040, to permit additions to an existing single-family residence setback a minimum of 22'-6' (25' required) from the front (west) and rear (east) property lines. In addition, the Administrative Variance also approved a proposed swimming pool setback 7'-5" (10' required) from the interior side (north) and setback 5' (7.5' required) from the rear (east) property lines.

The current site plan now shows a 3,803.2 sq. ft. single-family residence, which includes the proposed second floor addition with a balcony on the 7,350 sq. ft. (0.16 acre) parcel. The site plan shows that the proposed second floor addition consists of a master bedroom, master bathroom, desk area, and outdoor balcony.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)
North	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing single-family residence located at 3735 SW 60 Court. The surrounding area is characterized by single-family residential uses.

SUMMARY OF THE IMPACTS:

Staff opines that approval of the requests will allow the applicant additional living space. However, approval of the request could create a minimum visual impact to the neighboring residences in the area.

CDMP ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. The approval of the request to permit a proposed second floor addition with a balcony with less setback than required and resulting in more lot coverage than permitted 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. Therefore, approval of the application with conditions, is consistent with the uses allowed under the Low density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation.

ZONING ANALYSIS:

When analyzing request #1, to permit a proposed second addition with balcony setback 19'-9" from the rear (east) property line (25' required) 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. Furthermore, staff opines that the approval of the request would not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes from the site plan submitted by the applicants that the proposed second floor addition consists of a master bedroom, master bathroom, desk area, and outdoor balcony.

The site plan shows that the proposed second floor addition is under 35' high, which staff notes is under the maximum height allowed by Code in the RU-1 zoning district. As such, staff opines that the height of the building would not be detrimental to the neighborhood, and that the two

story addition would not be out of character with other two story residences in the surrounding area.

In addition, the Geographic Information System (GIS) shows that the subject residence is approximately 80' from the neighboring property to the east, and, the GIS system also shows a row of trees along the neighboring property line that fronts the rear of the subject property line from the east. As such, staff opines that the 5.25' encroachment from the subject property would not create a negative visual impact from the subject property to the neighboring property to the east. Staff did research of the area and found similar or more intensive approvals for rear setbacks. Therefore staff opines that approval of the requested rear setback (request #1) would maintain the basic intent and purpose of the zoning regulations, and that the approval of the request would be compatible with the surrounding area.

When analyzing request #2, to permit a lot coverage of 35.7% (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 opines that the increased lot coverage of 0.7% 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 with a second floor addition and balcony that will result in a 0.7% 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. Furthermore, staff did research of the area and found similar approvals for lot coverage. As such, staff opines that approval of the requested lot coverage (request #2) would maintain the basic intent and purpose of the zoning, regulations, as it affects the stability and appearance of the community.

Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), Non-Use Variances Standards From Other Than Airport Regulations.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

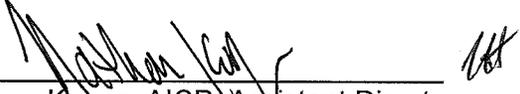
OTHER: N/A

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 "Existing House Alteration and Addition" as prepared by Igor Muguruza, P.E. and dated stamped received May 20, 2015, consisting of 5 sheets.
3. That the use be established and maintained in accordance with the approved plan.

NK:MW:NN:JV:EJ



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

ZONING RECOMMENDATION ADDENDUM

*Agustin and Gisela Ramirez
(15-034)*

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

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

Low Density Residential <i>(Pg. I-29)</i>	<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 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
---	---

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<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>
---	---

3. AGUSTIN & GISELA RAMIREZ
(Applicant)

15-9-CZ10-3(15-034)
Area 10/District 06
Hearing Date: 09/09/15

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.

Memorandum



Date: May 27, 2015

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

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

Subject: C-10 #Z2015000034-1st Revision
Agustin & Gisela Ramirez
3735 SW 60th Court
NUV to Permit a Balcony and Bedroom Addition
(0.00 Acres)
13-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

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.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

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.

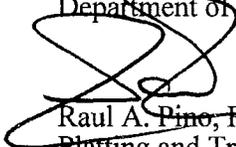
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: April 30, 2015

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: Z2015000034
Name: Agustin & Gisela Ramirez
Location: 3735 SW 60 Court
Section 13 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 objection.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

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: May 8, 2015

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

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

Subject: Agustin and Gisela Ramirez (#15_034)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a non-use variance of setback requirements for a property which contains a single family home. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354.

Memorandum



Date: April 29, 2015

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

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

Subject: Z2015000034: AGUSTIN & GISELA RAMIREZ

Application Name: AGUSTIN & GISELA RAMIREZ

Project Location: The site is located at 3735 SW 60 CT, Miami-Dade County.

Proposed Development: The request is for non-use variance of setbacks for an existing single-family residential lot.

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, Parks Planning Section Supervisor

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Friday, May 01, 2015 2:38 PM
To: Furney, Susan (RER)
Cc: Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: Zoning Hearings Distribution of Revision (Case #2015000034)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- No objection to the site plan with a 4/20/15 RER received date.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day"

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

AGUSTIN & GISELA RAMIREZ

3735 SW 60 CT
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

SEPTEMBER 9, 2015

Z2015000034

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 11, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN CASES

NEIGHBORHOOD REGULATIONS CLOSED:

Case #201503000928, was opened on February 18, 2015, for the Unauthorized Use of Maintaining a Shipping Container in the rear of the property. A Warning Letter was issued on March 5, 2015. The container was removed. The case has been closed.

Case #201503001230, was opened on March 5, 2015, for the Unlawful Display of Vehicles for Sale from the property. A Warning Letter was issued the same day. The vehicles were removed. The case has been closed.

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

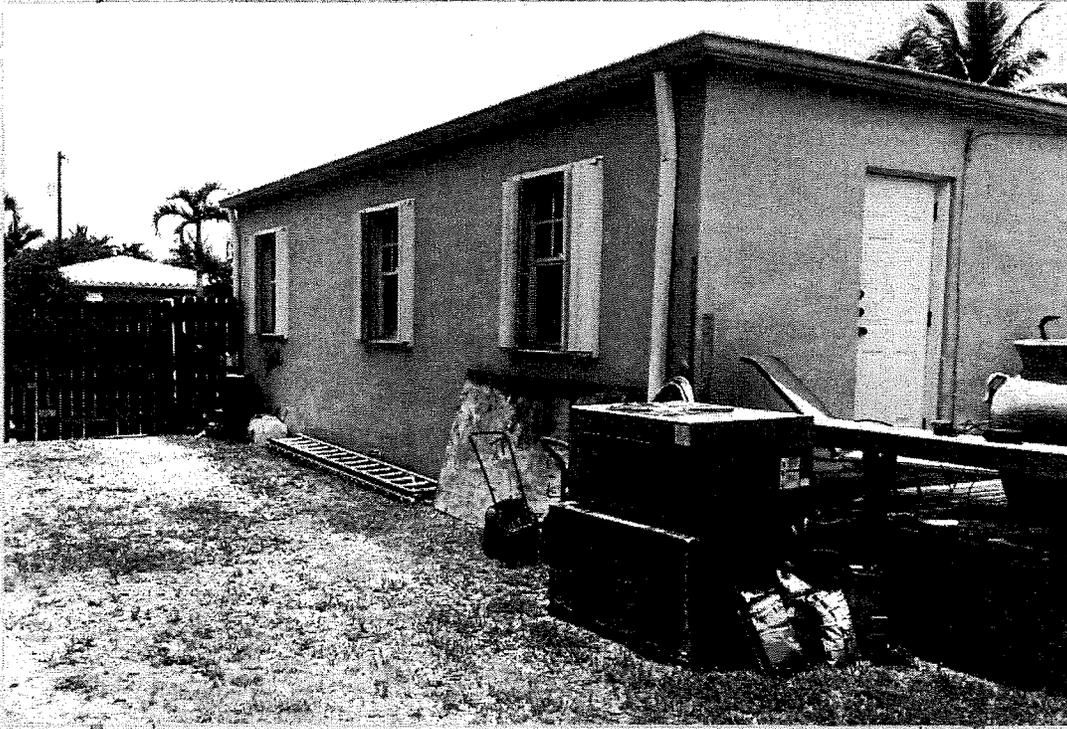
VIOLATOR:

Agustin & Gisela Ramirez

OUTSTANDING LIENS AND FINES:

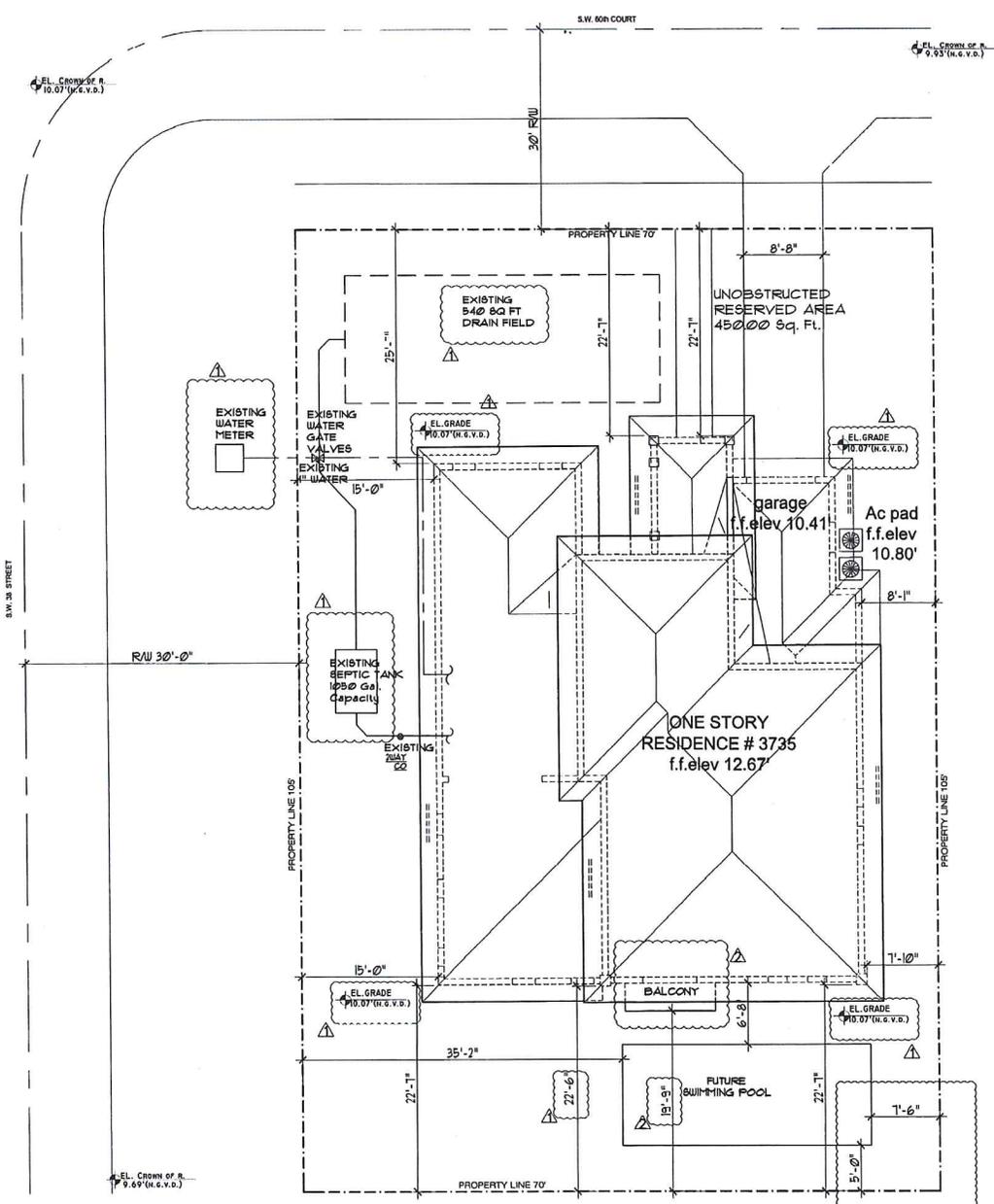
As of August 11, 2015. There are no Outstanding Liens, Fines, or Fees

PHOTOGRAPHS



RECEIVED
215-034
APR 20 2013
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
BY *[Signature]*

RECEIVED
JUN 24 2014
ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



RECEIVED

↓

ALL DEVICES AS SET FORTH CODE.

1. CAPABLE OF RESISTING EASIBLE DIRECTION AND IN 3. SET FORTH IN THE

HAVE A LOCK TO BE KEY NUM OF 60000 POSSIBLE LE DEAD BOLT WITH

ING DOORS SHALL HAVE ERIOR SWING DOORS, THE 8 OF LOCKS WITH 5/8"

SHALL HAVE NON 1/8.

LY WITH THE AMERICAN D 2911.

N GLAZING WITHIN 40 OF LOOSE AND SWING DOORS 4. STANDARD INSTITUTE'S

LECTED SO THAT NO PANEL HE LOCKED POSITION AND ALUMINUM FRAMES Y RESISTANCE, AAMA 13033 2(AA) AND (C) EXTERIOR PABLE OF WITHSTANDING A E DIRECTION.

SAPE SHALL ALSO COMPLY

ROVIDED WITH A DOOR

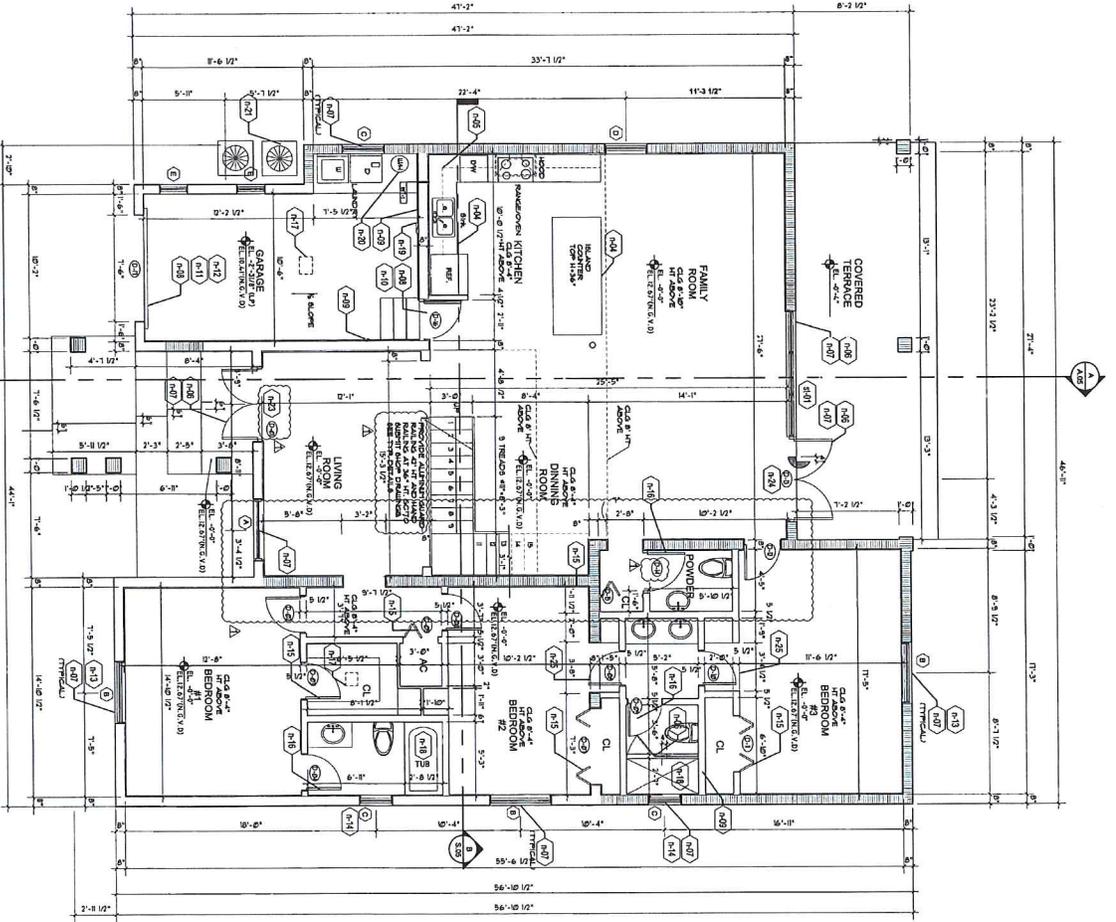
Approval application have been provided

 **N** Site Plan
Scale: 3/32" = 1'-0"

RECEIVED
215-024
MAY 20 2010
MIAMI-DAD. DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By *[Signature]*

215-024

ENLARGED SITE PLAN

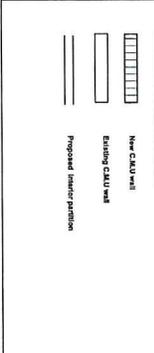


Floor Plan | Proposed
Scale: 1/4" = 1'-0"

PROJECT NOTES

- N-01: All dimensions to be field verified by contractor.
- N-02: All door dimensions shown to be verified by GC. Refer to schedule N-03 for door schedule.
- N-03: All door dimensions to be verified and noted to be by GC.
- N-04: All door dimensions to be verified and noted to be by GC.
- N-05: All door dimensions to be verified and noted to be by GC.
- N-06: All door dimensions to be verified and noted to be by GC.
- N-07: All door dimensions to be verified and noted to be by GC.
- N-08: All door dimensions to be verified and noted to be by GC.
- N-09: All door dimensions to be verified and noted to be by GC.
- N-10: All door dimensions to be verified and noted to be by GC.
- N-11: All door dimensions to be verified and noted to be by GC.
- N-12: All door dimensions to be verified and noted to be by GC.
- N-13: All door dimensions to be verified and noted to be by GC.
- N-14: All door dimensions to be verified and noted to be by GC.
- N-15: All door dimensions to be verified and noted to be by GC.
- N-16: All door dimensions to be verified and noted to be by GC.
- N-17: All door dimensions to be verified and noted to be by GC.
- N-18: All door dimensions to be verified and noted to be by GC.
- N-19: All door dimensions to be verified and noted to be by GC.
- N-20: All door dimensions to be verified and noted to be by GC.
- N-21: All door dimensions to be verified and noted to be by GC.
- N-22: All door dimensions to be verified and noted to be by GC.
- N-23: All door dimensions to be verified and noted to be by GC.
- N-24: All door dimensions to be verified and noted to be by GC.
- N-25: All door dimensions to be verified and noted to be by GC.
- N-26: All door dimensions to be verified and noted to be by GC.
- N-27: All door dimensions to be verified and noted to be by GC.
- N-28: All door dimensions to be verified and noted to be by GC.
- N-29: All door dimensions to be verified and noted to be by GC.
- N-30: All door dimensions to be verified and noted to be by GC.
- N-31: All door dimensions to be verified and noted to be by GC.
- N-32: All door dimensions to be verified and noted to be by GC.
- N-33: All door dimensions to be verified and noted to be by GC.
- N-34: All door dimensions to be verified and noted to be by GC.
- N-35: All door dimensions to be verified and noted to be by GC.
- N-36: All door dimensions to be verified and noted to be by GC.
- N-37: All door dimensions to be verified and noted to be by GC.
- N-38: All door dimensions to be verified and noted to be by GC.
- N-39: All door dimensions to be verified and noted to be by GC.
- N-40: All door dimensions to be verified and noted to be by GC.
- N-41: All door dimensions to be verified and noted to be by GC.
- N-42: All door dimensions to be verified and noted to be by GC.
- N-43: All door dimensions to be verified and noted to be by GC.
- N-44: All door dimensions to be verified and noted to be by GC.
- N-45: All door dimensions to be verified and noted to be by GC.
- N-46: All door dimensions to be verified and noted to be by GC.
- N-47: All door dimensions to be verified and noted to be by GC.
- N-48: All door dimensions to be verified and noted to be by GC.
- N-49: All door dimensions to be verified and noted to be by GC.
- N-50: All door dimensions to be verified and noted to be by GC.
- N-51: All door dimensions to be verified and noted to be by GC.
- N-52: All door dimensions to be verified and noted to be by GC.
- N-53: All door dimensions to be verified and noted to be by GC.
- N-54: All door dimensions to be verified and noted to be by GC.
- N-55: All door dimensions to be verified and noted to be by GC.
- N-56: All door dimensions to be verified and noted to be by GC.
- N-57: All door dimensions to be verified and noted to be by GC.
- N-58: All door dimensions to be verified and noted to be by GC.
- N-59: All door dimensions to be verified and noted to be by GC.
- N-60: All door dimensions to be verified and noted to be by GC.
- N-61: All door dimensions to be verified and noted to be by GC.
- N-62: All door dimensions to be verified and noted to be by GC.
- N-63: All door dimensions to be verified and noted to be by GC.
- N-64: All door dimensions to be verified and noted to be by GC.
- N-65: All door dimensions to be verified and noted to be by GC.
- N-66: All door dimensions to be verified and noted to be by GC.
- N-67: All door dimensions to be verified and noted to be by GC.
- N-68: All door dimensions to be verified and noted to be by GC.
- N-69: All door dimensions to be verified and noted to be by GC.
- N-70: All door dimensions to be verified and noted to be by GC.
- N-71: All door dimensions to be verified and noted to be by GC.
- N-72: All door dimensions to be verified and noted to be by GC.
- N-73: All door dimensions to be verified and noted to be by GC.
- N-74: All door dimensions to be verified and noted to be by GC.
- N-75: All door dimensions to be verified and noted to be by GC.
- N-76: All door dimensions to be verified and noted to be by GC.
- N-77: All door dimensions to be verified and noted to be by GC.
- N-78: All door dimensions to be verified and noted to be by GC.
- N-79: All door dimensions to be verified and noted to be by GC.
- N-80: All door dimensions to be verified and noted to be by GC.
- N-81: All door dimensions to be verified and noted to be by GC.
- N-82: All door dimensions to be verified and noted to be by GC.
- N-83: All door dimensions to be verified and noted to be by GC.
- N-84: All door dimensions to be verified and noted to be by GC.
- N-85: All door dimensions to be verified and noted to be by GC.
- N-86: All door dimensions to be verified and noted to be by GC.
- N-87: All door dimensions to be verified and noted to be by GC.
- N-88: All door dimensions to be verified and noted to be by GC.
- N-89: All door dimensions to be verified and noted to be by GC.
- N-90: All door dimensions to be verified and noted to be by GC.
- N-91: All door dimensions to be verified and noted to be by GC.
- N-92: All door dimensions to be verified and noted to be by GC.
- N-93: All door dimensions to be verified and noted to be by GC.
- N-94: All door dimensions to be verified and noted to be by GC.
- N-95: All door dimensions to be verified and noted to be by GC.
- N-96: All door dimensions to be verified and noted to be by GC.
- N-97: All door dimensions to be verified and noted to be by GC.
- N-98: All door dimensions to be verified and noted to be by GC.
- N-99: All door dimensions to be verified and noted to be by GC.
- N-100: All door dimensions to be verified and noted to be by GC.

WALL LEGEND



AREA TABLE

Room Name	Area (sq. ft.)
Living Room	1,181.57
Dining Room	381.57
Kitchen	1,117.57
Bathroom	1,003.57
Bedroom #1	1,043.57
Bedroom #2	1,043.57
Garage	1,043.57
Overall Total	10,435.57



PROJECT NAME: **EXISTING HOUSE ALTERATION AND ADDITION**
 3735 SW 60th COURT
 MIAMI, FLORIDA 33155

ICOR MUGURUZA P.E.
 CIVIL ENGINEER
 Reg. No. 69762

8001 N.W. 177 TERRACE
 HIALEAH, FLORIDA 33018
 PH: (305) 772-0342

Job Number: _____
 Date: _____
 Drawn: _____
 Appr'd: _____

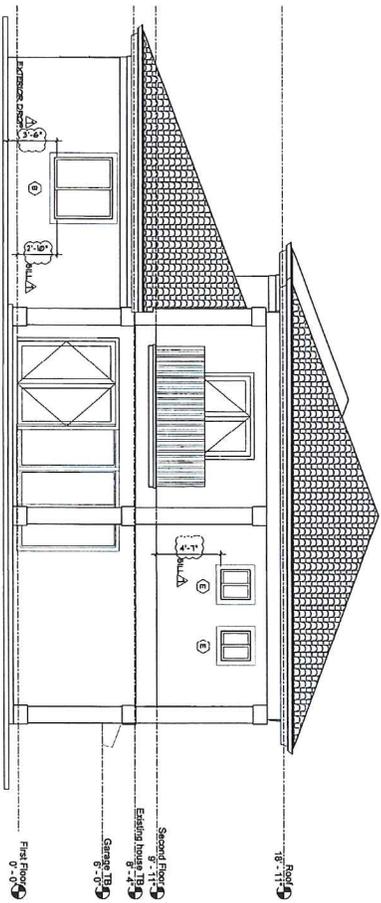
RESPONSE SUBMISSIONS
 1-10-15-BLD-9
 3-9-15-BLD-9

DRAWING TITLE: **Floor plan**

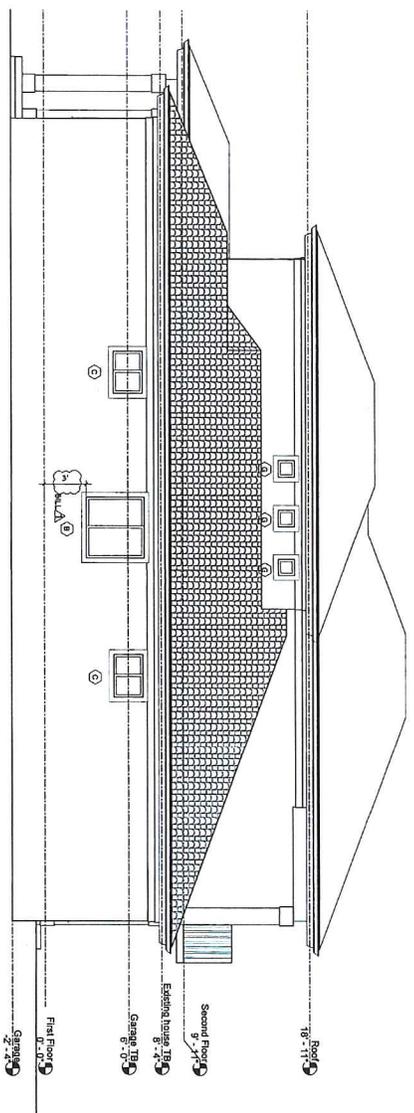
DRAWING NO: **a-01**

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

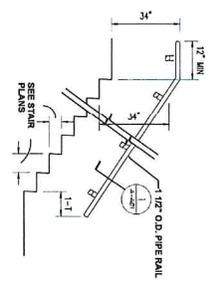
16



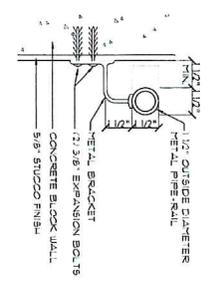
EAST ELEVATION
Scale: 1/4" = 1'-0"



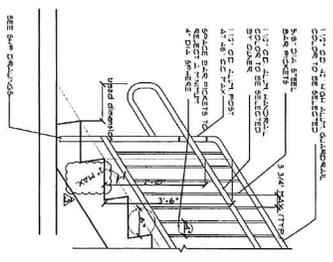
SOUTH ELEVATION
Scale: 1/4" = 1'-0"



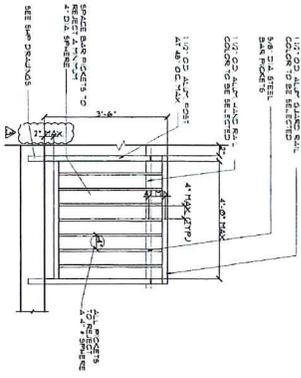
Handrail Typical detail
SCALE: N.T.S.



Handrail Typical detail
SCALE: N.T.S.



Stair railing typical details
SCALE: N.T.S.



Guard rail elevation detail
SCALE: N.T.S.

RECEIVED

715-0574

MAY 23 2011

BY

[Signature]

ICOR MUGURUZA P.E.
CIVIL ENGINEER
Reg. No. 69762

8501 N.W. 177 TERRACE
HALEAH, FLORIDA 33016
PH: (309) 772-0342

EXISTING HOUSE ALTERATION AND ADDITION
3735 SW 60 TH COURT
MIAMI, FLORIDA 33155

PROJECT NAME:

Job Number: _____
Drawn: _____
Checked: _____
Approved: _____

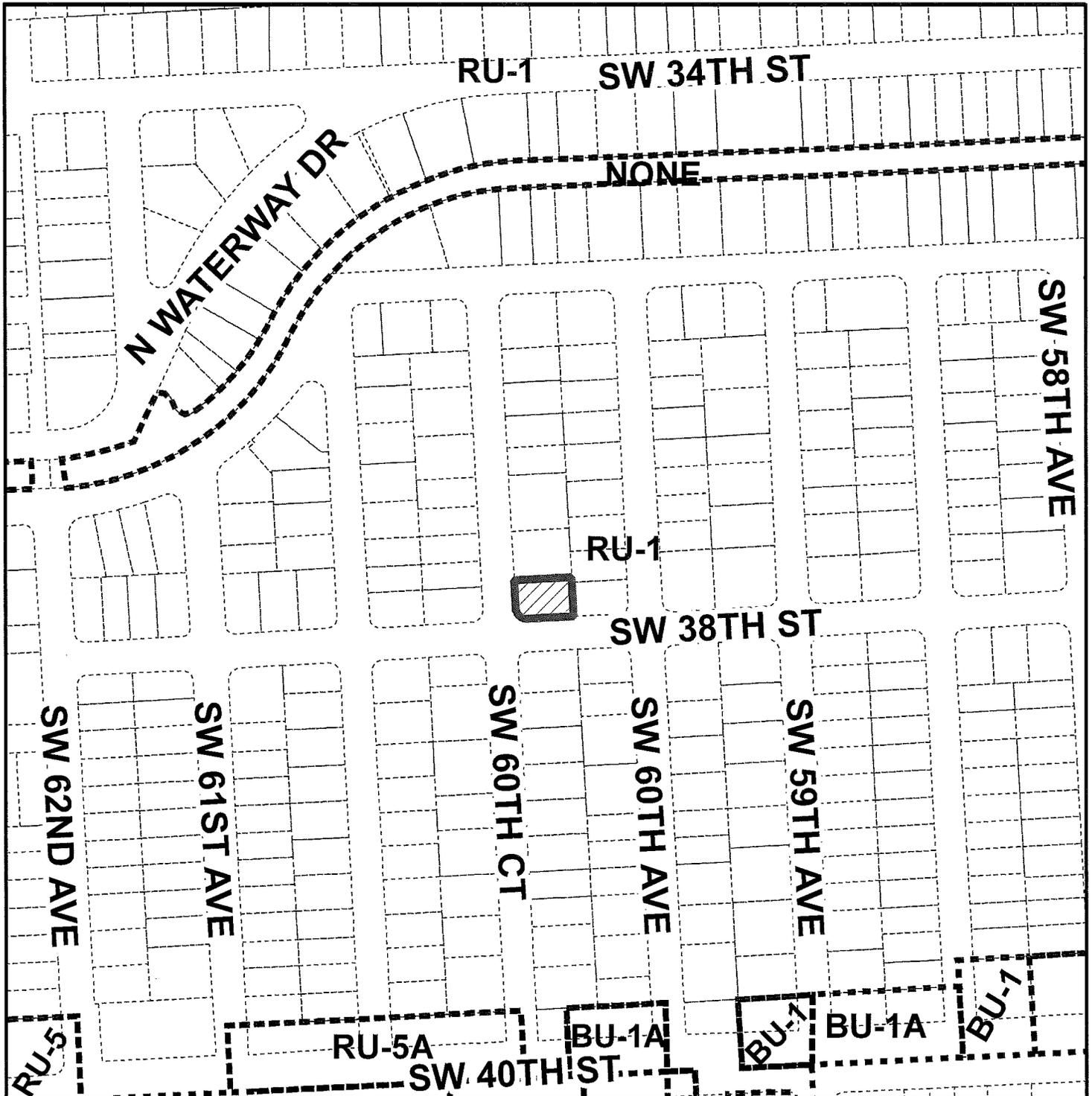
REVISIONS/SUBMISSIONS
A 1-10-15 BLDG
A 3-25-15 BLDG

ICOR MUGURUZA P.E.
Professional Engineer
No. 69762
State of Florida

DRAWING TITLE:
Elevations

DRAWING NO.:
a-04

18



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2015000034

Legend

-  Subject Property Case
-  Zoning



Section: 13 Township: 54 Range: 40
 Applicant: AGUSTIN & GISELA RAMIREZ
 Zoning Board: C10
 Commission District: 6
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, April 30, 2015

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000034

Legend

 Subject Property

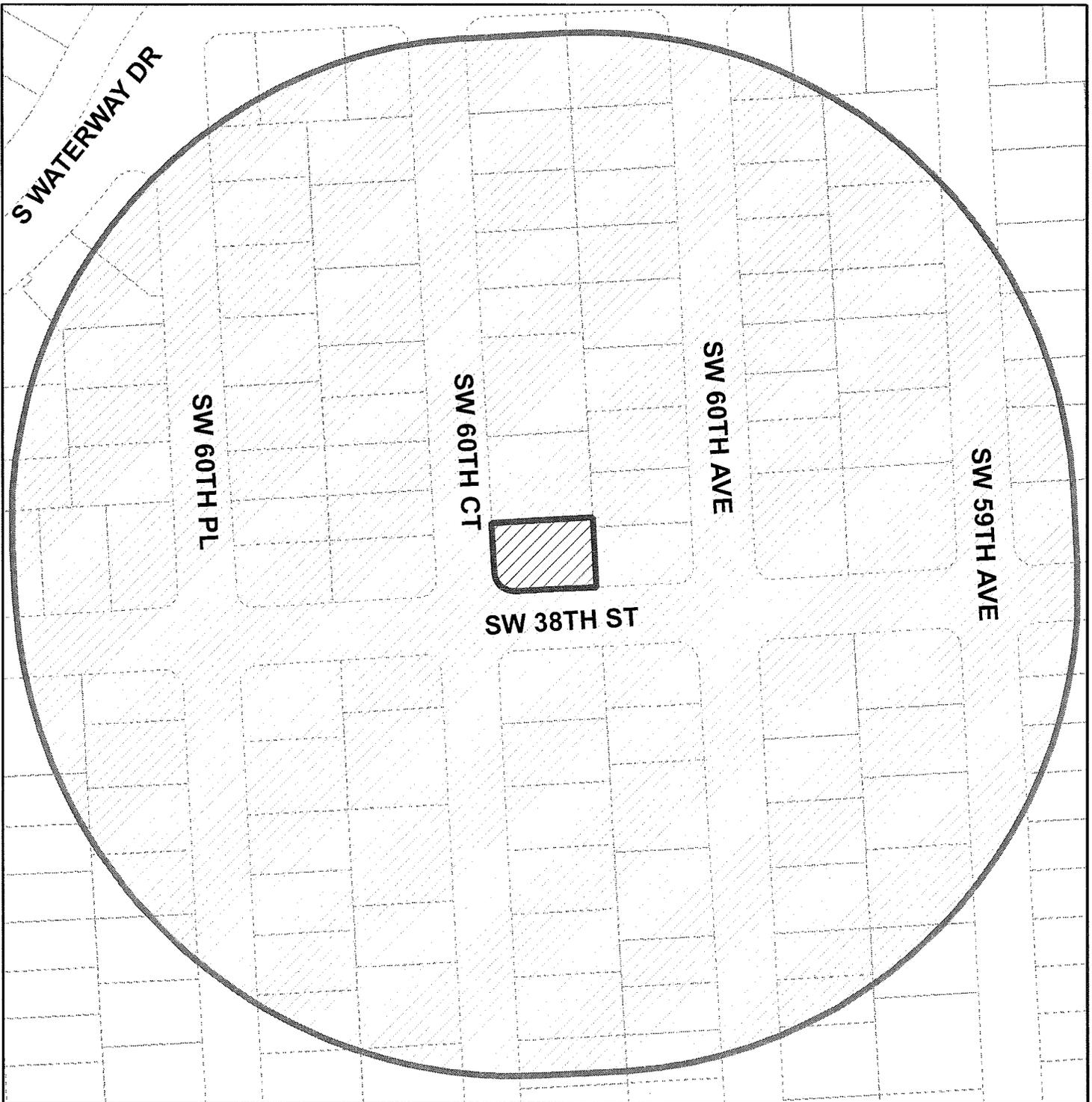


Section: 13 Township: 54 Range: 40
 Applicant: AGUSTIN & GISELA RAMIREZ
 Zoning Board: C10
 Commission District: 6
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, April 30, 2015

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
RADIUS MAP

Section: 13 Township: 54 Range: 40
 Applicant: AGUSTIN & GISELA RAMIREZ
 Zoning Board: C10
 Commission District: 6
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000034
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2015000034

Legend



Subject Property Case



Section: 13 Township: 54 Range: 40
 Applicant: AGUSTIN & GISELA RAMIREZ
 Zoning Board: C10
 Commission District: 6
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, April 30, 2015

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10**

PH: Z15-046 (15-9-CZ10-4)

September 9, 2013

Item No. 4

Recommendation Summary	
Commission District	8
Applicants	Curby Corp.
Summary of Requests	The applicant is seeking to allow a district boundary change from AU, Agricultural District to RU-1M(a) Single-Family Modified Residential District.
Location	East of theoretical SW 145 Avenue, between SW 17 Street and SW 18 Street, Miami-Dade County, Florida
Property Size	1.39 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6, dua, (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Approval, subject to the acceptance of the proffered covenant

REQUEST:

DISTRICT BOUNDARY CHANGE from AU to RU-1M(a).

PROJECT DESCRIPTION:

The applicant seeks to rezone the 1.39-acre parcel from AU, Agricultural District to RU-1M(a), Single Family Modified Residential District, 5,000 sq. ft. net.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant	Low-Density Residential (2.5 to 6 dua)
North	RU-1M(a); single-family residences	Low-Density Residential (2.5 to 6 dua)
South	RU-1M(a); vacant	Low-Density Residential (2.5 to 6 dua)
East	AU; vacant	Low-Density Residential (2.5 to 6 dua)
West	AU; single-family residences	Low-Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The properties to the north and south are zoned RU-1M(a), Single-Family Modified Residential District, and consists of single-family residences and vacant land. The properties to the east and west are zoned AU, Agricultural District, and also consists of single-family residences and vacant land.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional housing in this section of the County.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is located within the Urban Development Boundary (UDB) and is designated as **Low Density Residential**. Said density designation would allow the applicant to develop the 1.39-acre parcel with eight (8) residential units. Staff notes that the proposed RU-1M(a) zoning would allow the applicant to develop the property with twelve (12) residential units. However, the applicant has proffered a covenant restricting the development of the property to six (6) residential units which is within the maximum allowed under the density threshold of the CDMP Low-Density Density designation on the LUP map.

The subject property abuts properties to the north and south that are zoned RU-1M(a). As such, subject to the Board's acceptance of the proffered covenant, staff opines that the rezoning of the subject property to RU-1M(a) would be compatible with the surrounding area and **consistent** with the uses allowed under the Low Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation.

ZONING ANALYSIS:

When the applicant's request to rezone the 1.39-acre parcel to RU-1M(a), Single-Family Modified Residential District, is analyzed under Section 33-311, District Boundary Change, staff opines that the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Staff notes that the approval of the applicant's request to rezone the property will be consistent with the Low Density Residential designation of the parcel on the CDMP Land Use Plan map. Further, staff opines that approval of this request will not exceed the acceptable level of service on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management (RER) indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County.

Furthermore, staff is of the opinion that the proposed zone change to RU-1 is **compatible** with the residential developmental trend as evidenced by similar approvals in the surrounding area. **Therefore, subject to the Board's acceptance of the proffered covenant, staff recommends approval of the application under Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

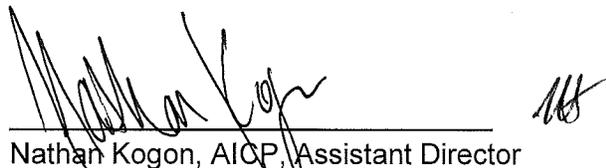
OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Boards acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:CH:EJ

A handwritten signature in black ink, appearing to read 'Nathan Kogon', is written over a horizontal line. To the right of the signature, there are two additional handwritten initials or marks.

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

ZONING RECOMMENDATION ADDENDUM

Curby Corp.
Z15-046

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental and Regulatory 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
*Subject to conditions in their memorandum.	

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

Low-Density Residential (Pg. I-31)	<i>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>
Objective LU-4 (Pg. I-11)	<i>Miami-Dade County shall, by the year 2015, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p> <p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p>
--	---

ZONING RECOMMENDATION ADDENDUM

Curby Corp.
Z15-046

	<p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
--	---

4. CURBY CORP.
(Applicant)

15-9-CZ10-4(15-046)
Area 10/District 11
Hearing Date: 09/09/15

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.

Memorandum



Date: June 17, 2015

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

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

Subject: C-10 #Z2015000046
Curby Corporation
East of SW 145th Avenue between SW 17th Street and SW 18th Street
Zone Change from AU to RU-1M(a)
(AU) (1.39 Acres)
10-54-39

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.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

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.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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 subject property is located within Bird Drive Basin and is subject to a Cut and Fill approval. Any development within this property shall be required to set aside surface water management areas in accordance with Section 24-48.2.(1)(B)(1)(f), (g) & (h) of the Code.

Two or more complete sets of construction plans and calculations for the proposed work prepared by an engineer registered in the State of Florida must be submitted. Plans and calculations shall be subject to review and approval by the DERM Water Control Section.

Requirements for obtaining a Cut and Fill approval are as follows:

1. A check in the amount of \$490.00 payable to Miami-Dade County.
2. Proof of ownership: Warranty Deed/Opinion of Title
3. Topographic Survey
4. Two sets of signed and sealed Paving and Drainage plans with site plans.
5. Stage-storage calculations computed linearly from lowest elevation onsite to the highest elevation, computed vertically from the highest elevation to the flood plain elevation.
6. Flood routing calculations depicting the maximum stage generated by the 100-year/3-day storm event with no credit and zero discharge in the discharge column.
7. A perimeter berm shall be placed around the property at 100-year/3-day maximum stage (no credit, zero discharge).
8. The 100-year/3-day storm event (no credit, zero discharge) maximum stage shall not exceed the flood plain, which is dictated by the following:
 - a) County Flood criteria plus eight inches
 - b) Average crown of the road elevation plus eight inches
 - c) FEMA flood elevation

Persons who owns parcels which have been continuously 4 ½ acres or less (of gross area) in size since September 30, 1997 are eligible to contribute to the Miami-Dade County Stormwater Compensation Trust Fund.

Applicant is advised that an Environmental Resource Permit from the Florida Department of Environmental Protection (561-681-6600) will be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. It is the applicant's responsibility to contact these agencies for further information regarding permitting procedures and requirements.

The applicant is advised to contact the DERM Water Control Section at (305) 372-6681 for further information regarding permitting procedures and requirements.

Wetlands

The subject property is located within the Bird Drive Wetland Basin, and contains wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV Wetland Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance, including plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can be done on the subject property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project.

DERM has no objection to this application provided the applicant acquires all permits prior to the initiation of any work on the subject property. A full evaluation of the resources is performed during the permitting process. While every effort is made to notify the applicant of all requirements at this time, the full permit evaluation may require that site plans be changed to preserve unique biologic resources.

Section 24-28.3(4)(b) of the Code requires that all tree islands shall be preserved within the North Trail Basin or within the Bird Drive Everglades Wetland Basin. If a tree island is determined to exist on the property, the site plans must be changed to indicate the preservation of the tree island and a suitable amount of buffer to the development.

Please contact the DERM Coastal and Wetland Resources Section at (305) 372-6585 for additional information concerning requirements pertaining to the Miami-Dade County Class IV Wetland Permit.

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 also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

The subject property revealed the presence of tree resources and contains wetlands. Please be advised that tree resources that lie within wetlands areas will be regulated through a Class IV Wetlands Permit; however tree resources within areas not designated as wetlands will require a Miami-Dade County Tree Removal Permit prior to removal and/or relocation.

In accordance with the Code and CON81 of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

There are no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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.

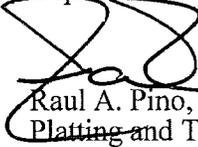
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: June 9, 2015

To: Nathan Kogon, 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: Z2015000046
Name: Curby Corp.
Location: East of SW 145 Avenue between SW 17 Street and SW 18 Street
Section 10 Township 54 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate **9 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-266	SW 8 St. e/o SW 147 Ave. to SW 137 Ave.	D	D
9826	SW 147 Ave. s/o SW 42 St. to SW 56 St.	D	D
9898	SW 26 St. w/o SW 137 Ave. to SW 147 Ave.	D	D

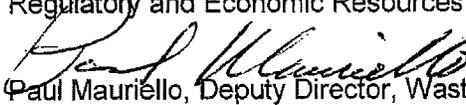
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: June 26, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: Curby Corp. (#15_046)

The Public Works & Waste Management Department (PWWM), Waste Operations, review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs Division at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *Curby Corp.*, requests a district boundary change from Agricultural (AU) to Modified Single Family Residential (RU-1M(a)), a vacant property.

Size: The subject property is approximately 1.2 acres.

Location: The subject property is located on SW 17th Street and SW 145th 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 18, 2014, 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, a district boundary change from Agricultural (AU) to Modified Single Family Residential (RU-1M(a)), meets the County Code definition of "residential units." As such, residential units constructed on the property will 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 on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>.

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.

CC: Pamela Payne, Assistant Director, PWWM Collection

Memorandum



Date: June 11, 2015

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: Z2015000046: CURBY CORP.

Application Name: CURBY CORP.

Project Location: The site is located east of theoretical SW 145 Avenue, between SW 17 St and SW 18 ST, Miami-Dade County.

Proposed Development: The request is for a district boundary change from AU TO RU-1MA to accommodate 6 single-family dwelling units.

Impact and demand: This application for 6 new single family dwelling units which would result in a de minimis impact to the CDMP Open Space Spatial Standards in Park Benefit District 2, which has a level of service surplus of 491.32 acres of local recreation open space.

Recommendation: 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, Parks Planning Section Supervisor

Furney, Susan (RER)

From: Castillo, Guillermo (MDFR)
Sent: Monday, June 22, 2015 1:13 PM
To: Connally, Ronald (RER)
Cc: Furney, Susan (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)
Subject: ZH 15000046

The Miami-Dade Fire Rescue Department has reviewed the subject application and has these comments:

- No objections to the proposed Zoning change.

Thank you,

Guillermo E. Castillo, Principal Planner
Planning Section
Miami Dade Fire Rescue Department
9300 NW 41 St., Miami - FL 33178
786-331-4545 Direct Phone
786-331-4540 Main Phone
786-331-5259 Fax Number
Castilo@miamidade.gov
www.miamidade.gov
"Delivering Excellence Every Day"

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CURBY CORP

EAST OF THEORETICAL SW 145 AVEUNE, BETWEEN
SW 17 ST & SW 18 ST,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

SEPTEMBER 9, 2015

Z2015000046

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 11, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN CASES

NEIGHBORHOOD REGULATIONS CLOSED:

Case #201412005794, was opened on October 23, 2014, for Failure to Perform Lot Maintenance and to remove Solid Waste, Junk, Trash, and/or Debris from the property. A Warning Letter was issued on November 10, 2014. The property was cleared and the case is closed.

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

Curby Corp

OUTSTANDING LIENS AND FINES:

As of August 11, 2015. There are no Outstanding Liens, Fines, or Fees

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
_____	_____
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____



If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Curby Corp., a Florida Corporation and Isabianca Investments, LLC, a Limited Liability Company

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>Roberto Curbelo, President, Curby Corp., a Florida Corporation</u> <u>2460 SW 137th Avenue, Miami, Florida 33175</u>	<u>50%</u>
<u>Pedro Adrian, Managing Member, Isabianca Investments, LLC, a</u> <u>Florida Limited Liability Company</u> <u>2460 SW 137th Avenue, Miami, Florida 33175</u>	<u>50%</u>

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____

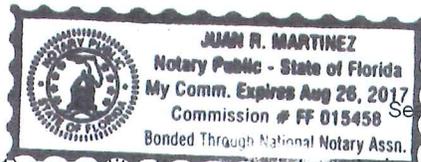
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 5 day of May, 20 15. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

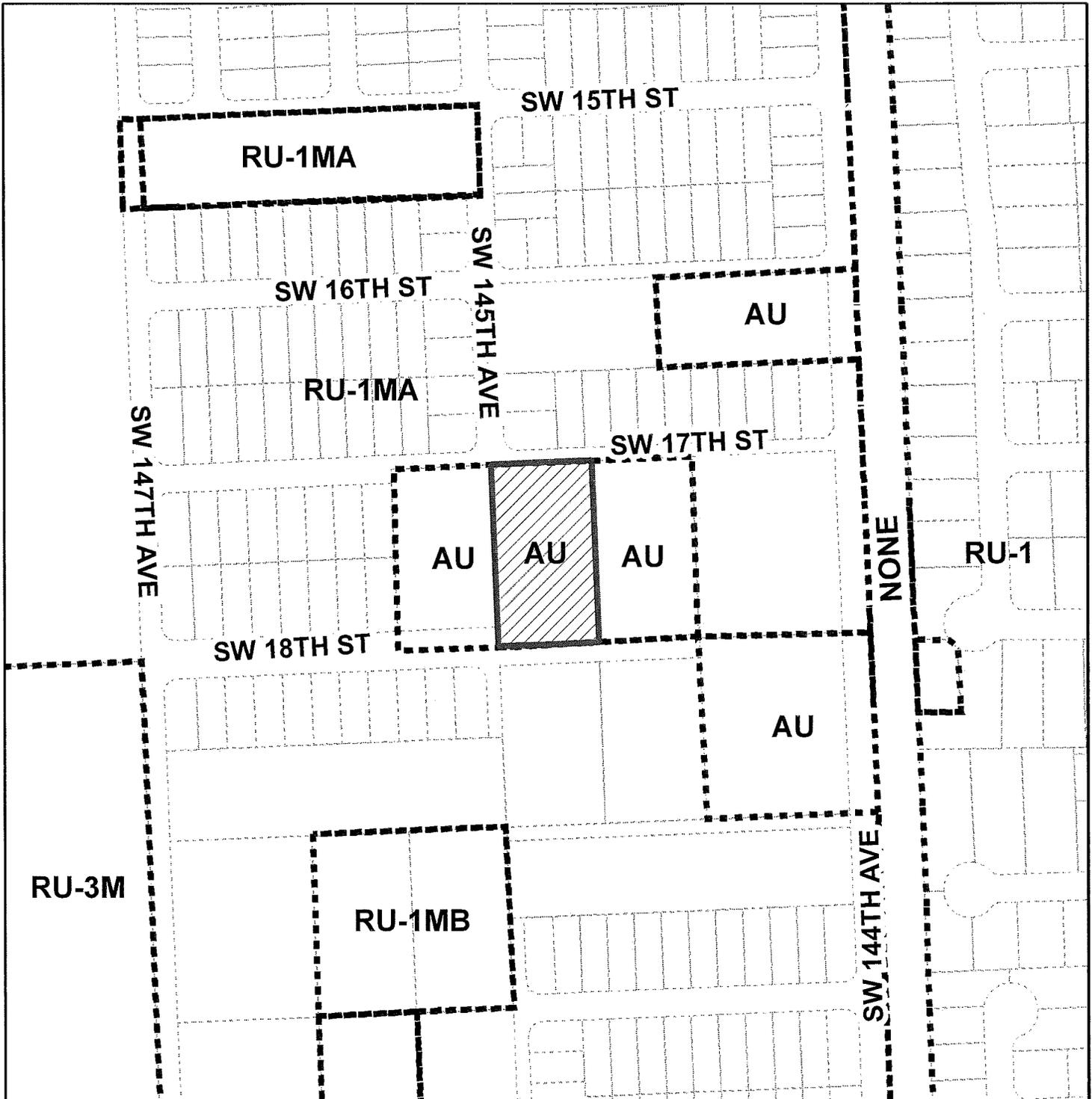


My commission expires: _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



for DPH



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000046

Legend

-  Subject Property Case
-  Zoning

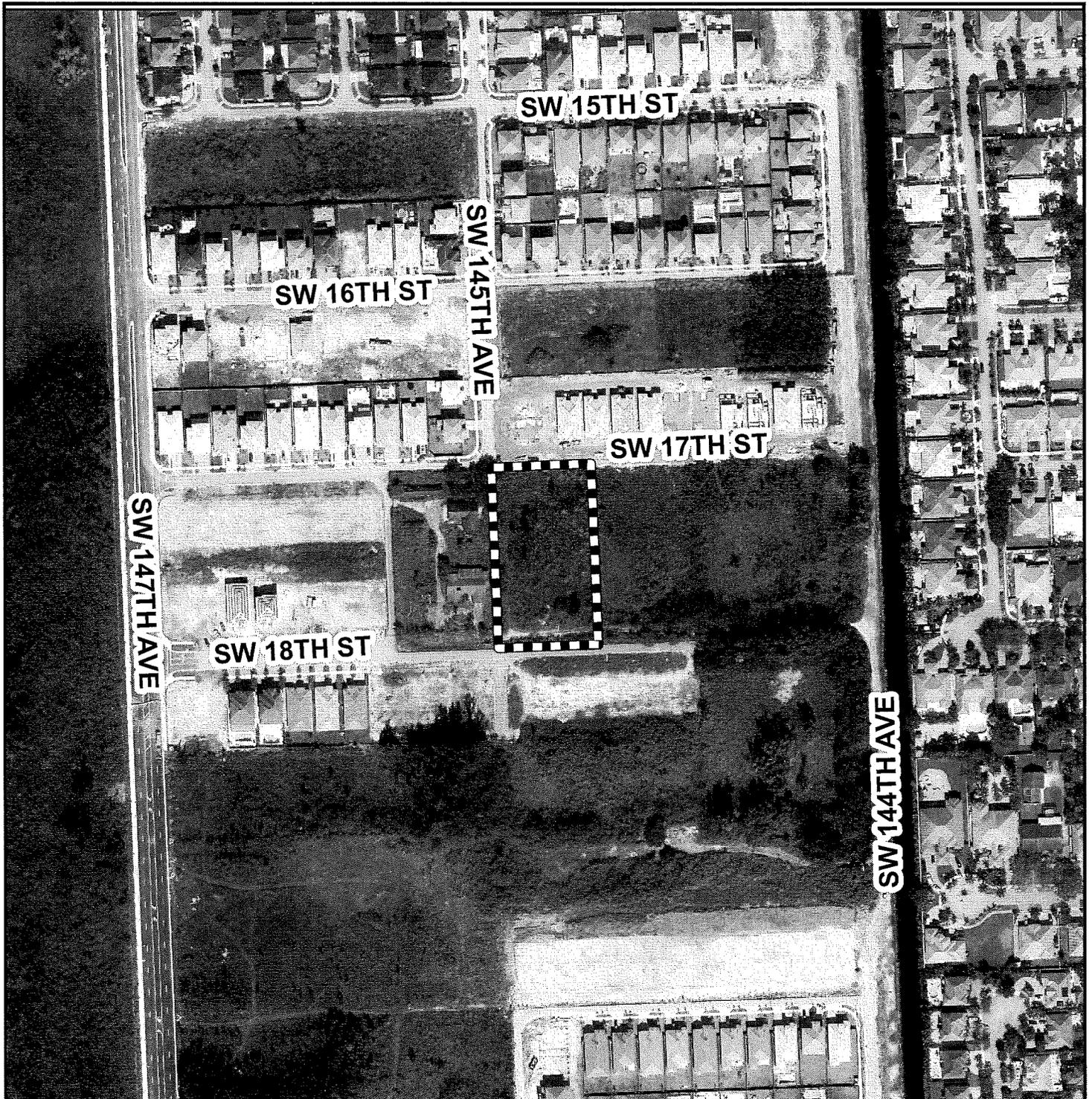


Section: 10 Township: 54 Range: 39
 Applicant: CURBY CORP.
 Zoning Board: C10
 Commission District: 11
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000046

Legend



Subject Property



Section: 10 Township: 54 Range: 39

Applicant: CURBY CORP.

Zoning Board: C10

Commission District: 11

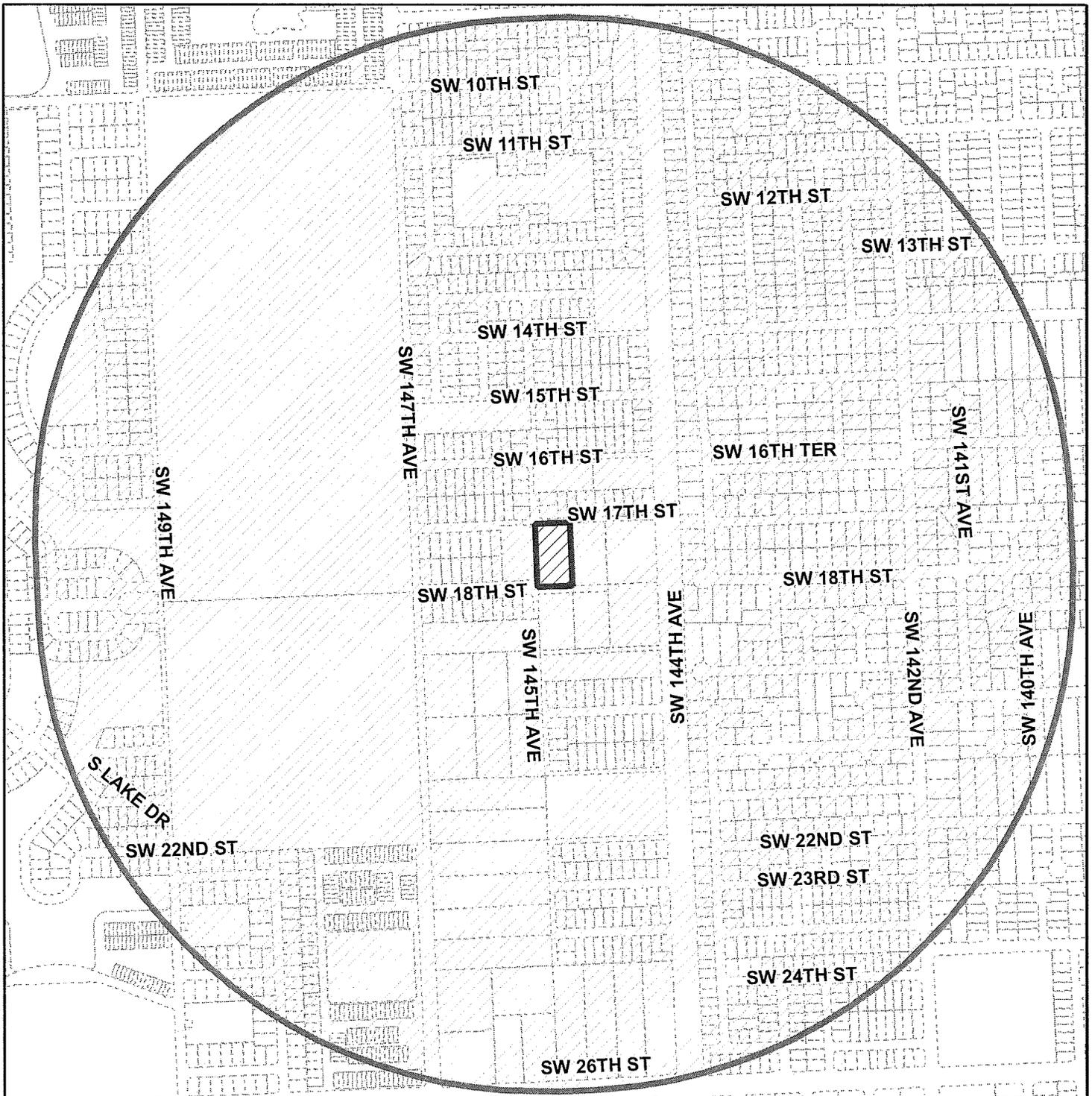
Drafter ID: E.CESPEDES

Scale: NTS



SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY
		20



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 10 Township: 54 Range: 39
 Applicant: CURBY CORP.
 Zoning Board: C10
 Commission District: 11
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000046
 RADIUS: 2640

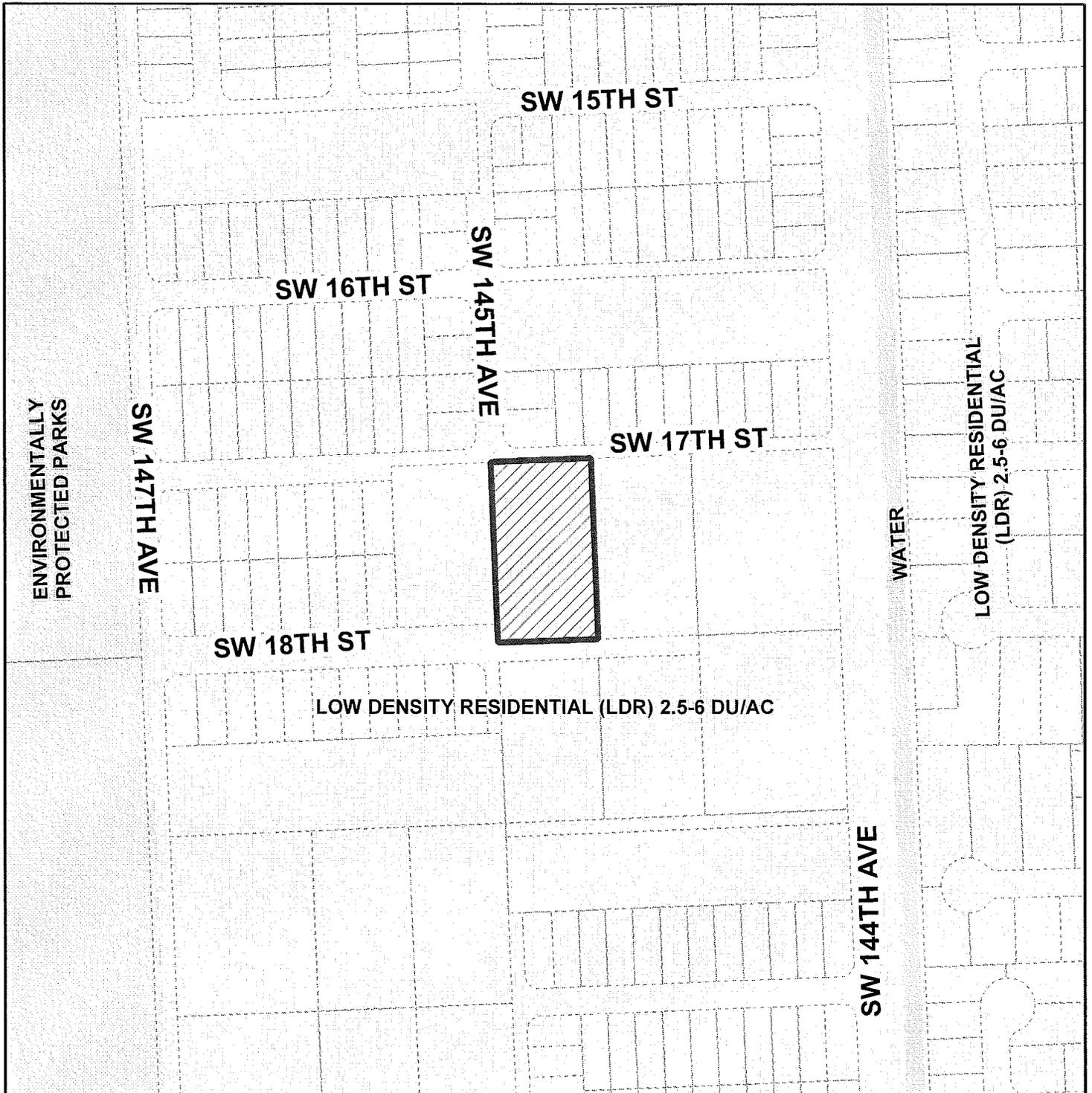
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2015000046

Section: 10 Township: 54 Range: 39
 Applicant: CURBY CORP.
 Zoning Board: C10
 Commission District: 11
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, May 22, 2015

REVISION	DATE	BY

Curby Corp.
CZAB10 9/9/15
Z15-046
v. 2 8/20/15

This instrument was prepared by:
Name:
Juan R. Martinez and Associates
8550 West Flagler Street Suite #106
Miami, Florida 33144

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owners, **Curby Corp., a Florida Corporation and Isabianca Investments, LLC., a Florida Limited Liability Company**, hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing No. **Z2015000046** will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) That said Property shall be substantially in accordance with the plans previously submitted, prepared by **Juan R. Martinez and Associates, Inc.** and entitled "WESTWINDS HOMES SECOND ADDITION", Stamped dated received 8/21/15 said plans being on file with the Miami-Dade County Department of Planning and Zoning and by reference made a part of this agreement.
- (2) That the development of the subject property be limited to no more than **6** dwelling units per acre.
- (3) That the applicant shall comply with all applicable conditions and requirements from the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources as indicated in the memorandum dated June 17, 2015.

Declaration of Restrictions

Page 2

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then-owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then-owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Declaration of Restrictions

Page 3

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

ACKNOWLEDGEMENT CORPORATION

Signed, witnessed, executed and acknowledged on this 9 day of August 2015

IN WITNESS WHEREOF, **CURBY CORP.**
has caused these presents to be signed in its name by its proper officials.

Witnesses:

[Signature]
Signature

Maricely gantana
Print Name

[Signature]
Signature

Luis Chacon
Print Name

CURBY CORP.

Name of Corporation

Address:
8855 SW 27TH STREET _____

MIAMI, FLORIDA 33165 _____

By [Signature]
(President, Vice-President or CEO*)

Print Name: ROBERTO CURBELO
[*Note: All others require attachment of original corporate resolution of authorization]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

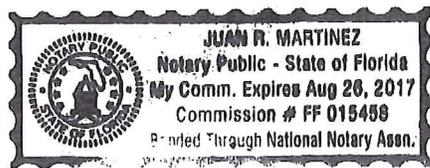
The foregoing instrument was acknowledged before me by ROBERTO CURBELO, JR.
the PRESIDENT of CURBY CORP., corporation, on behalf of the corporation.

He/She is personally known to me or has produced Driver's License, as identification.

Witness my signature and official seal this 9 day of August 2015 in the County and State aforesaid.

[Signature]
Signature
Juan R. Martinez
Print Name

Notary Public-State of FLORIDA
My Commission Expires: Aug 26, 2017



LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 9 day of August, 2015.

IN WITNESS WHEREOF, **ISABIANCA INVESTMENTS, LLC.**, a Florida Limited Liability Company, has caused these presents to be signed in its name by its proper officials.

Witnesses:

[Signature]
Signature
Maricely Santos
Print Name

[Signature]
Signature
Luis Chacon
Print Name

ISABIANCA INVESTMENTS, LLC.

Address:
2460 SW 137TH Avenue Suite #238
Miami, Florida 33175

By [Signature]
(Managing Member)

Print Name: PEDRO ADRIAN

[*Note: All others require attachment of original corporate resolution of authorization]

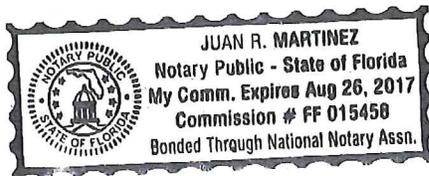
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by PEDRO ADRIAN the MANAGER of ISABIANCA INVESTMENTS, LLC on behalf of the LLC.

He/She is personally known to me or has produced DRIVERS LICENSE, as identification.

Witness my signature and official seal this 9 day of August, 2015, in the County and State aforesaid.



My Commission Expires: Aug 26, 2017

[Signature]
Signature
Notary Public-State of FLORIDA
Juan R. Martinez
Print Name

EXHIBIT A

EXHIBIT "A"
APPLICATION FOR SUBDIVISION DEVELOPMENT
LEGAL DESCRIPTION
FOLIO # 30-4910-003-0361

THE WEST 184.75 FEET OF TRACT 24, LYING IN SECTION 10, TOWNSHIP 54 SOUTH,
RANGE 39 EAST, AS SHOWN ON THE PLAT OF J.G. HEAD'S FARMS, AS
RECORDED IN PLAT BOOK 46, PAGE 44, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA. LESS THE SOUTH 35 FEET THEREOF.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 10**

PH: Z15-047 (15-9-CZ10-5)

September 9, 2015

Item No. 5

Recommendation Summary	
Commission District	11
Applicant	Edith Fernandez
Summary of Requests	The applicant is seeking to permit a proposed addition to a single-family residence, as well as a proposed swimming pool, both of which will be setback less than required from property lines.
Location	892 SW 144 Avenue, Miami-Dade County, Florida.
Property Size	60' x 101'
Existing Zoning	RU-1M(a), Single-Family Modified Residential District, <i>5,000 sq. ft. net</i>
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
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 Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

1. NON-USE VARIANCE to permit a proposed addition to a single-family residence setback a minimum of 11.70' (15' required for 50% of the lineal footage width of the residence and 25' for the balance) from the rear (west) property line.
2. NON-USE VARIANCE to permit a proposed swimming pool and Jacuzzi setback 2.33' (7.5' required) from the rear (west) property line and setback a minimum of 2.33' (10' required) from the interior side (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled, "Proposed Addition and Pool for: Mrs. Edith Fernandez", as prepared by OLR Architects, dated stamped received 5/19/15, and consisting of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plan submitted depicts the existing 1,978 sq. ft. single-family residence with the proposed 370 sq. ft. terrace and bathroom addition, along with the proposed swimming pool and Jacuzzi.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1M(a);single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1M(a);single-family residence	Low Density Residential (2.5 to 6 dua)

South	RU-1M(a);single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1M(a);single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1M(a); vacant	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 892 SW 144 Avenue. The area surrounding the subject property is primarily characterized by single-family residences, along with a vacant parcel to the rear, which separates the parcel from an existing shopping center located to the northwest.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to permit the proposed terrace addition and pool to the single-family residence which will provide the applicant with additional outdoor recreational amenities. For the reasons that will be expanded upon in the zoning analysis below, staff opines that any visual impact that the proposed addition will have on the surrounding residences is likely to be minimal.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. The approval of the request sought in the application will allow the proposed terrace addition to the single-family residence and the proposed pool setback less than permitted from property lines. Staff opines that with approval of the application will not add additional dwelling units to the site beyond what is allowed by the CDMP Low Density Residential Category, Land Use Element interpretative text, 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 uses allowed under the Low Density Residential Land use category text and the density threshold of CDMP Low Density Residential Communities LUP map designation.

ZONING ANALYSIS:

The applicant seeks to permit the residence with the proposed terrace and bathroom addition that will setback 11.70' (15' required for 50% of the lineal footage width of the residence and 25' for the balance) from the rear (west) property line (request #1). Based on the submitted plans, with the terrace addition, the lineal footage width of the residence will be approximately 48'. The width of the proposed terrace addition is 20', which is equivalent to approximately 41% of the lineal footage width of the residence. Staff opines that the 3.30' encroachment that will result from the terrace addition for this portion of the residence, is minimal and will not have a negative visual impact on the surrounding area. Further, staff opines that this will not have any visual impact on the more intensive shopping center use that is located to the northwest of the residence, which, will be spaced more than 100' from the rear of the proposed terrace addition. However, as a condition for approval of the terrace addition, staff recommends that the terrace addition shall remain open sided on the west and north sides and shall not be enclosed, except by an approved insect screen material.

Similarly, staff opines that the approval of the reduced setbacks for the proposed swimming pool (request #2) will not have any negative visual or aural impacts on the aforementioned commercial uses located to the northwest, or on the abutting single-family residence to the north. The proposed pool will encroach 5.17' and 7.67' respectively into the rear (west) and interior side (north) setback areas. Staff notes that the entire rear yard area is enclosed with a 6' high opaque fence, which is staff's opinion, will mitigate any visual or aural impacts of the proposed pool on the abutting residences. Therefore, as a condition for approval, staff recommends that the existing fence must be maintained as a visual buffer and if removed, must be replaced with a similar fence, a wall, or a fence with a hedge.

Therefore, based on the aforementioned analysis of requests #1 and #2, under the Non-Use Variance From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff opines that approval with conditions will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and for the reasons stated below would be **compatible** with same. **Staff therefore, recommends approval with conditions of the application 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:

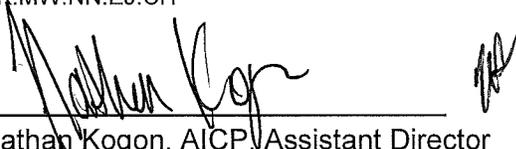
1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure 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, "Proposed Addition and Pool for: Mrs. Edith Fernandez", as prepared by OLR Architects, dated stamped received 5/19/15, and consisting of 4 sheets. Except 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 proposed terrace addition not be enclosed on the west and north sides except by an approved insect screen material.
5. That the existing 6' high opaque fence enclosing the rear yard area be maintained and if it is destroyed or removed, it shall be replaced by an opaque fence or wall, or a fence with a hedge, 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

Edith Fernandez

Z15-047

Page | 4

NK:MW:NN:EJ:CH

A handwritten signature in black ink, appearing to read "Nathan Kogon", is written over a horizontal line. To the right of the signature is a small, stylized mark.

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

ZONING RECOMMENDATION ADDENDUM

Edith Fernandez
Z15-047

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
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
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p>Low-Density Residential (Pg. I-31)</p>	<p><i>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>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>
--	--

5. EDITH FERNANDEZ
(Applicant)

15-9-CZ10-5(15-047)
Area 10/District 11
Hearing Date: 09/09/15

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>
2005	Laroc Inc.	- Zone change from AU to RU-1M(a). - Unusual Use to permit a lake excavation. - Modification of condition of a Resolution.	C10	Approved with Condition(s)

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: June 9, 2015

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

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

Subject: C-10 #Z2015000047
Edith Fernandez
892 SW 144th Avenue, Miami, FL 33184
Non-Use Variance to permit an addition to the single family
residence setback less than required from property lines.
(RU-1(M)(a)) (0.14 Acres)
03-54-39

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.

Wellfield Protection

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development, and regulate land uses within the wellfield protection area.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of 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.

Wetlands

The subject property is located within the Bird Drive Wetlands Basin, and is a jurisdictional wetland as defined by Section 24-5 of the Code. However, this application is part of a Class IV Wetland Permit FW 94-121 issued to Antonio Gonzalez on August 3, 2005 for the filling of 14.65 acres and excavation of 3.78 acres of jurisdictional wetlands at this location. This permit expired on August 3, 2007. All wetland impacts on this property were completed while the permit was valid.

DERM has no objection to this application provided that no work occurs beyond what was permitted on this site. Please be advised there is a 0.34 acre Tree Island Preservation Area to the west of the subject property as required by the Army Corps of Engineers General Permit 2001-1770.

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

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree 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. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

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.

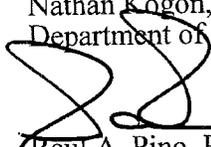
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 26, 2015

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

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

Subject: Z2015000047
Name: Edith Fernandez
Location: 892 SW 144 Avenue
Section 03 Township 54 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 2, Block 1 of Plat Book 165, Page 9.

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: June 26, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: Edith Fernandez (#15_047)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a non-use variance of setback requirements for a property which contains a single family home. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354.

Memorandum



Date: June 10, 2015

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

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

Subject: Z2015000047: EDITH FERNANDEZ
Revised Plans Submitted Dated Stamped Received 4-28-2015

Application Name: EDITH FERNANDEZ

Project Location: The site is located at 892 SW 144 AVE, Miami-Dade County.

Proposed Development: The request is for NUV TO PERMIT A PORCH ADDITION for an existing single family dwelling unit.

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, Parks Planning Section Supervisor

Memorandum



Date: 02-JUN-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000047

Recommendation:

No objection to the site plan with a 5/19/15 RER received date.

Service Impact/Demand

Development for the above Z2015000047
 located at 892 SW 144 AVE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1340 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 61
 The estimated average travel time is: 4:18 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EDITH FERNANDEZ

892 SW 144 AVE
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

September 16, 2015

Z2015000047

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 23, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

EDITH FERNANDEZ

OUTSTANDING LIENS AND FINES:

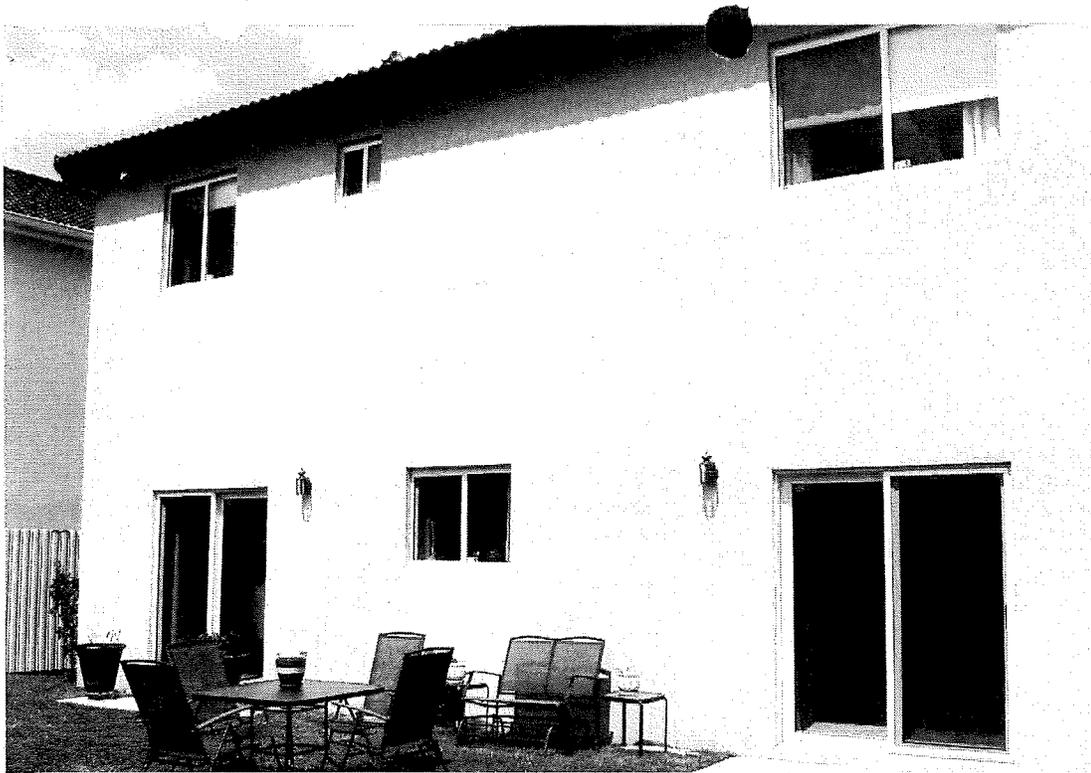
As of June 23, 2015, There are no Outstanding Liens, Fines, or Fees



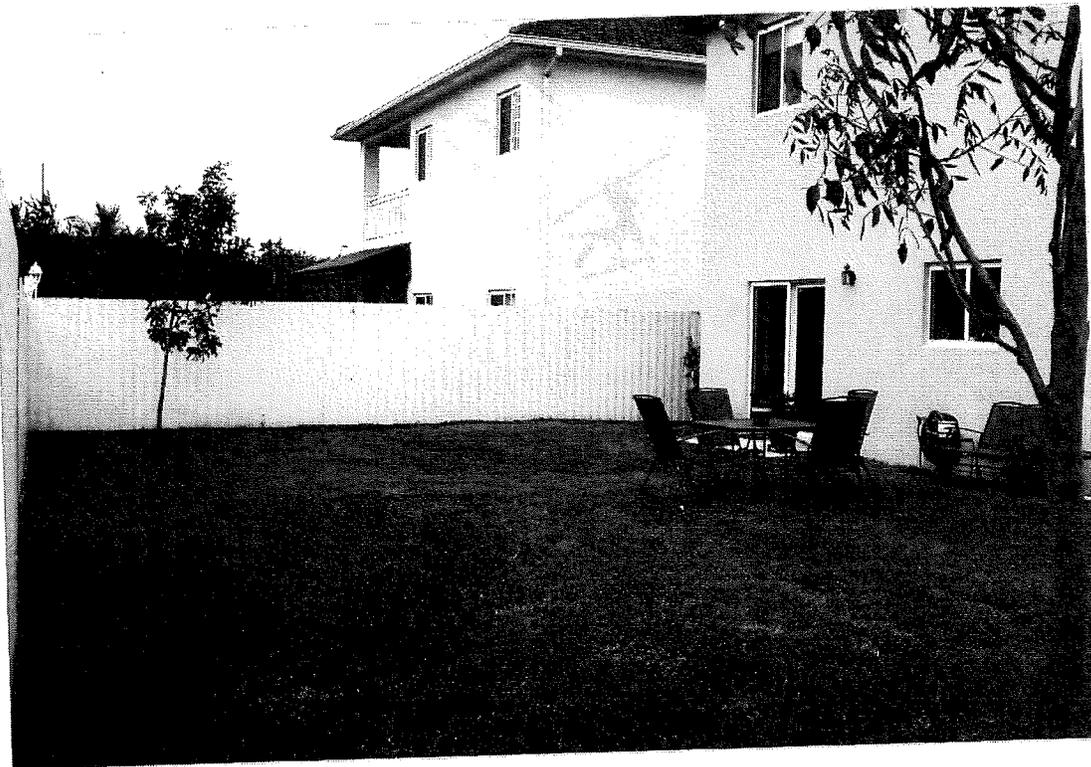
03/11/2015
7:00 - 8:00
MAY 19 2015
MAY 19 2015
MAY 19 2015

RECEIVED
215-047
MAY 19 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

Don SDE



RECEIVED
215-047
MAY 19 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES
JON SDE



RECEIVED
215-047
MAY 19 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

BON SDE



MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

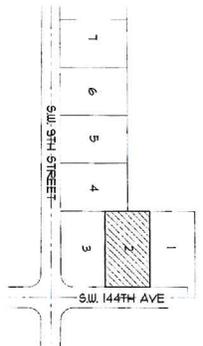
RECEIVED
215-047
MAY 19 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

Don SOB



RECEIVED
215-047
MAY 19 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

for SOE



LOCATION SKETCH N.T.S.

RECEIVED
 MAY 19 2015
 215-047
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY *AV*

ZONING LEGEND

ZONING	PERMITTED	PROHIBITED
1-6 (1st 6000 sq ft)	1-6 (1st 6000 sq ft)	1-6 (1st 6000 sq ft)
7-10 (7000-10000 sq ft)	7-10 (7000-10000 sq ft)	7-10 (7000-10000 sq ft)
11-15 (11000-15000 sq ft)	11-15 (11000-15000 sq ft)	11-15 (11000-15000 sq ft)
16-20 (16000-20000 sq ft)	16-20 (16000-20000 sq ft)	16-20 (16000-20000 sq ft)
21-25 (21000-25000 sq ft)	21-25 (21000-25000 sq ft)	21-25 (21000-25000 sq ft)
26-30 (26000-30000 sq ft)	26-30 (26000-30000 sq ft)	26-30 (26000-30000 sq ft)
31-35 (31000-35000 sq ft)	31-35 (31000-35000 sq ft)	31-35 (31000-35000 sq ft)
36-40 (36000-40000 sq ft)	36-40 (36000-40000 sq ft)	36-40 (36000-40000 sq ft)
41-45 (41000-45000 sq ft)	41-45 (41000-45000 sq ft)	41-45 (41000-45000 sq ft)
46-50 (46000-50000 sq ft)	46-50 (46000-50000 sq ft)	46-50 (46000-50000 sq ft)
51-55 (51000-55000 sq ft)	51-55 (51000-55000 sq ft)	51-55 (51000-55000 sq ft)
56-60 (56000-60000 sq ft)	56-60 (56000-60000 sq ft)	56-60 (56000-60000 sq ft)
61-65 (61000-65000 sq ft)	61-65 (61000-65000 sq ft)	61-65 (61000-65000 sq ft)
66-70 (66000-70000 sq ft)	66-70 (66000-70000 sq ft)	66-70 (66000-70000 sq ft)
71-75 (71000-75000 sq ft)	71-75 (71000-75000 sq ft)	71-75 (71000-75000 sq ft)
76-80 (76000-80000 sq ft)	76-80 (76000-80000 sq ft)	76-80 (76000-80000 sq ft)
81-85 (81000-85000 sq ft)	81-85 (81000-85000 sq ft)	81-85 (81000-85000 sq ft)
86-90 (86000-90000 sq ft)	86-90 (86000-90000 sq ft)	86-90 (86000-90000 sq ft)
91-95 (91000-95000 sq ft)	91-95 (91000-95000 sq ft)	91-95 (91000-95000 sq ft)
96-100 (96000-100000 sq ft)	96-100 (96000-100000 sq ft)	96-100 (96000-100000 sq ft)

NOTES:

1. All additions to the existing structure shall be in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
2. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
3. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
4. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
5. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
6. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
7. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
8. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
9. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.
10. The proposed addition shall be constructed in accordance with the applicable zoning ordinance and the Florida Building Code, Chapter 6, Part 1, Section 601.1.

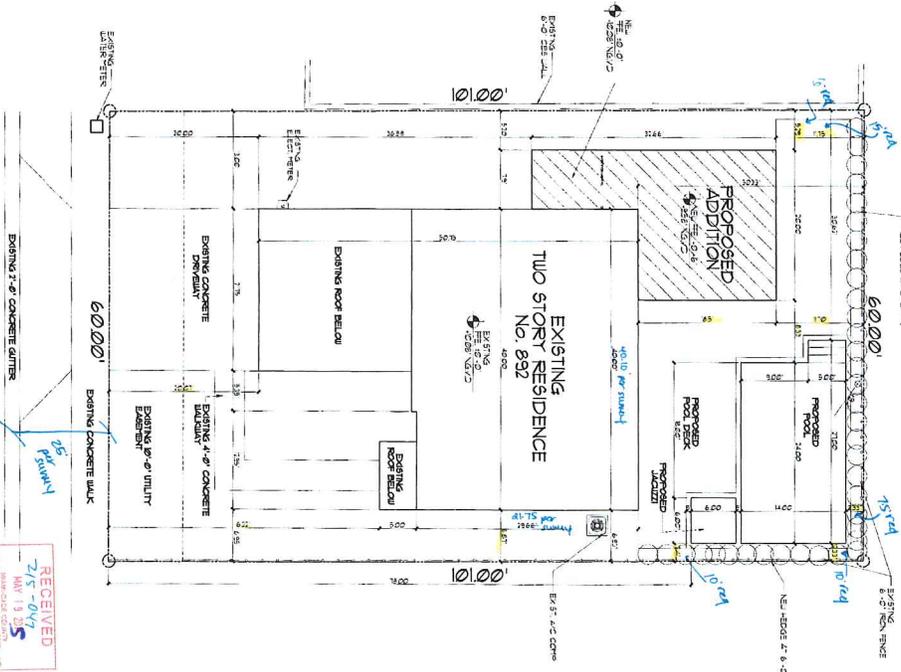
NOTE:

THIS SITE PLAN WAS PREPARED BY THE ARCHITECT AND ENGINEER AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER AND THE COUNTY ENGINEER. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF THE FLORIDA BUILDING CODE OR ANY OTHER APPLICABLE REGULATIONS.

- SITE NOTES:**
1. GENERAL CONTRACTOR SHALL CONDUCT ALL UTILITIES SURVEY.
 2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
 3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
 4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
 5. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
 6. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
 7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
 8. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
 9. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
 10. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.

LEGAL DESCRIPTION

LOT 12, BLOCK 12, SUBDIVISION 12, PHASE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



SITE PLAN

SCALE 1/8" = 1'-0"

RECEIVED
 MAY 19 2015
 215-047
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 BY *AV*

OLR
 OFFICE OF LEGAL REVISION
 200 S.W. 14th Street
 Miami, FL 33130
 (305) 375-2000

PROPOSED ADDITION AND POOL FOR:
 MS. EDITH FERNANDEZ
 892 SW 144 AVE
 MIAMI, FL, 33184

A-1
 SHEET NO. 1 OF 1

22



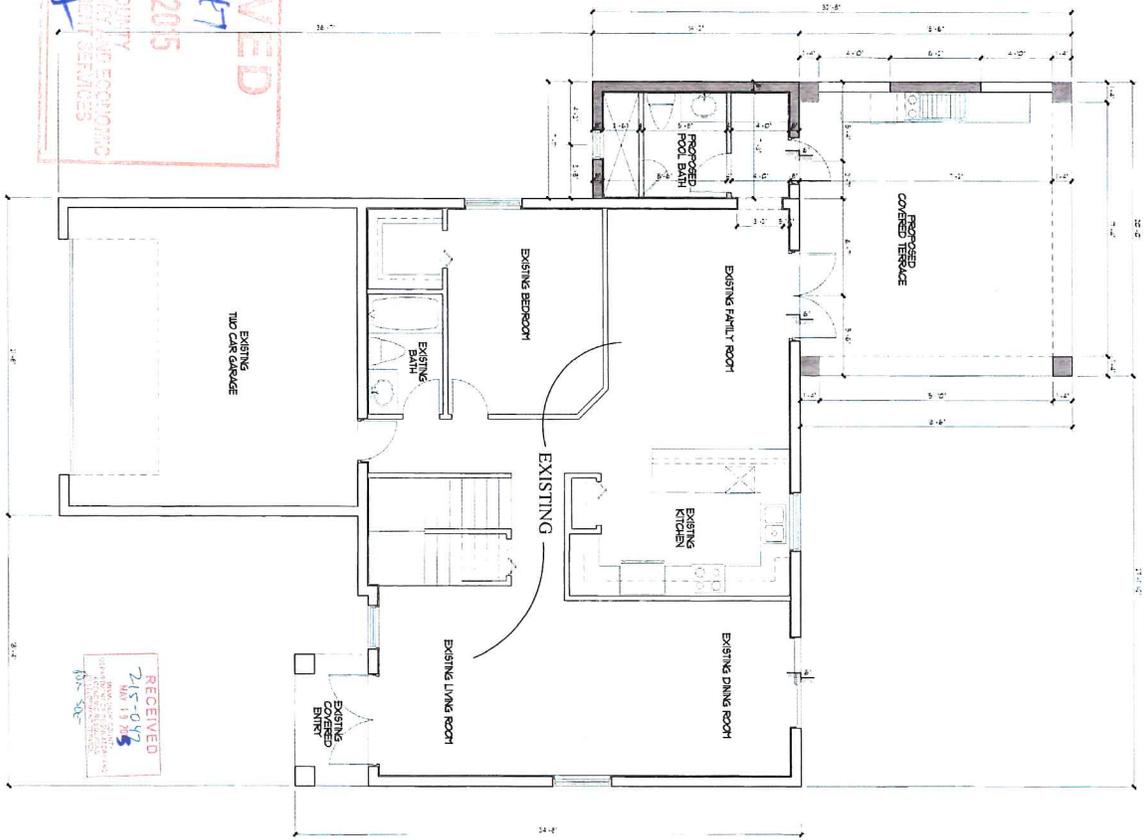
OLR
ARCHITECT

386 S.W. 28 STREET
MIAMI, FL 33135
TEL: (305) 576-2222
FAX: (305) 576-2222

DATE: 03-14-2015
SCALE: 1/4" = 1'-0"
DRAWN BY: [Signature]
JOB NO.:

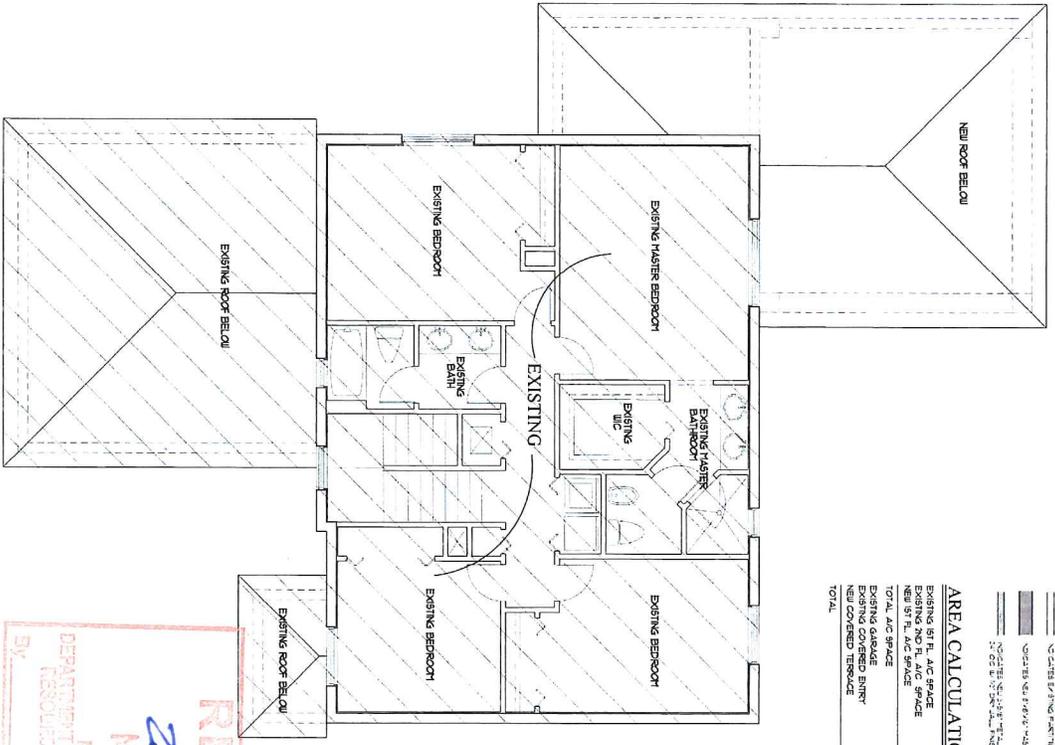
**PROPOSED ADDITION AND POOL FOR:
MS. EDITH FERNANDEZ**
892 SW 144 AVE
MIAMI, FL, 33184

A-3
SHEET NO. 1 OF 1



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

RECEIVED
215-047
MAY 19 2015
MIAMI DADE COUNTY
DEPARTMENT OF PERMITTING AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES



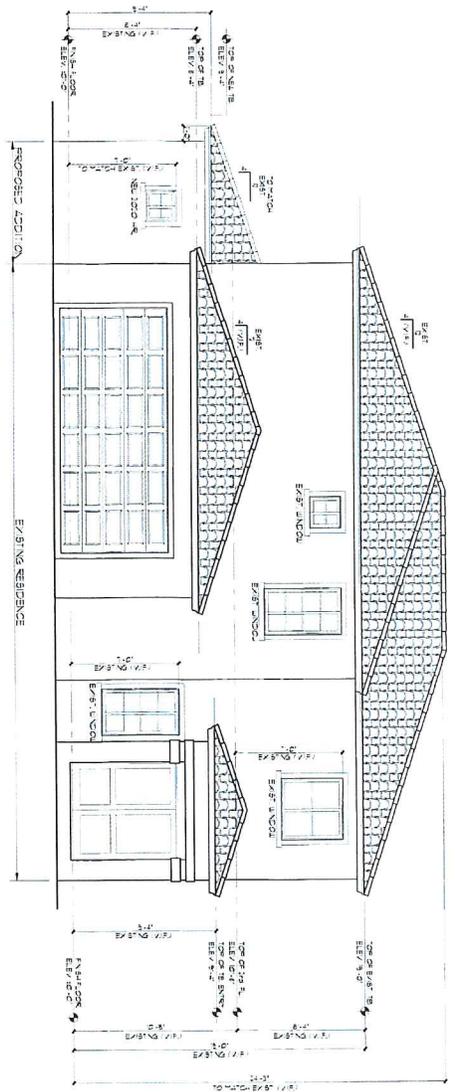
EXISTING SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND:

- EXISTING EXTERIOR WALL
- EXISTING INTERIOR WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL

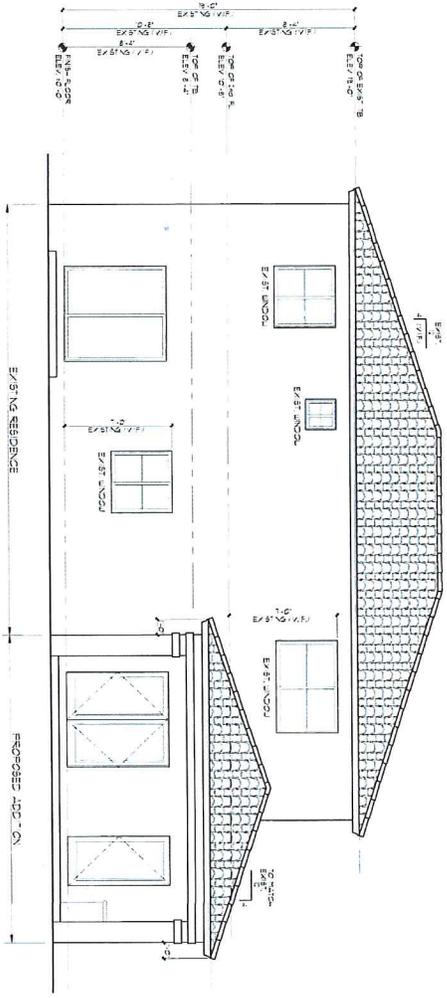
AREA CALCULATIONS:

EXISTING 1ST FL. A/C SPACE	1269 SQ. FT.
EXISTING 2ND FL. A/C SPACE	1269 SQ. FT.
NEW 1ST FL. A/C SPACE	10 SQ. FT.
NEW 2ND FL. A/C SPACE	2522 SQ. FT.
EXISTING GARAGE	442 SQ. FT.
EXISTING BATH	370 SQ. FT.
NEW COVERED TERRACE	370 SQ. FT.
TOTAL	3379 SQ. FT.



FRONT ELEVATION
SCALE 1/4" = 1'-0"

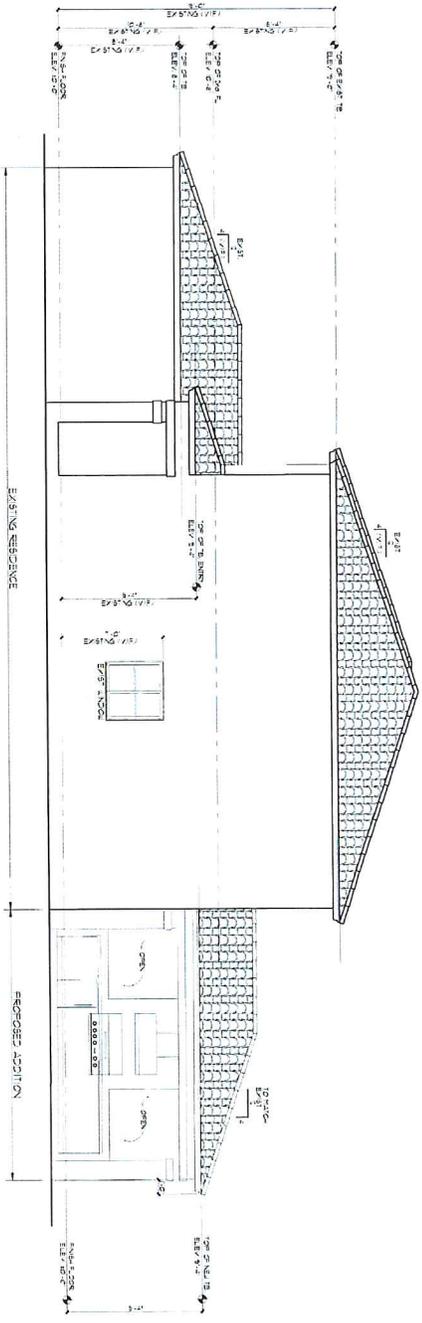
RECEIVED
 215-047
 MAY 19 2015
 DEPARTMENT OF BUILDING AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 MAHARAJA COUNTY
 ST.



REAR ELEVATION
SCALE 1/4" = 1'-0"

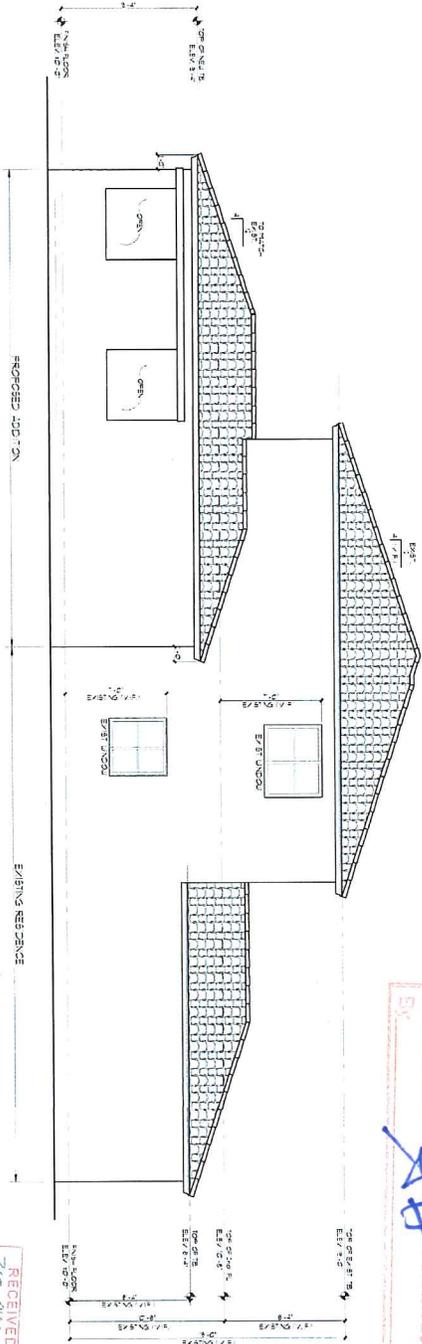
RECEIVED
 215-047
 MAY 19 2015
 DEPARTMENT OF BUILDING AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 MAHARAJA COUNTY
 ST.

<p>OLR ARCHITECT</p> <p>300 SW 23 STREET MIAMI, FLORIDA 33135 TEL: 305-371-8800 FAX: 305-371-8801 WWW.OLRARCHITECT.COM</p>	<p>PROPOSED ADDITION AND POOL FOR: MS. EDITH FERNANDEZ</p> <p>892 SW 144 AVE MIAMI, FL, 33184</p>	<p>DATE: 05-19-15 SCALE: AS SHOWN DRAWN: TFL JOB NO. 1</p>	<p>SHEET NO. 1 OF 1</p> <p>A-5</p>
---	--	--	---



RIGHT ELEVATION

SCALE 1/4" = 1'-0"



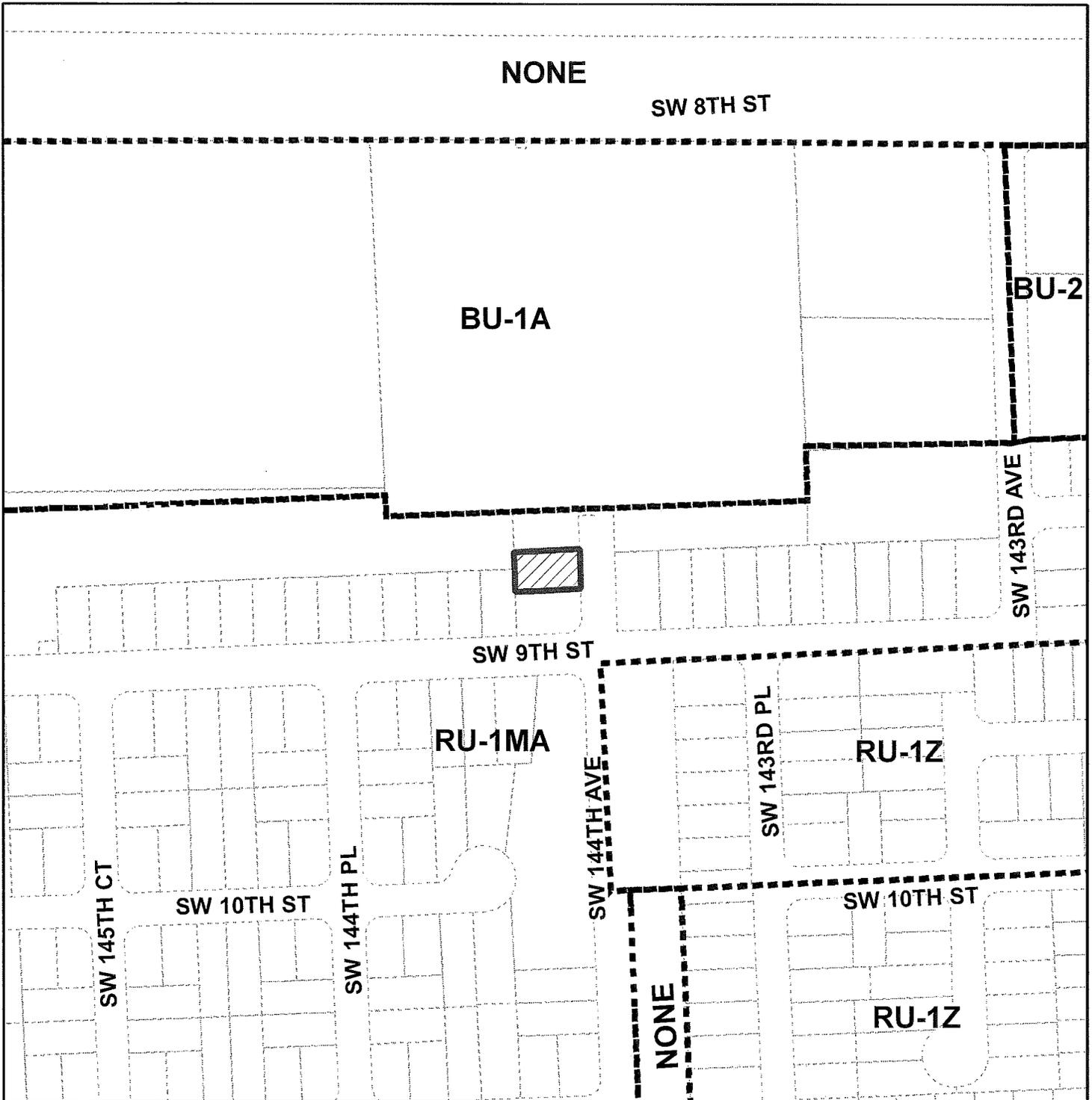
LEFT ELEVATION

SCALE 1/4" = 1'-0"

RECEIVED
 215-047
 MAY 19 2015
 DEPARTMENT OF CITY PLANNING
 RECEPTIONS AND PERMITS DIVISION
 BY *FF*

RECEIVED
 215-047
 MAY 13 2015
 DEPARTMENT OF CITY PLANNING
 RECEPTIONS AND PERMITS DIVISION
 BY *FF*

A-6 <small>SHEET NO. 1 OF 6</small>	PROPOSED ADDITION AND POOL FOR: MS. EDITH FERNANDEZ <small>892 SW 144 AVE MIAMI, FL, 33184</small>	<small>DATE: 2/13/14 SCALE: 1/8"=1'-0" DRAWN BY: [Signature] CHECKED BY: [Signature]</small>	<small>DESIGNED BY: [Signature] PROJECT NO.: [Number] SHEET NO.: [Number]</small>
---	---	---	---



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000047

Legend

-  Subject Property Case
-  Zoning



Section: 03 Township: 54 Range: 39
 Applicant: EDITH FERNANDEZ
 Zoning Board: C10
 Commission District: 11
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, May 21, 2015

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000047

Legend
 Subject Property



Section: 03 Township: 54 Range: 39
 Applicant: EDITH FERNANDEZ
 Zoning Board: C10
 Commission District: 11
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, May 21, 2015

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2015000047
 RADIUS: 500

Section: 03 Township: 54 Range: 39
 Applicant: EDITH FERNANDEZ
 Zoning Board: C10
 Commission District: 11
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, May 21, 2015

REVISION	DATE	BY
		27

SW 8TH ST

TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)

BUSINESS AND OFFICE

SW 143RD AVE



SW 9TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

SW 145TH CT

SW 10TH ST

SW 144TH PL

SW 144TH AVE

WATER

SW 143RD PL

SW 10TH ST

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000047

Legend

 Subject Property Case



Section: 03 Township: 54 Range: 39

Applicant: EDITH FERNANDEZ

Zoning Board: C10

Commission District: 11

Drafter ID: E.CESPEDES

Scale: NTS



SKETCH CREATED ON: Thursday, May 21, 2015

REVISION	DATE	BY