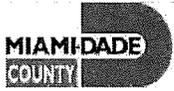


FINAL AGENDA

9-17-2014 Version # 2



COMMUNITY ZONING APPEALS BOARD 11
KENDALL VILLAGE CENTER - CIVIC PAVILION
8625 SW 124 Avenue, Miami
Tuesday, October 21, 2014 at 7:00 p.m.

PREVIOUSLY DEFERRED

- | | | | |
|----------------|--|-------|----------|
| A. 14-7-CZ11-1 | <u>PHILIP & HARRIET MARGOLESKY</u> | 14-34 | 01-55-39 |
| B. 14-9-CZ11-1 | <u>CURBY CORP.</u> | 14-30 | 24-54-39 |

CURRENT

- | | | | | |
|-----------------|-----------------------|-------|----------|---|
| 1. 14-10-CZ11-1 | <u>DENYS FERREIRO</u> | 14-70 | 36-54-39 | N |
|-----------------|-----------------------|-------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 11

MEETING OF TUESDAY, OCTOBER 21, 2014

KENDALL VILLAGE CENTER – CIVIC PAVILLION

8625 SW 124 AVENUE, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Department of Regulatory and Economic Development
Staff Report to Community Council No. 11**

PH: Z14-034 (14-7-CZ11-2)

October 21, 2014

Item No. B

Recommendation Summary	
Commission District	7
Applicant	Philip & Harriet Margolesky
Summary of Requests	The applicants are seeking a district boundary change from AU to EU-1.
Location	10240 SW 123 Avenue, Miami-Dade County, Florida
Property Size	1.156 acres
Existing Zoning	GU; Interim District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (see attached Zoning Recommendation Addendum)
Recommendation	Withdrawal of the application without prejudice.

The application was deferred from the July 22, 2014 hearing and September 16, 2014 hearing of Community Zoning Appeals Board (CZAB) #11 due to a lack of a quorum.

REQUEST:

DISTRICT BOUNDARY CHANGE from GU to EU-1.

PROJECT DESCRIPTION: The applicants are seeking to rezone a vacant lot to EU-1.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; vacant	Estate Density Residential (1 to 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
South	GU-1; single-family residences	Estate Density Residential (1 to 2.5 dua)
East	EU-M; single-family residence	Estate Density Residential (1 to 2.5 dua)
West	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 1.156 acre site, located at 10240 SW 123 Avenue, Miami-Dade County, Florida. The subject property is surrounded by single-family residences zoned EU-1, Single-Family One Acre Estate District to the north and west, single-family residences zoned EU-M, Single-Family Modified Estate District to east, and single-family residences zoned GU, Interim District to the south.

SUMMARY OF IMPACT:

The approval of this application could allow the applicants to build up to two new residences on the lot. This could result in additional impacts on schools and other public services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as *Estate Density Residential* (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* Therefore, the approval of the application could allow the applicants to develop the 1.156 acre parcel with 2 residential units. However, staff notes that the applicants have indicated in their letter of intent to develop the subject property with one residential unit, which is within the maximum density allowed under the density threshold of the CDMP Estate Density Residential designation on the LUP map

ZONING ANALYSIS:

When the applicant's request to rezone the 1.156-acre parcel to EU-1, Single-Family One Acre Estate 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 approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application meets the traffic concurrency criteria and will generate 2 PM daily peak hour trips. Therefore, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management of said Department 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.

Notwithstanding the aforementioned, this application can be withdrawn by the applicant because it was found that the property was legally grandfathered in by a letter dated March 26, 2012 from the Department which is included in your packet. **Therefore, staff opines that said request is no longer needed, and recommends that the application be withdrawn without prejudice.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

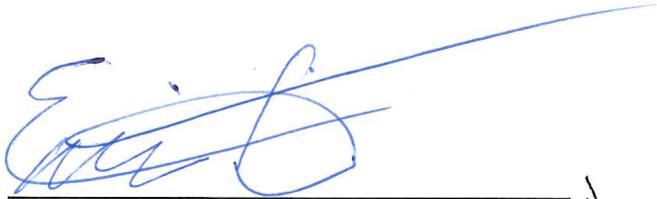
NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION: Withdrawal of the application without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:NN:CH:EJ



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

NDN

ZONING RECOMMENDATION ADDENDUM

Applicant: Philip & Harriet Margolesky
PH: Z14-034

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection
Parks	No objection
Platting and Traffic Review Section (RER)	No objection
Public Works and Waste Management Department	No objection
MDT	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

Estate Density Residential (Pg. I-31)	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i>
Objective LU-4 (Pg. I-9)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311	<p><i>In evaluating an application for a district boundary change, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</i></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> (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> (4) <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>
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ZONING RECOMMENDATION ADDENDUM

Applicant: Philip & Harriet Margolesky
PH: Z14-034

	<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>
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miamidade.gov

Permitting, Environment and Regulatory Affairs Department

□ Miami-Dade Permitting and Inspection Center (MDPIC)
11805 SW 26th Street
Miami, Florida 33175
T 786-315-2332

■ Downtown Office
111 NW 1 Street, 11th Floor
Miami, Florida 33128
T 305-375-2800

March 26, 2012

Ben Joannou
10155 SW 123 Avenue
Miami, Florida 33186

RE: Folio: 30-5901-000-0570
Case # 2012152

Dear Mr. Joannou:

This is in response to your zoning verification request. Please be advised that the above referenced property is zoned GU (Interim District). Enclosed is the applicable Zoning Code section pertaining to your zoning district's designation.

In addition, also enclosed (if applicable) are any zoning Resolutions or Declaration of Restrictions (covenants) that pertain to your property and may affect the development of your site. Building permit issuance will be subject to compliance with all code requirements and concurrency approval.

According to the maps and records of this Department, the subject property is grandfathered and meets the minimum site size requirements for the construction of a single family residence as evidenced by the affidavit and supporting documents submitted by you. Said documents are hereby placed in the permanent files of the Zoning Information Section.

Based on our available records, the following documents are attached which applies to your property.

- Zoning Code Section GU (Interim District)

For information regarding zoning and building code violations, please contact the Office of Neighborhood Compliance at (786) 315-2552.

Should you need additional zoning information, please contact this office at (305) 375-2640.

Sincerely,

[Handwritten signature of Earl Jones]

Earl Jones,
Zoning Services Plans Processor, Jr. Analyst
Zoning Evaluation Section
Department of Permitting, Environment and Regulatory Affairs

Permit Records Section
Scanned By: [Handwritten Signature]
Date: 4/27/12

Miami Dade County Department of Permitting, Environment and Regulatory Affairs - Job Copy

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rework 04272012.pdf

Examiner Date Time Stamp Disp. Trade Stamp Name
JoAnn Pirrello 4/27/2012 4:10:08 PM A ZONE Approved

A. PHILLIP & HARRIET MARGOLESKY
(Applicant)

14-7-CZ11-1 (14-034)
Area 11/District 07
Hearing Date: 10/21/14

Property Owner (if different from applicant) **Same.**

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

If so, who are the interested parties? **None**

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>
No History				

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#A

APPLICANT'S NAME: PHILIP & HARRIET MARGOLESKY

REPRESENTATIVE: JOSEPH L. MARTIN

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
14-7-CZ11-1 (14-034)	September 16, 2014	CZAB11	14

REC: Approval

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>10.21/14</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> NOTE:	Item deferred due to lack of quorum.	

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRWOMAN		Carolina BLANCO			X
COUNCILMAN		Socrates De Jesus			X
COUNCILMAN		Miguel DIAZ			X
COUNCILMAN		Jay REICHBAUM	X		
COUNCILWOMAN		Beatriz SUAREZ	X		
CHAIR WOMAN		Patricia DAVIS	X		
VOTE:			3	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: Miguel Gonzalez

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: PHILIP & HARRIET MARGOLESKY

REPRESENTATIVE: Joseph L. Martin

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
14-7-CZ11-1 (14-034)	July 22, 2014	CZAB11	14

REC: Approval

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: 9/16/14 W/LEAVE TO AMEND _____

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

Deferred to 9/16/14 due to lack of quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRWOMAN		Carolina BLANCO			
COUNCILMAN		Socrates DE JESUS			X
COUNCILMAN		Miguel DIAZ			X
COUNCILMAN		Jay REICHBAUM			X
COUNCILWOMAN		Beatriz SUAREZ			X
CHAIR WOMAN		Patricia DAVIS			X

VOTE:

--	--

EXHIBITS: YES NO

COUNTY ATTORNEY: Abbie Schwaderer Raurell

Memorandum



Date: April 30, 2014

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-11 #Z2014000034
Philip & Harriet Margolesky
10240 SW 123rd Avenue, Miami, FL 33186
Zone Change from Gu & EU-1 to EU-1.
(GU) (1.156 Acres)
01-55-39

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

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

Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area for the Alexander Orr Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24.43 of the Code.

Since the subject request is for a non-residential land use, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials or wastes shall not be used, generated, handled, discharged, disposed of or stored on the subject property.

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

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.

Tree Preservation

The subject property may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. A Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Also, the property contains prohibited trees as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited plant species shall be removed from the subject property prior to development or redevelopment, and their sale, propagation, planting, importation or transportation is prohibited. Pursuant to this subsection and in accordance with Chapter 19 of the Code, developed sites shall be maintained to prevent the growth or accumulation of prohibited species including grass, weeds and non-native undergrowth.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

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

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 29, 2014
To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources
From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources
Subject: Z2014000034
Name: Philip & Harriet Margolesky
Location: 10240 SW 123 Avenue
Section 01 Township 55 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 **2 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-592 SW 88 St. e/o SW 110 Ave.	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: April 24, 2014

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

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

Subject: Philip & Harriet Margolesky (#14_034)

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: Philip & Harriet Margolesky are requesting a district boundary change from GU (Interim District) and EU-1 (Estates, Single Family) to EU-1.

Size: The subject property is 1.156 acres.

Location: The subject is located at 10240 S.W. 123rd Avenue, 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 re-designation to EU-1 (Estates, Single Family) will likely result in development of "Residential Units." Per the Code, residential units located within the project shall, therefore, receive PWWM waste collection service, once the vacant lot is developed.

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: Residential Units

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

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: May 1, 2014

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

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

Subject: Z2014000034: PHILIP & HARRIET MARGOLESKY

Application Name: PHILIP & HARRIET MARGOLESKY

Project Location: The site is located at 10240 SW 123 AVE, Miami-Dade County.

Proposed Development: The request is for a district boundary change from EU-1 & GU TO EU-1.

Impact and demand: This application proposes a development of 1 single family dwelling unit resulting in a de minimis impact to Level of Service. The site is located in Park Benefit District 2 which has a surplus of 504.72 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.

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

Memorandum



Date: 23-APR-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2014000034

Fire Prevention Unit:

No objection to the site plan with an April 9, 2014 Zoning Department received date

Service Impact/Demand

Development for the above Z2014000034
located at 10240 SW 123 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1857 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:24 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 9 - Kendall - 7777 SW 117 Avenue
Rescue,ALS 60' Aerial

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 01-JUL-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

PHILIP & HARRIET MARGOLESKY

10240 SW 123 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000034

HEARING NUMBER

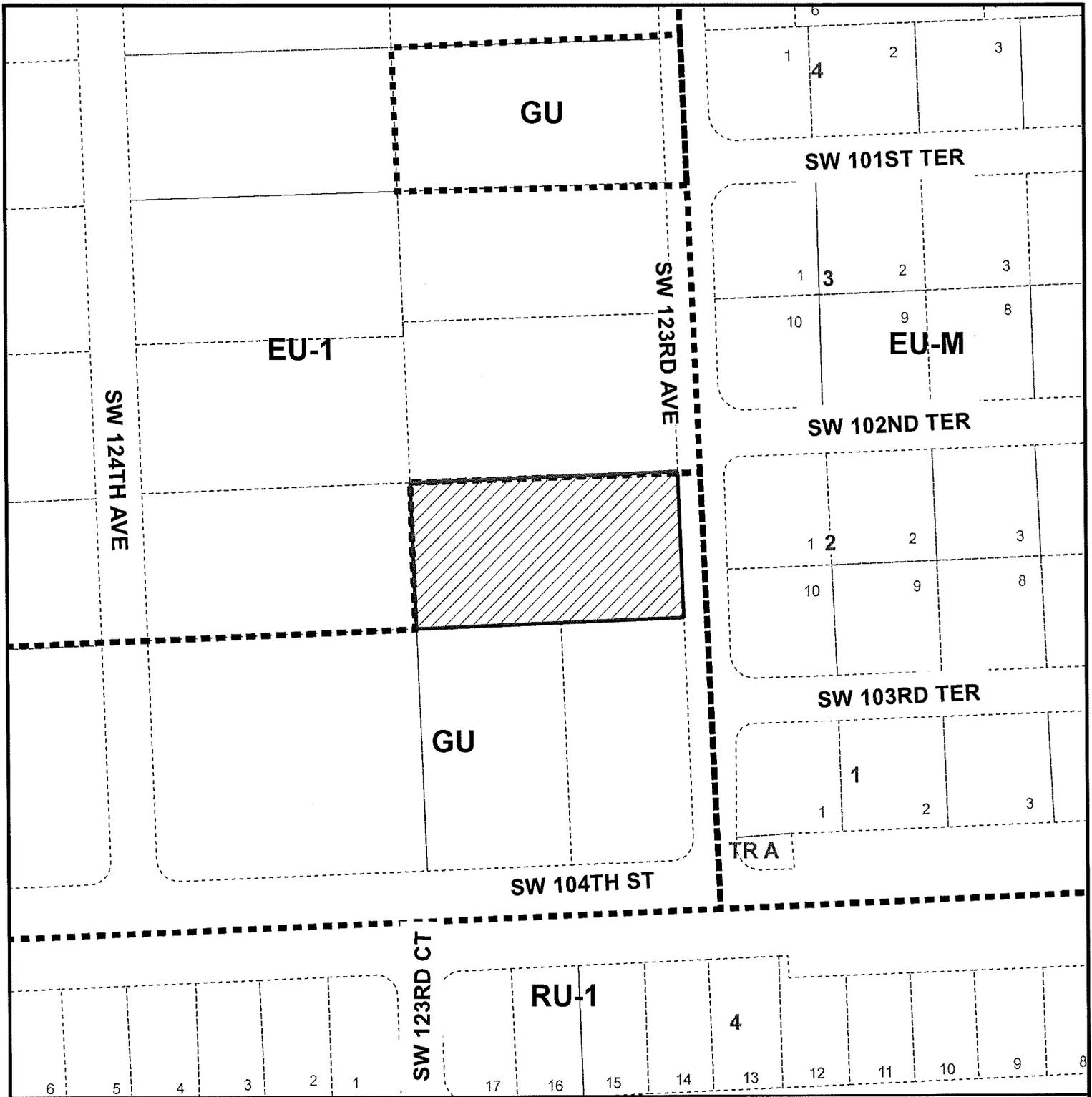
HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC; No bss cases open/closed

Philip & Harriet Margolesky

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

REPORTER NAME:



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2014000034



Section: 01 Township: 55 Range: 39
 Applicant: PHILIP & HARRIET MARGOLESKY
 Zoning Board: C11
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

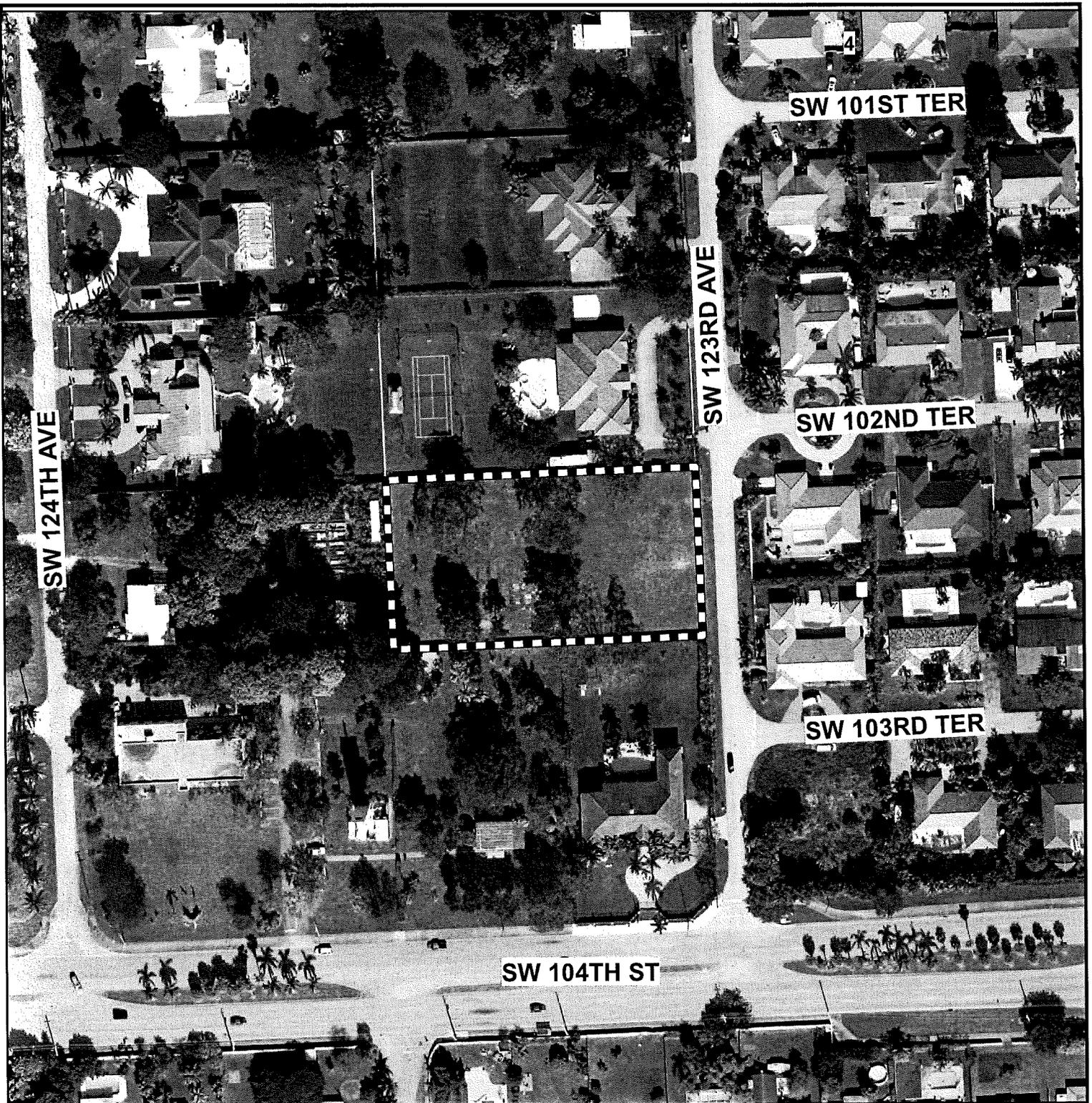
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 10, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000034



Section: 01 Township: 55 Range: 39
 Applicant: PHILIP & HARRIET MARGOLESKY
 Zoning Board: C11
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property

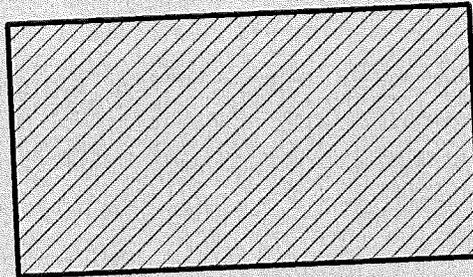


SKETCH CREATED ON: Monday, April 21, 2014

REVISION	DATE	BY
		20

SW 124TH AVE

(EDR) 1-2.5 DU/AC



SW 123RD AVE

SW 101ST TER

SW 102ND TER

SW 103RD TER

SW 104TH ST

(LDR) 2.5-6 DU/AC

MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000034



Section: 01 Township: 55 Range: 39
Applicant: PHILIP & HARRIET MARGOLESKY
Zoning Board: C11
Commission District: 7
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, April 21, 2014

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 11**

PH: Z14-030 (14-9-CZ11-1)

October 21, 2014

Item No. A

Recommendation Summary	
Commission District	10
Applicant	Curby Corp
Summary of Requests	The applicant is seeking to permit a single-family residence and proposed guest house with more lot coverage than is permitted by Code.
Location	Lying south of SW 47 Street, approximately 795' west of SW 118 Avenue A/K/A 11880 SW 47 Street, Miami Dade County, Florida
Property Size	1.06 acres
Existing Zoning	AU, Agricultural District
Existing Land Use	vacant
2020-2030 CDMP Land Use Designation	Agriculture <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map 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.

This item was deferred from the September 16, 2014 meeting of Community Zoning Appeals Board (CZAB 11) due to lack of quorum.

REQUEST:

Non-Use Variance to permit a proposed guest house in conjunction with a single family residence with a lot coverage of 19.62% (15% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Custom Home for: Mr. Roberto Curbelo" as prepared by Lanmar Design Group, dated stamped received 03/19/14 and consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION & HISTORY:

Staff notes that the property was approved in April 2014, pursuant to Administrative Variance #V2014000013 to permit a single-family residence (without a guest house) with a lot coverage of 16.5% (15% maximum permitted).

The applicant now seeks to add a guest house which will increase the lot coverage on the subject property.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant residential lot	Agriculture
North	AU; single-family residence	Agriculture
South	AU; farm residence	Agriculture
East	AU; single-family residence	Agriculture
West	AU; single-family residence	Agriculture

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 11880 SW 47 Street. The area is characterized by single-family residences and single-family farm residences.

SUMMARY OF THE IMPACTS:

The approval of this application will permit a proposed single family residence with a guest house. However, the increased lot coverage could have a visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is a vacant parcel of land and is designated as **Agriculture** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area.*

Staff notes that the subject parcel is a legal non-conforming lot, which has been grandfathered to allow an existing residential use on 1.06 acres. The application seeks to permit a guest house in addition to a previously permitted single-family residence which is under construction. However, approval of the request would result in an increase in the lot coverage beyond what is permitted by the zoning district. Staff notes that the proposed guest house is a permitted use in the AU, Agricultural zoning district. Therefore, staff opines that subject to a condition requiring

the applicant to submit a Declaration of Use limiting the subject property to a single-family use prior to permitting, that the approval of the application will not create additional parcelization on the subject site above which is allowed, nor change the single-family residence use.

As such, staff opines that approval of the application would be **consistent** with the Land Use Element interpretative text under the Agriculture designation of the property on the CDMP's LUP map.

ZONING ANALYSIS:

In April 2014, an application was approved pursuant to Administrative Variance #V2014000013, to permit a proposed single-family residence with a lot coverage of 16.5% (15% maximum permitted). The applicant is now seeking approval of said proposed single-family residence with the addition of a guest house resulting in an increase in lot coverage. When the request to permit a proposed single family residence with a guest house and a lot coverage of 19.62% (15% maximum permitted) is analyzed under Section 33-311(A)(4)(b) Non-Use Variances, staff opines that the approval of the request would be **compatible** with the surrounding area. While staff did not find similar approvals in the surrounding area, staff opines that the increased lot coverage of 4.62% is minimal and internal to the subject site. Staff also opines that the approval of the request would not be detrimental to the neighborhood and that the requested lot coverage would not affect the appearance of the community. However, staff opines that future owners could easily convert the guest house into an additional residential unit. As such, staff recommends as a condition for approval that the applicant proffer a Declaration of Use Agreement restricting the subject property to a single-family use only. **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b) Non-Use Variances.**

ACCESS, CIRCULATION AND PARKING: N/A

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 Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, 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 "Custom Home for: Mr. Roberto Curbelo" as prepared by Lanmar Design Group, dated stamped received 03/19/14 and consisting of 3 sheets.
3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submits a Declaration of Use Agreement restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

ES:MW:NN:CH:EJ



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

MM

ZONING RECOMMENDATION ADDENDUM

Curby Corp
Z14-030

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

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

Agriculture <i>(Page I-58)</i>	<i>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida, and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A. In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area.</i>
Accessory Dwelling Units I-33	<i>Accessory dwelling units ranging from 400 to 800 square feet of habitable area are authorized on single-family lots with a minimum area of 7,500 square feet that are located inside the Urban Development Boundary. The appearance of the structure(s) containing the primary and accessory units shall maintain an appearance consistent with the character of the neighborhood. Accessory dwelling units provided in accordance with this section shall not be counted toward the LUP map residential density maximum which governs the subject property.</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>
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B. CURBY CORP.
(Applicant)

14-9-CZ11-1 (14-030)
Area 11/District 10
Hearing Date: 10/21/14

Property Owner (if different from applicant) **Same.**

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

If so, who are the interested parties? **None**

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>
No History				

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 11
MOTION SLIP

#1

APPLICANT'S NAME: **CURBY CORP.**

REPRESENTATIVE: **ROBERT CURBELO**

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
14-9-CZ15-1 (14-030)	September 16, 2014	CZAB11	14

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: 10.21/14 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.

WITH CONDITIONS

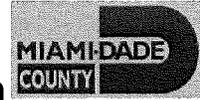
NOTE: Item deferred due to lack of quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIRWOMAN		Carolina BLANCO			X
COUNCILMAN		Socrates De Jesus			X
COUNCILMAN		Miguel DIAZ			X
COUNCILMAN		Jay REICHBAUM	X		
COUNCILWOMAN		Beatriz SUAREZ	X		
CHAIRWOMAN		Patricia DAVIS	X		
VOTE:			3	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: Miguel Gonzalez

Memorandum



Date: April 15, 2014

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-11 #Z2014000030
Curby Corporation
11880 SW 47th Street, Miami, FL 33175
Non-Use Variance to permit greater lot coverage than permitted.
(AU) (1.06 Acres)
24-54-39

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.

Flood Protection

The application site lies within a Special Flood Hazard Zone with a base flood elevation of 9 ft. NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The County flood criterion for this site is 7.50 ft. NGVD. The proposed addition as depicted in the zoning submittal is a substantial improvement as defined in Chapter 11C of the Code. Based on the site plan provided with this submittal the proposed addition has an elevation of 9.73 ft. which is in compliance with the Code. For more information please contact the Environmental Plan Review Floodplain Program at (786) 315-2800.

Wellfield Protection

The subject property is located within the Maximum Day Pumpage Wellfield Protection Area for the Alexander Orr Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Potable Water Service

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

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a

means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based on available information, the proposed single family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

Stormwater Management

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.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal for the non use variance to permit greater lot coverage than permitted will not impact tree resources. Therefore, DERM has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

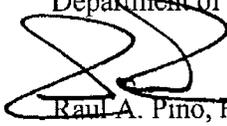
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 19, 2014

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

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

Subject: Z2014000030
Name: Curby Corp
Location: 11880 SW 47 Street
Section 24 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 complies with Chapter 28 of the Miami-Dade County Code and was approved under Waiver of Plat D-7649.

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: April 4, 2014

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

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

Subject: Curby Corp - Roberto Curbelo (#14_030)

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

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

The property is located within the Department's waste collection service area. According to Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, the single family residence on the property and the future construction of a guest house meet the definition of a residential unit. The residential unit on the property will continue to receive PWWM waste collection and recycling services. The current waste collection fee of \$439 will cover all associated costs. Once the certificate of occupancy is issued for the guest house, the new fee for the two units on the property will be \$878.

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

Memorandum



Date: March 28, 2014

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

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

Subject: Z2014000030: CURBY CORP

Application Name: CURBY CORP

Project Location: The site is located at 11880 SW 47 ST, Miami-Dade County.

Proposed Development: The request is for a non-use variance for lot coverage for a guest house as part of a single family use.

Impact and demand: This application does not generate any new residential population applicable to CDMP Open Space Spatial Standards

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 Property Management Supervisor

Memorandum



Date: 28-APR-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2014000030

Fire Prevention Unit:

No objection to the requested Zoning change-No site plan for review

Service Impact/Demand

Development for the above Z2014000030
located at 11880 SW 47 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1585 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 7:07 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 9 - Kendall - 7777 SW 117 Avenue
Rescue,ALS 60' Aerial

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 31-MAR-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

CURBY CORP

11880 SW 47 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000030

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201312000167 opened January 2, 2013 for Failure to Renew Foreclosed Property. Foreclosure was renewed on January 3, 2013 and case closed. Case 201312000270 was opened January 3, 2013 for Foreclosure Registry. Case closed on January 9, 2013, registry not in violation. Case 201412001166 was opened February 6, 2014 for Failure to Renew Foreclosed Property, case still open. BNC: No bss cases open/closed.

Curby Corp

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

REPORTER NAME:

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: Cuby Corp

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Roberto Roberto Curbas</u>	<u>100%</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>
<u>214-030</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>
_____	_____
_____	_____
_____	_____
_____	_____

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.

_____ 214-030

_____ AH

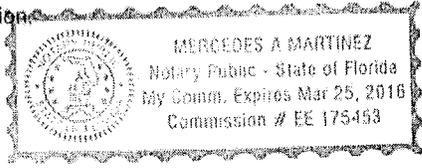
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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) Robert Arshel (Print Applicant name)

Sworn to and subscribed before me this 18 day of Nov 2010. Affiant is personally know to me or has produced Robert Arshel as identification.

[Handwritten Signature]
(Notary Public)

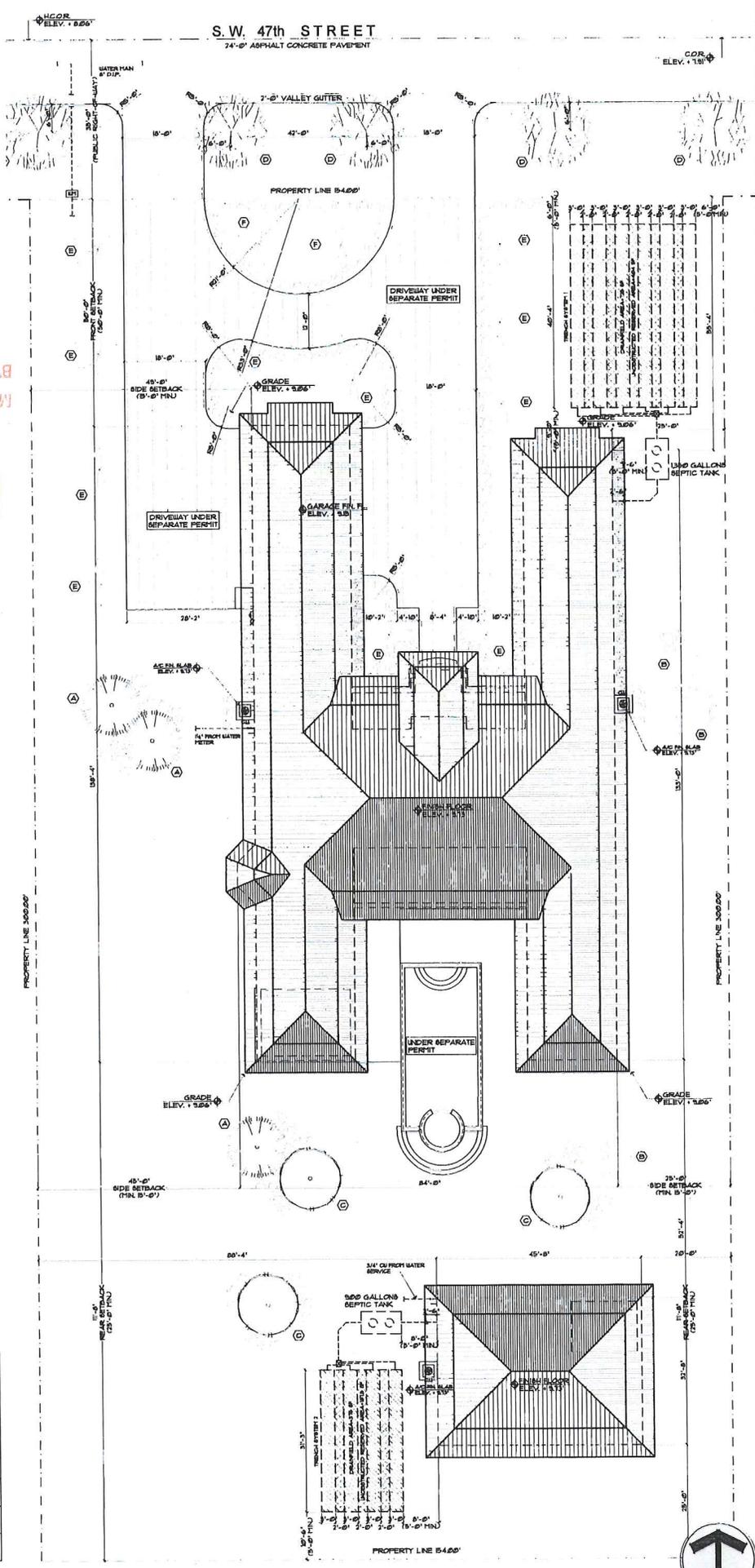


My commission expires: 3/25/16

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.

RECEIVED
 MAR 19 2014
 214-030
 ZONING HEARINGS SECTION
 MM-DADE PLANNING AND ZONING DEPT.
 BY AK



OBJECTION TO IS SUBMITTED USMENT
NATURE AND DATE

SITE PLAN

SCALE: 1/16"=1'-0" NORTH

GENERAL NOTES:

1. ALL WORK IS TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE INTERNATIONAL RESIDENTIAL CODES (IRC) UNLESS OTHERWISE SPECIFIED.
2. ALL WORK IS TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC).
3. ALL WORK IS TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC).
4. ALL WORK IS TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC).
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9. ALL WORK IS TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC).
10. ALL WORK IS TO BE ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODES (IMC).

FLOOR PLAN LEGEND:

1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10

WALL LEGEND:

1. 1/2" GYPSUM BOARD ON 2x4 STUDS
 2. 5/8" GYPSUM BOARD ON 2x4 STUDS
 3. 1/2" GYPSUM BOARD ON 2x4 STUDS
 4. 5/8" GYPSUM BOARD ON 2x4 STUDS
 5. 1/2" GYPSUM BOARD ON 2x4 STUDS
 6. 5/8" GYPSUM BOARD ON 2x4 STUDS
 7. 1/2" GYPSUM BOARD ON 2x4 STUDS
 8. 5/8" GYPSUM BOARD ON 2x4 STUDS
 9. 1/2" GYPSUM BOARD ON 2x4 STUDS
 10. 5/8" GYPSUM BOARD ON 2x4 STUDS

FLOOR PLAN LEGEND:

A	1/2" GYPSUM BOARD ON 2x4 STUDS
B	5/8" GYPSUM BOARD ON 2x4 STUDS
C	1/2" GYPSUM BOARD ON 2x4 STUDS
D	5/8" GYPSUM BOARD ON 2x4 STUDS
E	1/2" GYPSUM BOARD ON 2x4 STUDS
F	5/8" GYPSUM BOARD ON 2x4 STUDS
G	1/2" GYPSUM BOARD ON 2x4 STUDS
H	5/8" GYPSUM BOARD ON 2x4 STUDS
I	1/2" GYPSUM BOARD ON 2x4 STUDS
J	5/8" GYPSUM BOARD ON 2x4 STUDS
K	1/2" GYPSUM BOARD ON 2x4 STUDS
L	5/8" GYPSUM BOARD ON 2x4 STUDS
M	1/2" GYPSUM BOARD ON 2x4 STUDS
N	5/8" GYPSUM BOARD ON 2x4 STUDS
O	1/2" GYPSUM BOARD ON 2x4 STUDS
P	5/8" GYPSUM BOARD ON 2x4 STUDS
Q	1/2" GYPSUM BOARD ON 2x4 STUDS
R	5/8" GYPSUM BOARD ON 2x4 STUDS
S	1/2" GYPSUM BOARD ON 2x4 STUDS
T	5/8" GYPSUM BOARD ON 2x4 STUDS
U	1/2" GYPSUM BOARD ON 2x4 STUDS
V	5/8" GYPSUM BOARD ON 2x4 STUDS
W	1/2" GYPSUM BOARD ON 2x4 STUDS
X	5/8" GYPSUM BOARD ON 2x4 STUDS
Y	1/2" GYPSUM BOARD ON 2x4 STUDS
Z	5/8" GYPSUM BOARD ON 2x4 STUDS

DOOR SCHEDULE

NO.	TYPE	FINISH	REMARKS
1	6'-0" x 2'-0" SWINGING	WOOD	ENTRY
2	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 1
3	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 2
4	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 3
5	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 4
6	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 5
7	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 6
8	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 7
9	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 8
10	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 9
11	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 10
12	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 11
13	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 12
14	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 13
15	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 14
16	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 15
17	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 16
18	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 17
19	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 18
20	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 19
21	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 20
22	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 21
23	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 22
24	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 23
25	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 24
26	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 25
27	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 26
28	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 27
29	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 28
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32	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 31
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35	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 34
36	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 35
37	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 36
38	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 37
39	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 38
40	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 39
41	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 40
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53	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 52
54	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 53
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99	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 98
100	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 99
101	6'-0" x 2'-0" SWINGING	WOOD	BEDROOM 100

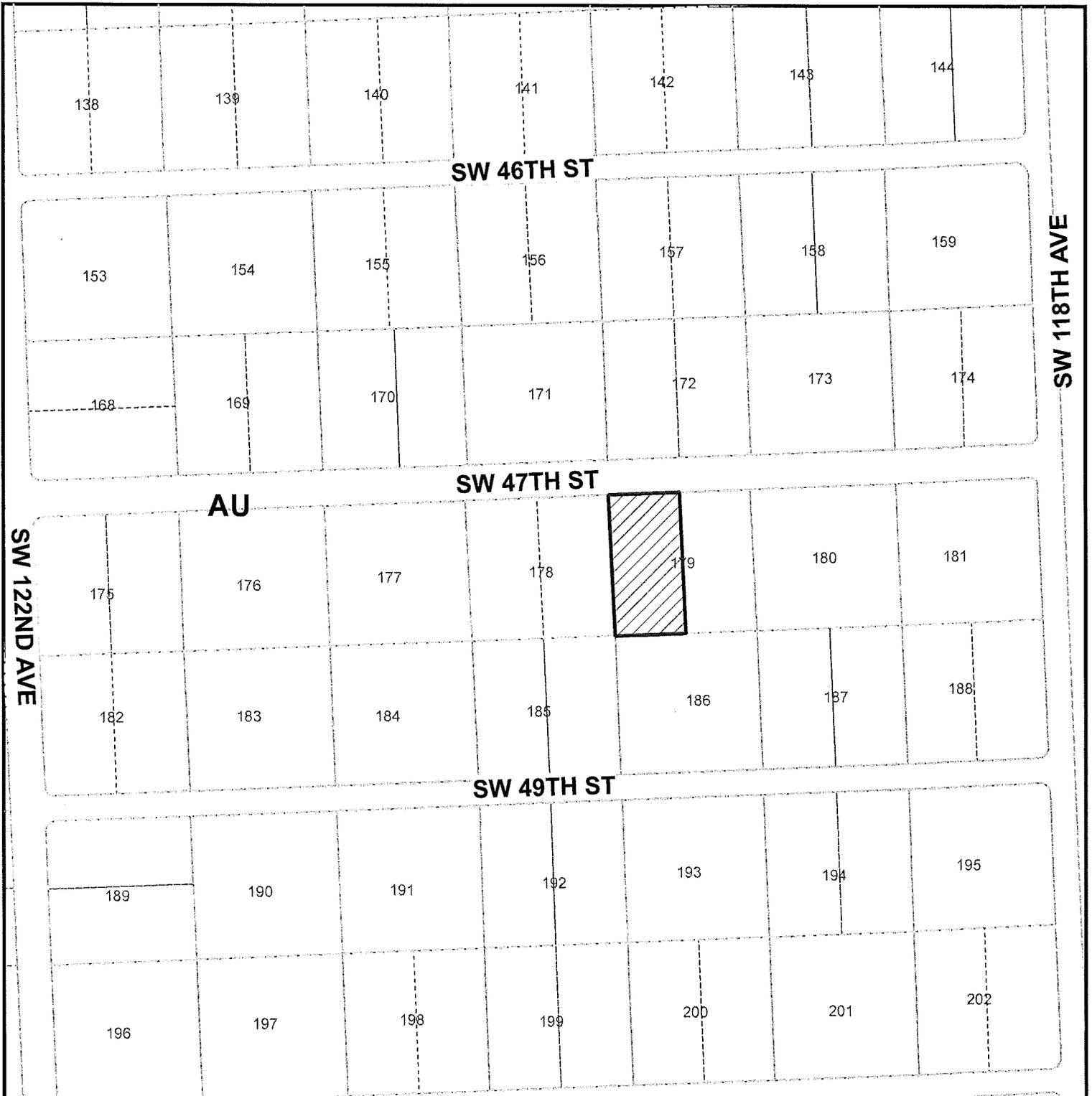
AREA CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)
1	FLOOR AREA	1000.00
2	WALL AREA	1000.00
3	CEILING AREA	1000.00
4	ROOF AREA	1000.00
5	GLASS AREA	1000.00
6	MECHANICAL ROOM	1000.00
7	STAIRS	1000.00
8	BATHS	1000.00
9	KITCHEN	1000.00
10	BREAKFAST ROOM	1000.00
11	LIVING ROOM	1000.00
12	DINING ROOM	1000.00
13	BEDROOM 1	1000.00
14	BEDROOM 2	1000.00
15	BEDROOM 3	1000.00
16	BEDROOM 4	1000.00
17	BEDROOM 5	1000.00
18	BEDROOM 6	1000.00
19	BEDROOM 7	1000.00
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108	BEDROOM 96	1000.00
109	BEDROOM 97	1000.00
110	BEDROOM 98	1000.00
111	BEDROOM 99	1000.00
112	BEDROOM 100	1000.00

ROOF VENTILATION CALCULATION

7/10/2010

NO.	DESCRIPTION	AREA (SQ. FT.)
1	FLOOR AREA	1000.00
2	WALL AREA	1000.00
3	CEILING AREA	1000.00
4	ROOF AREA	1000.00
5</		



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000030



Section: 24 Township: 54 Range: 39
 Applicant: CURBY CORP
 Zoning Board: C11
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, April 2, 2014

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number

Z2014000030

Legend

 Subject Property

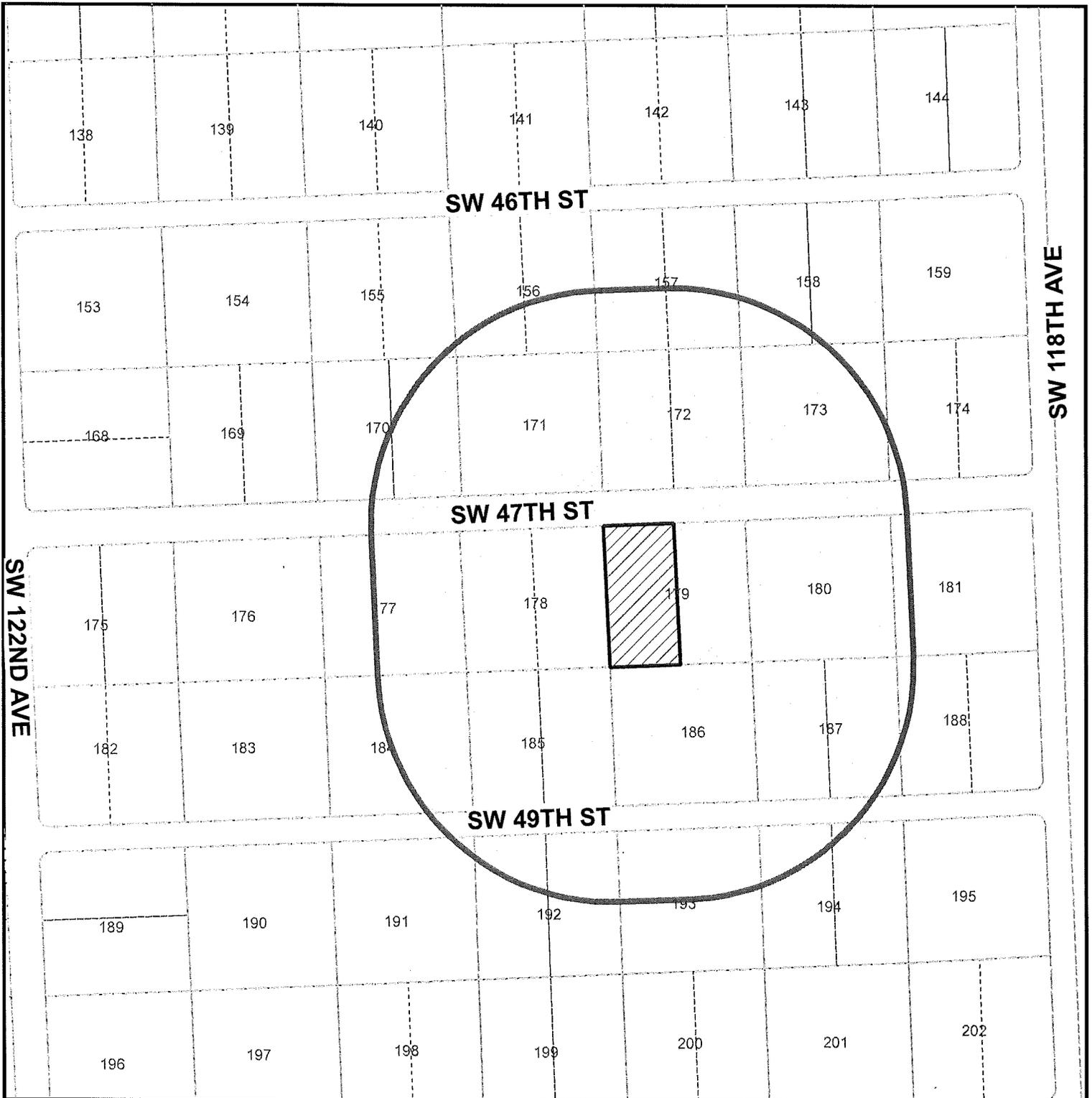


Section: 24 Township: 54 Range: 39
Applicant: CURBY CORP
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS



SKETCH CREATED ON: Wednesday, April 2, 2014

REVISION	DATE	BY
		22



**MIAMI-DADE COUNTY
RADIUS MAP**

**Process Number
Z2014000030
RADIUS: 500**



**Section: 24 Township: 54 Range: 39
Applicant: CURBY CORP
Zoning Board: C11
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS**

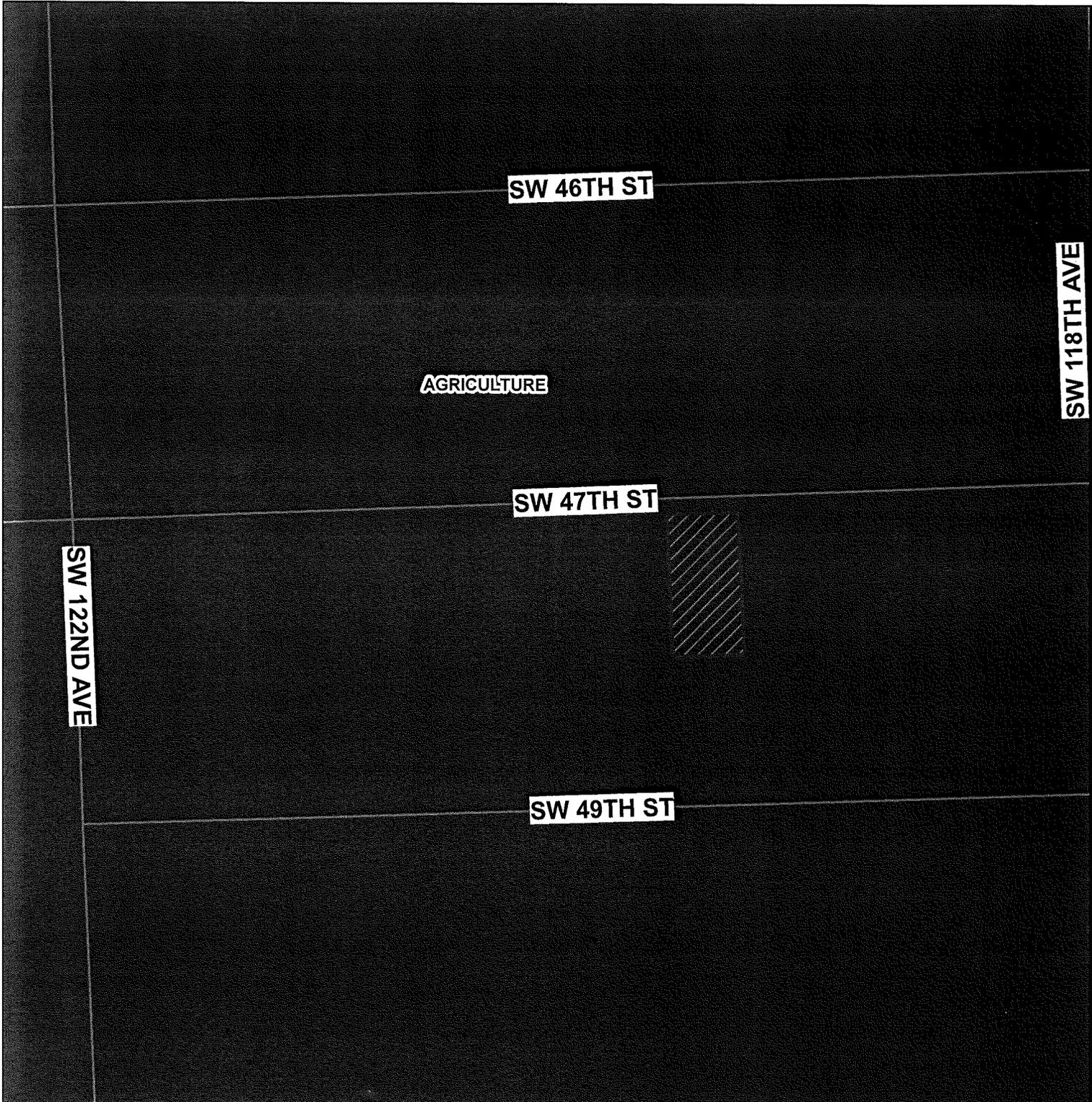
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, April 2, 2014

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000030



Section: 24 Township: 54 Range: 39
 Applicant: CURBY CORP
 Zoning Board: C11
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, April 2, 2014

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Development
Staff Report to Community Council No. 11**

PH: Z14-070 (14-10-CZ11-1)

October 21, 2014

Item No. 1

Recommendation Summary	
Commission District	10
Applicant	Denys Ferreiro
Summary of Requests	The applicant is seeking a district boundary change from GU, Interim District to EU-M, Single-family Modified Estate District and to waive the right-of-way dedication for a half-section line roadway.
Location	Lying east of SW 122 Avenue and approximately. 330 feet south of SW 80 Street, Miami-Dade County, Florida
Property Size	307.46' X 165'
Existing Zoning	GU; Interim District
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval or request #1 and approval of request #2 with conditions

REQUESTS:

1. DISTRICT BOUNDARY CHANGE from GU to EU-M.
2. NON-USE VARIANCE to waive the zoning regulations requiring all half section line rights of way to be 70' in width; to permit 25' of dedication (35' required) for the east half of SW 122 Avenue.

PROJECT DESCRIPTION: The applicant is seeking to rezone a vacant lot to EU-M and to waive the right-of-way dedication for a half section line roadway.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	GU; vacant	Estate Density Residential, (1 to 2.5 dua)
North	GU; single-family residence	Estate Density Residential, (1 to 2.5 dua)
South	EU-M; single-family residences	Estate Density Residential, (1 to 2.5 dua)
East	None; Florid Turnpike ramp	Transportaion
West	EU-M; single-family residence	Estate Density Residential, (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 1.16 acre site, located lying east of SW 122 Avenue and approximately 330 feet south of SW 80 Street, Miami-Dade County, Florida. The subject property is surrounded by single-family residences zoned GU, Interim District to the north, single-family residences zoned EU-M, Single-Family Modified Estate District to the south and west, and the Florida Turnpike ramp to the east.

SUMMARY OF IMPACT:

The approval of this application could allow the applicant to build two new residences on the lot. However, approval of the application could result in additional impacts on schools and other public services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as *Estate Density Residential* (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* Therefore, the approval of the application could allow the applicants to develop the 1.16 acre parcel with 2 residential units, which is within the maximum density allowed under the density threshold of the CDMP Estate Density Residential designation on the LUP map. As such staff opines that, the rezoning of the subject property to EU-M, Single-family Modified Estate District, would be **consistent** with the Estate Density Residential designation on the CDMP LUP map.

The CDMP Land Use Element, **Objective LU-4**, states that Miami-Dade County shall by the year 2020, 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. The subject property abuts properties to the south and west that are also zoned EU-M. As such, staff opines that the rezoning of the subject property to EU-M would be **compatible** with the surrounding area and **consistent** with the CDMP's Land Use Element, the interpretative text, **Objective LU-4**, and the density threshold allowed under the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map.

Policy TC-2B of the Traffic Circulation Subelement of the CDMP requires the dedication of the appropriate share of all necessary rights-of-way from all developments at the time of development; and **Policy TC-2C** of said Subelement requires that advance rights-of-way shall be reserved or acquired, where necessary, for future transportation improvements identified in the aforementioned Traffic Circulation Subelement as well as the Mass Transit Subelement of the CDMP. However, **Policy TC-2D** of the Transportation Circulation Subelement of the interpretative text of the CDMP, requires a determination by the County that the right-of-way is not required for present or future public use. Staff notes that no roadway improvements for SW 122 Avenue in the vicinity of the subject property are listed in the Metropolitan Planning Organization's (MPO) adopted 2014 Transportation Improvements Program or in the 2035 Long Range Transportation Plan. In addition, staff notes that the memorandum from the Planning and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not indicate any objections to this application. As such, staff opines that approval of the request to reduce the dedication of this portion of SW 122 Avenue is **consistent** with the CDMP Land

Use Plan map designation for the **Estate Density Residential** use and **Policy TC-2D** of the Transportation Circulation Subelement of the CDMP Land Use Element interpretative text.

ZONING ANALYSIS:

When the applicant's request to rezone the 1.16-acre parcel to EU-M, Single-family Modified Estate District (Request #1), 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 approval of the applicant's request to rezone the property will be **consistent** with the Estate Density Residential designation of the parcel on the CDMP Land Use Plan map. Based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the approval of the application meets the traffic concurrency criteria and will generate 3 PM daily peak hour trips. Therefore, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources. Additionally, staff notes that the memorandum from the Division of Environmental and Regulatory Management (DERM) of said Department 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 EU-M is **compatible** with the residential development trend as evidenced by the similar rezonings in the surrounding area. Specifically, the abutting properties to the south and west of the subject property were respectively rezoned from GU to EU-M, from 2004 to 2007, pursuant to Resolutions #CZAB11-29-04, #CZAB11-12-05 and #CZAB11-17-07, respectively. As such, the proposed rezoning of the property to EU-M would be **compatible** with the surrounding area and would contribute to the character of the community. **Therefore, staff recommends approval of the request under Section 33-311, District Boundary Change.**

When the applicant's request to waive the zoning regulations requiring all half section line rights of way to be 70' in width; to permit 25' of dedication (35' required) for the east half of SW 122 Avenue (Request #2) is analyzed 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 found a similar approval to waive the zoning regulations for a half section line right-of-way. The abutting property to the south located at 8200 SW 122 Avenue was approved pursuant to Resolution #CZAB11-36-05 to waive the zoning regulations requiring all half section line rights-of-way to be 70' wide. Staff opines that the approval of the proposed 10' reduction of the required 35' dedication of the south half of SW 122 Street, a half-section line roadway will not have a negative impact on the adjacent parcels lying to the west of the subject property which contain cluster residences single-family residences. Staff notes that the Platting and Traffic Review Section of RER does not object to this request and states in their memorandum that the portion of the property along the east 35' of SW 122 Avenue was previously conveyed for a right of way per Deed Book 3486, page 152. As such, the Platting and Traffic Review Division notes in their memorandum that a road closing petition is required to successfully close the 10 feet right-of-way for SW 122 Avenue. Therefore, as a condition for the approval of this request that the applicant comply with the Platting and Traffic Division of RER memorandum dated July 22, 2014. **As Such, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

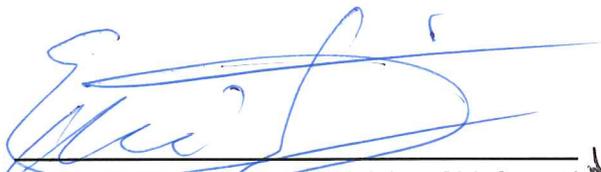
RECOMMENDATION:

Approval.

CONDITIONS FOR APPROVAL FOR REQUEST #2 ONLY:

1. That the applicant complies with all applicable conditions and requirements of the Platting and Traffic Division of RER's memorandum dated July 22, 2014, including obtaining approval of a road closing petition for SW 122 Avenue.

ES:MW:NN:CH:EJ



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

NDN

ZONING RECOMMENDATION ADDENDUM

Denys Ferreiro
PH: Z14-070

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection*
Parks	No objection
Platting and Traffic Review Section (RER)	No objection
Public Works and Waste Management Department	No objection
MDT	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

Estate Density Residential <i>(Pg. I-29)</i>	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i>
Objective LU-4 <i>(Pg. I-9)</i>	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Transportation Circulation Subelement – Policy TC-2B <i>(Page II-14)</i>	<i>The County shall require the dedication of the appropriate share of all necessary rights-of-way from all developments at the time of development.</i>
Transportation Circulation Subelement – Policy TC-2C <i>(Page II-14)</i>	<i>Except for those section, half-section and quarter-section line rights-of-way within the portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, advance rights-of-way shall be reserved or acquired, where necessary, for future transportation improvements identified in the Traffic Circulation and Mass Transit Subelements.</i>
Transportation Circulation Subelement – Policy TC-2D <i>(Page II-14)</i>	<i>The section line, half section-line, and quarter section-line road system should form a continuous network within developed areas, interrupted only when it would destroy the integrity of a neighborhood or development. The County shall not approve vacation of zoned rights-of-way unless it is determined that the right-of-way is not required for present or future public use, or unless the zoned right-of-way is within that portion of the Northwest Wellfield Protection Area located west of the Homestead Extension of the Florida Turnpike, and the CDMP Guidelines for Urban Form will be reflected.</i>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311	<p><i>In evaluating an application for a district boundary change, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</i></p> <ol style="list-style-type: none"> <i>(1) 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> <i>(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade</i>
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ZONING RECOMMENDATION ADDENDUM

Denys Ferreiro
PH: Z14-070

	<p><i>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> <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 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> <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>
<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>

1. DENYS FERREIRO
(Applicant)

14-10-CZ11-1 (14-070)
Area 11/District 10
Hearing Date: 10/21/14

Property Owner (if different from applicant) **Same.**

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

If so, who are the interested parties? **None**

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>
No History				

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: July 22, 2014

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". The signature is written in a cursive, flowing style.

Subject: C-11 #Z2014000070
Denys Ferreiro
8100 SW 121st Avenue, Miami, FL 33186
District Boundary Change from GU to EUM and waive right of way
dedication.
(GU) (1.25 Acres)
36-54-39

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 Basic Wellfield Protection Area for the Southwest Wellfield. The site is situated within the 100-day travel time contour of the Southwest Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in 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

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-hour 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.

Drainage restrictions may be applicable, since the site is located within the 100-day travel time contour of the Southwest Wellfield.

Tree Preservation

An aerial review performed by staff revealed that specimen-sized trees (trunk diameter 18 inches or greater) have been removed from this property without first obtaining the required Miami-Dade County Tree Removal/Relocation Permit. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal/Relocation Permit in order to resolve this violation. The applicant is advised that enforcement action may be forthcoming as a consequence of the violation.

Please be advised that the approval of further development orders will be dependent on the resolution of this violation.

The applicant is advised to contact Tree Permitting Program at 305-372-6574 for permitting procedures and requirements prior to development of site and landscaping plans.

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.

C-11 #Z2014000070
Denys Ferreiro
Page 3

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 22, 2014
To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources
From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources
Subject: Z2014000070
Name: Dcnys Ferreiro
Location: 8100 SW 121 Avenue
Section 36 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.

The east 35 feet for SW 122 Avenue was previously conveyed for right-of-way per Deed Book 3486, Page 152. A road closing petition is required to successfully close the 10 feet right-of-way for SW 122 Avenue. The applicant must contact the Right-of-Way Division of the Department of Public Works & Waste Management at 305-375-4654 for details.

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 **3 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
9270	SW 56 St w/o HEFT SW 117 Ave to SW 127 Ave	C	C
9746	SW 117 Ave s/o SW 72 St to SW 88 St	C	C

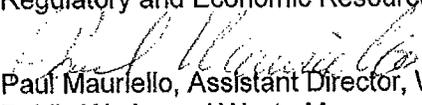
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Memorandum



Date: July 2, 2014

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

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

Subject: Denys Ferreiro (#14_070)

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: *Denys Ferreiro* is requesting a district boundary change from Interim (GU) to Estates Modified, Single-family (EU-M) and waiver of zoning regulation for half section right-of-way on SW 121st Avenue to establish two residential lots.

Size: The subject property is 1.25 acres.

Location: The subject property is located at 8100 SW 121st 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 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 division of a lot to form two single-family residential lots will allow for a use that meets the County Code definition of residential unit.

As such, according to the Code, each residential unit 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 by calling the Department's Public Information & Outreach Division at 305-594-1500 or 305-514-6714.

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

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

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

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

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

Memorandum



Date: July 10, 2014

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: Z2014000070: DENYS FERREIRO

Application Name: DENYS FERREIRO

Project Location: The site is located east of SW 122 Ave and approx. 330 feet south of SW 80 St., Miami-Dade County.

Proposed Development: The request is for approval of a district boundary change from GU TO EUM AND WAIVE R/W DEDICATION.

Impact and demand: This application proposes a development of 2 single family dwelling units resulting in a de minimis impact to Level of Service. The site is located in Park Benefit District 2 which has a surplus of 504.72 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.

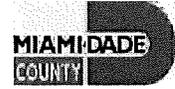
Recommendation: Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

Memorandum



Date: 10-JUL-14
To: Jack Osterholt, Director
Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2014000070

Fire Prevention Unit:

No objection to survey with Zoning received date of June 18, 2014.

Service Impact/Demand

Development for the above Z2014000070
located at east of sw 122 ave and approx. 330 feet south of sw 80 st miami, florida
in Police Grid 1746 is proposed as the following:

<u>2</u>	dwelling units	<u>N/A</u>	square feet
<u>residential</u>		<u>industrial</u>	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>institutional</u>	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 0.56 alarms-annually.
The estimated average travel time is: 5:45 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 57 - West Kendall - 8501 SW 127 Avenue
Rescue, Battalion 13.

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 Letter of Intent date stamped received June 18, 2014.

DATE: 10-SEP-14

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

DENYS FERREIRO

Lying east of sw 122 ave and
approx. 330 feet south of sw 80 st
miami, florida

APPLICANT

ADDRESS

Z2014000070

HEARING NUMBER

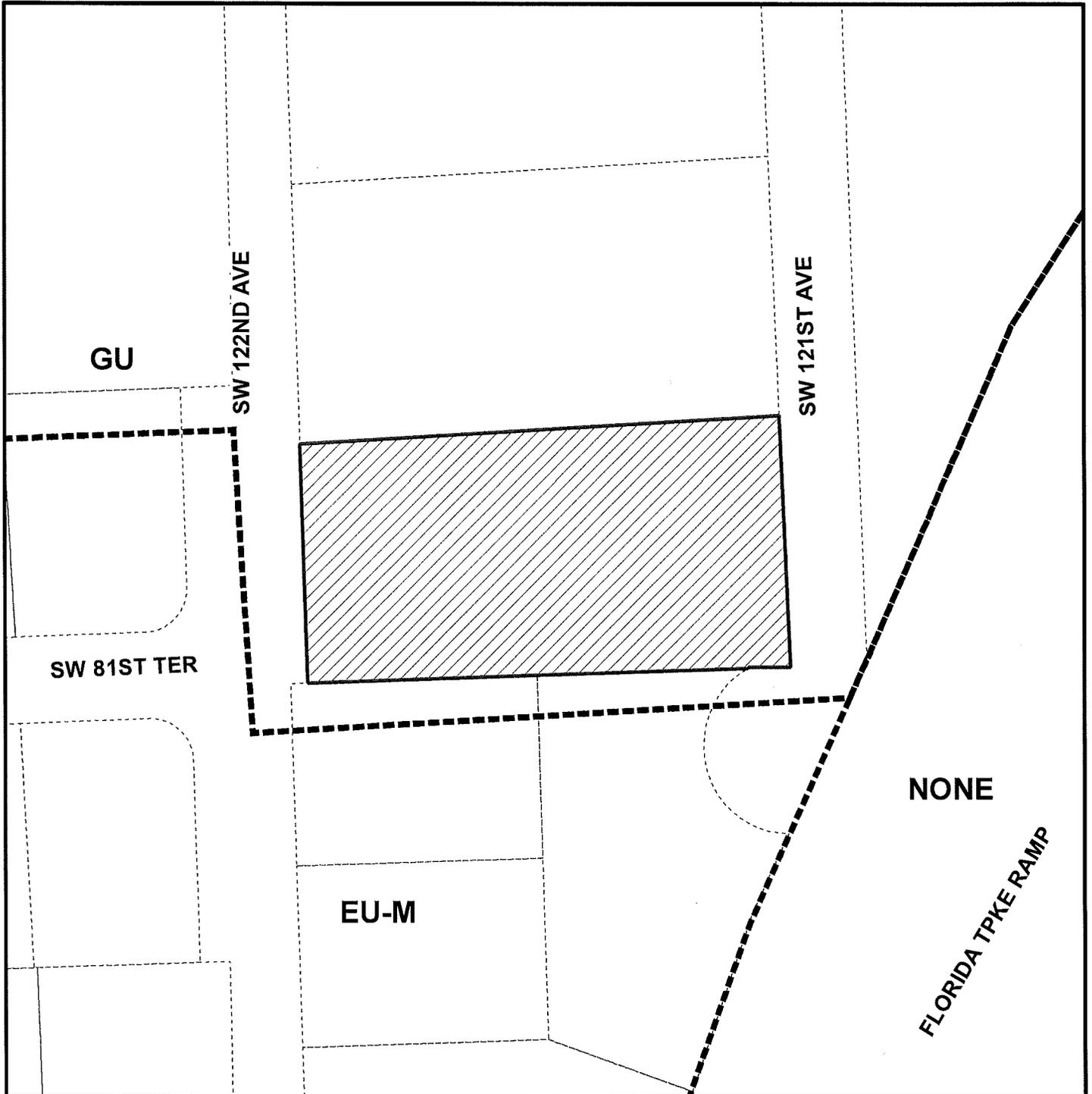
HISTORY:

THERE ARE NO CURRENT OPENED OR CLOSED NEIGHBORHOOD REGULATIONS OR
BUILDING SUPPORT REGULATIONS CASES

DENYS FERRIRO

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

REPORTER NAME:



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000070



Section: 36 Township: 54 Range: 39
 Applicant: DENYS FERREIRO
 Zoning Board: C11
 Commission District: 10
 Drafter ID: FRANCISCO ARENCIBIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 24, 2014

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number
Z2014000070

Legend

-  MDC STL Index Poly
-  Subject Property
-  Street (Centerline)

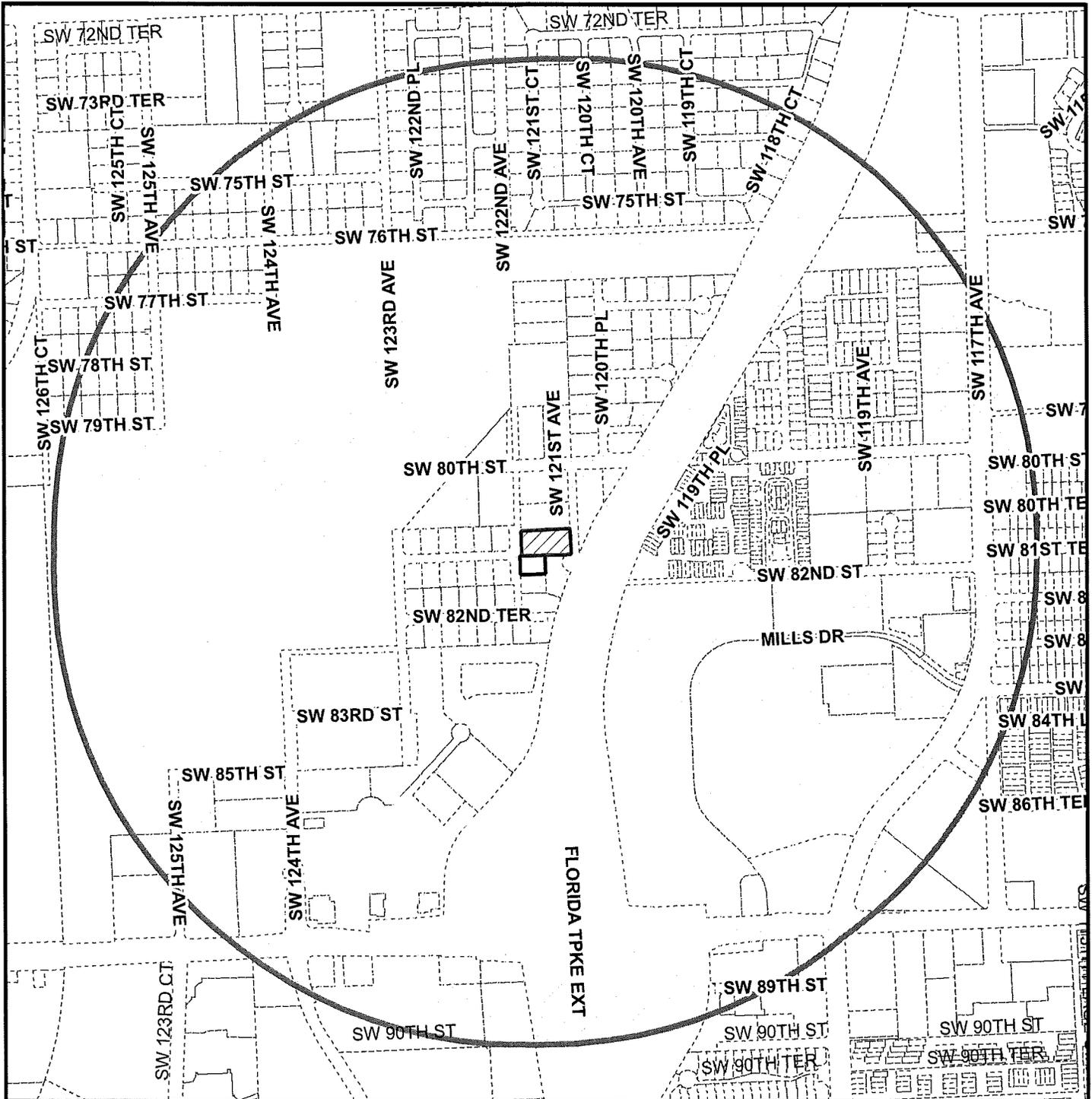


Section: 36 Township: 54 Range: 39
Applicant: DENYS FERREIRO
Zoning Board: C11
Commission District: 10
Drafter ID: FRANCISCO ARENCIBIA
Scale: NTS



SKETCH CREATED ON: Tuesday, June 24, 2014

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
RADIUS MAP

Section: 36 Township: 54 Range: 39
 Applicant: DENYS FERREIRO
 Zoning Board: C11
 Commission District: 10
 Drafter ID: FRANCISCO ARENCIBIA
 Scale: NTS

Process Number
Z2014000070
 RADIUS: 2640

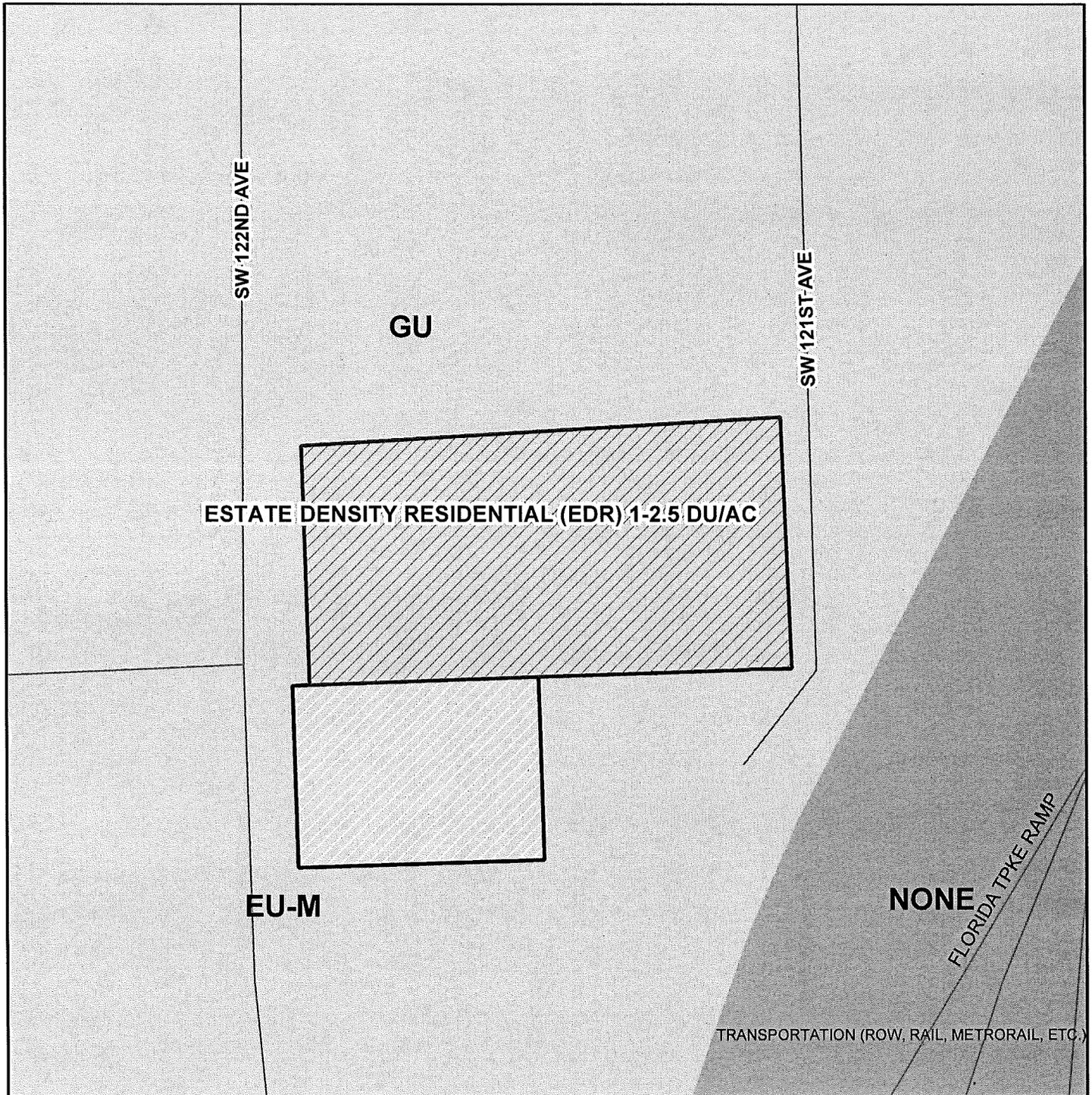
Legend

-  Subject Property
-  Contiguous Properties
-  Buffer
-  Street (Centerline)
-  Property Boundaries



SKETCH CREATED ON: Tuesday, June 24, 2014

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2014000070



Section: 36 Township: 54 Range: 39
 Applicant: DENYS FERREIRO
 Zoning Board: C11
 Commission District: 10
 Drafter ID: FRANCISCO ARENCIBIA
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, June 24, 2014

REVISION	DATE	BY