

# KITS

3-23-2011 Version # 1



**COMMUNITY ZONING APPEALS BOARD 12  
KENDALL VILLAGE CENTER - CIVIC PAVILLION  
8625 SW 124 Avenue, Miami  
Wednesday, April 27, 2011 at 6:30 p.m.**

**CURRENT**

1. 11-4-CZ12-1 RENZO MAIETTO 10-195 35-54-40 N



# Official Zoning Agenda

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## COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF WEDNESDAY, APRIL 27, 2011

KENDALL VILLAGE CENTER – CIVIC PAVILION

8625 SW 124 AVENUE, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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- (1) UNUSUAL USE to permit a home for the aged.
- (2) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (3) Applicant is requesting to permit a parking lot buffer with a minimum width of 4'-6" (7' required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Genesis Care Center", as prepared by E.A. Calil, dated stamped received 2/7/11, consisting of 5 sheets. Plans may be modified at public hearing.

LOCATION: 7400 S.W. 72 Court, Miami-Dade County, Florida

SIZE OF PROPERTY: 144.55' x 257'

Department of Planning and  
Zoning Recommendation:

Approval with conditions.

Protests: 10

Waivers: 0

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

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

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

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

**NOTICE**

\*\*\*\*\*

THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Planning and Zoning (DPZ) within 14 days after the DPZ 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. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**1. RENZO MAIETTO**  
**(Applicant)**

**11-4-CZ12-1 (10-195)**  
**Area 12/District 07**  
**Hearing Date: 04/27/11**

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? Genesi Car Center Group

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>
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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 DEPARTMENT OF PLANNING AND ZONING  
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

**APPLICANT:** Renzo Maietto

**PH:** Z10-195 (11-4-CZ12-1)

**SECTION:** 35-54-40

**DATE:** April 27, 2011

**COMMISSION DISTRICT:** 7

**ITEM NO.:** 1

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**A. INTRODUCTION**

- o **SUMMARY OF REQUESTS:** Approval of this application will allow the establishment of a home for the aged in an existing single family residence. In addition, the applicant also seeks to allow parking within 25' of the official right-of-way line of SW 72 court and to allow a landscape buffer which is narrower than that required by the Zoning Code.

- o **REQUESTS:**

- (1) UNUSUAL USE to permit a home for the aged.
- (2) Applicant is requesting to permit parking within 25' of the right-of-way (not permitted).
- (3) Applicant is requesting to permit a parking lot buffer with a minimum of 4'6" (7' required)

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Genesis Care Center", as prepared by E.A. Calil, dated stamped received 2/7/11, consisting of 5 sheets. Plans may be modified at public hearing.

- o **LOCATION:** 7400 SW 72 Court, Miami-Dade County, Florida.

- o **SIZE:** 144.55' x 257'

**B. ZONING HEARINGS HISTORY: None**

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:**

1. *The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Estate Density Residential** use. 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.*
2. *Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, day care centers, **group housing facilities**, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood*

3. **Congregate Living Facilities, Group Homes, Foster Homes, Nursing Homes, and Day Care Facilities.** *"Congregate residential uses" and nursing homes may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: Each 2.5 occupants shall be considered to be one dwelling unit, and the maximum number of dwelling units allowed shall be no greater than the number allowed in the next higher residential density category than that for which the site is designated. For example, a ten-acre site located in an area designated for six dwelling units per gross acre may be permitted up to 13 units per gross acre or in this instance, up to 130 units. Assuming 2.5 occupants per unit, up to 325 persons could occupy the site. The intensity of use that may be approved for "daytime service uses" such as day care facilities shall be limited as necessary to be compatible with adjacent uses and to comply with water supply and sewage regulations contained in Chapter 24 of the Miami-Dade County Code.*
4. *The next higher residential density category than that for which the site is designated under the Adopted 2015 and 2025 Land Use Plan is **Low Density Residential**. This category allows densities from 2.5 to 6 dwelling units per gross acre.*
5. **Other Land Uses Not Addressed.** *Certain uses are not authorized under any LUP map category, including many of the uses listed as "**unusual uses**" in the zoning code. Uses not authorized in any LUP map category may be requested and approved in any LUP category that authorizes uses substantially similar to the requested use. Such approval may be granted only if the requested use is consistent with the objectives and policies of this Plan, and provided that the use would be compatible and would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would detrimentally impact the surrounding area. However, this provision does not authorize such uses in Environmental Protection Areas designated in this Element.*
6. **Policy LU-4A.** *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 or architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.*
7. **Policy LU-4D.** *Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where property design solutions can and will be used to integrated the compatible and complementary elements and buffer any potentially incompatible elements.*

**D. NEIGHBORHOOD CHARACTERISTICS:**

ZONING

LAND USE PLAN DESIGNATION

**Subject Property:**

EU-1; Single-Family Residence

Estate Density Residential, 1 - 2.5 dua

**Surrounding Properties:**

**NORTH:** EU-1; Single-Family Residence

Estate Density Residential, 1 - 2.5 dua

**SOUTH:** EU-1; Single-Family Residence

Estate Density Residential, 1 - 2.5 dua

**EAST:** EU-1; Single-Family Residence

Estate Density Residential, 1 - 2.5 dua

**WEST:** EU-1; Vacant

Estate Density Residential, 1 - 2.5 dua

**E. PERTINENT ZONING REQUIREMENTS/STANDARDS:**

**Section 33-311(A)(3) Special Exceptions, Unusual And New Uses.** *The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.*

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

**F. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:**

DERM	No objection
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
Aviation	No objection*

**G. PLANNING AND ZONING ANALYSIS:**

The applicant is requesting the approval of a home for the aged for a total of fifteen (15) residents on this site along with a non-use variances to allow parking within 25' from the right-of-way and a reduced parking buffer area. The subject property is designated **Estate Density Residential** Use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). 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. Staff also notes that the proposed home for the aged facility would be consistent with the interpretative text of the Land Use Map of the CDMP which states that: *"Congregate residential uses" and nursing homes may be permitted at suitable locations in Residential Communities in keeping with the following density allowance: Each 2.5 occupants shall be considered to be one dwelling unit, and the maximum number of dwelling units allowed shall be no greater than the number allowed in the next higher residential density category than that for which the site is designated.* Staff notes that the next higher density is Low Density Residential which allows 2.5 to 6 dwelling units per gross acre, allowing a total of fifteen (15) residents on the subject property. Staff is of the opinion that the proposed home for the aged is **consistent with Policy LU-4A**. In addition, staff is of the opinion that the proposed home for the age with a total of fifteen (15) residents will be supportive and compatible within the neighborhood. Staff notes that the site plan submitted by the applicant shows design solutions which are compatible with the surrounding single-family residences in the area and that the site plan has also taken into consideration complementary elements and buffer elements as stipulated in **Policy LU-4D**. As such, staff is of the opinion that the proposed home for the aged with a proposed total of fifteen (15) residents is within the number of occupants' density threshold of the LUP map of the CDMP. Therefore, the proposed home for the aged is **consistent** with the CDMP.

Staff is of the opinion that request #1 which will allow the proposed home for the aged on the subject property, would not have an unfavorable effect on the surrounding area; would not cause an undue burden on transportation facilities or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; would provide adequate off-street parking, service or loading areas; would maintain adequate hours of operation would not provide excessive outdoor lighting or signage out of character with the neighborhood; would not intensify traffic, noise, odor, dust or glare out of character with the neighborhood and would not create a threat to the natural environment would not

increase the height, bulk and scale of the existing residence on the site and would not cause a detrimental impact the surrounding area.

In requests #2 and #3 the applicant is seeking the approval to permit a parking area to be located within 25' from the official right-of-way line of SW 72 Court and to allow a landscaped buffer of 4' in lieu of the required 7' wide landscaped buffet along the right-of-way line. When requests #2 and #3 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) standards, staff is of the opinion that approval of these requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not have a negative effect on the stability and appearance of the community. Staff notes that the plans submitted by the applicant show that the proposed eight (8) parking spaces which are located within 25' of the official right-of-way will be buffered from SW 72 Court with dense landscaping consisting of palm trees, an existing 18" high coral rock wall and an existing 8' high concrete block wall. In addition, staff opines that the proposed 4'6" greenbelt buffer in lieu of the required 7' wide greenbelt along the right-of-way line of SW 72 Court is adequate since it does not propose any alterations to the front of the subject property and maintains the residential character of the facade of the subject property along SW 72 Court. As such, staff is of opinion that the approval of requests #2 and #3 would be **compatible** with the surrounding area. Therefore, staff recommends approval with conditions of these requests under the Section 33-311(A)(4)(b), the Non-Use Variance (NUV) standards.

I. **RECOMMENDATION:** Approval with conditions.

J. **CONDITIONS:**

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use; 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 "Genesis Care Center", as prepared by E.A. Calil, dated stamped received 2/7/11, consisting of 5 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the use be restricted to a maximum of fifteen (15) clients.
8. That the applicant comply with the requirements of the Miami-Dade County Department of Public Health, and the Florida Agency for Health Care Administration (AHCA).

9. That the applicant comply with the requirements of DERM as stated in their memorandum dated April 11, 2011.
8. That the applicant obtain a Certificate of Use from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

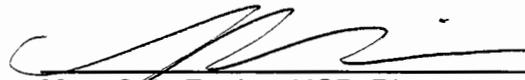
**DATE INSPECTED:**

**DATE TYPED:** 02/18/11

**DATE REVISED:** 04/01/11; 04/05/11; 04/13/11

**DATE FINALIZED:** 04/13/11

MCL: GMR: NN:NC:TA



Marc E. LaFerrier, AICP, Director  
Miami-Dade County Department of  
Planning and Zoning

NDN  
GR

**Date:** April 11, 2011  
**To:** Marc C. LaFerrier, AICP, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management 

**Subject:** C-12 #Z2010000195-2<sup>nd</sup> Revision  
Renzo Maietto  
7400 S.W. 72<sup>nd</sup> Court  
Unusual Use to Permit a Group Home  
(EU-M) (.85 Acres)  
35-54-40

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The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Water Supply and Wastewater Disposal

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste in conjunction with an on-site drinking water supply well; if any proposed land use is, among other restricted land uses, a nonresidential land use for an intermediate care facility.

Section 24-43.1(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by a septic tank and an on-site drinking water supply well, may only be approved, if among other requirements, the proposed land use is not an intermediate care facility and is not an unusual use, and complies with all the requirements of Section 24-43(4) of the Code.

Please be advised, the current zoning request did not comply the above noted Code sections, however the applicant has demonstrated that the property is in the process of extending and connecting to the public water supply, via Miami-Dade Water and Sewer Department (WASD) ID Agreement# 20898. Subsequent development orders including building permit and Certificate of Use cannot be approved by DERM for the proposed intermediate care facility until the subject property is connected to the public water supply.

Section 24-43.1(4)(a)(iii) of the Code requires that the maximum sewage loading shall not exceed 1,500 gallons per day per acre (GPD/AC) for nonresidential property served by a septic tank and drainfield in conjunction with a public water supply. The subject property contains a gross area of

approximately 43572 square feet, and the proposed facility would generate a wastewater flow of approximately 900 gallons per day (GPD). This flow translates into a sewage loading rate of 899 GPD/Acre, which is approximately 60% of what the Code permits.

#### Stormwater Management

This application qualifies for No-Notice General Permit. 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 Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

#### Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Natural Forest Communities

The subject property is near a county designated Natural Forest Community (NFC). NFC's are upland natural areas (Pine Rockland and Hardwood Hammocks) that, meet one or more of the following criteria: the presence of endangered, threatened, rare or endemic species; low percentage of site covered by exotic plant species; high overall plant diversity; wildlife habitat values; and geological features. This NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject property lies within the potential smoke dispersion corridor. Consequently, the subject property may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

#### Tree Preservation

Tree Removal Permit 2007-TREE-PER-00157 (PEN#00000533) was issued for this property to Casa Florence Corporation/Renzo Maietto, on May 24, 2007 and expired on May 24 2008. A final inspection was performed by DERM staff on July 15, 2009 and the property passed this inspection.

Tree Removal Permit 2007-TREE-PER-00157 requires the preservation of two specimen-sized (trunk diameter 18 inches or greater) black olive trees located on the west side of the property. These trees are depicted on the site plan submitted with this application (tree #21 and #22) and will not be impacted by the proposal to permit a group home.

Please be advised that a Tree Removal Permit is required for the removal or relocation of any trees that have not been previously permitted. Please contact this Program at (305) 372-6600 for information regarding tree permits.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review 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 DERM's written approval, as required by 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.

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: RENZO MAIETTO

This Department has no objections to this application.

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



Raul A Pino, P.L.S.

07-JAN-11

# Memorandum



**Date:** 14-JAN-11  
**To:** Marc LaFerrier, Director  
Department of Planning and Zoning  
**From:** Herminio Lorenzo, Fire Chief  
Miami-Dade Fire Rescue Department  
**Subject:** Z2010000195

## Fire Prevention Unit:

MDFR has no objection to the application.

## Service Impact/Demand

Development for the above Z2010000195  
located at 7400 SW 72 CT, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1756 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.  
The estimated average travel time is: 6:55 minutes

## Existing services

The Fire station responding to an alarm in the proposed development will be:  
Station No. 23 - 7825 SW 104 Street

## Planned Service Expansions:

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

## Fire Planning Additional Comments

None

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

DATE: 01-APR-11

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

RENZO MAIETTO

7400 SW 72 CT, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

Z2010000195

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**HEARING NUMBER**

**HISTORY:**

OPEN CASES:  
Neighborhood Compliance  
None

Building  
None

PREVIOUS CASES:  
Neighborhood Compliance  
None

Building

NONE

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

NONE

**REPORTER NAME:**

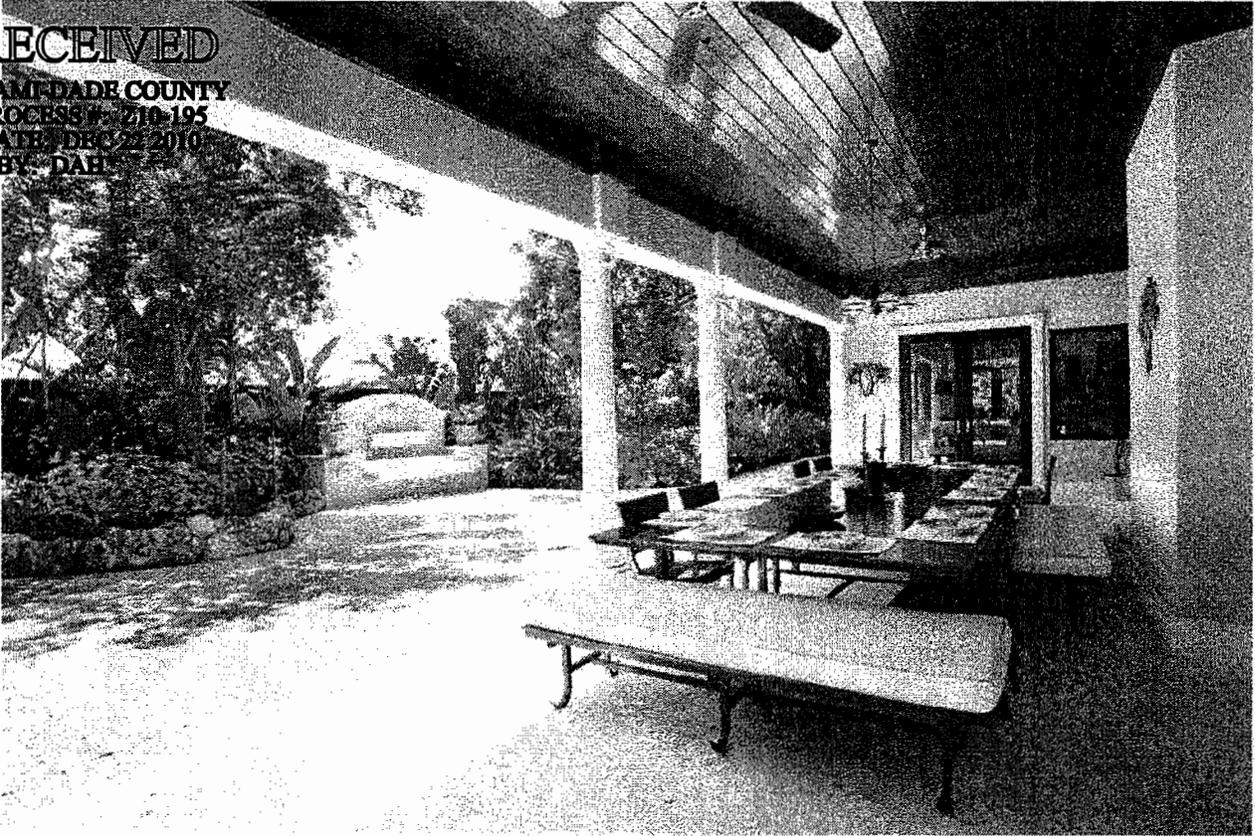
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MIAMI-DADE COUNTY  
PROCESSING  
DATE: DEC 22 2016  
BY: DAN



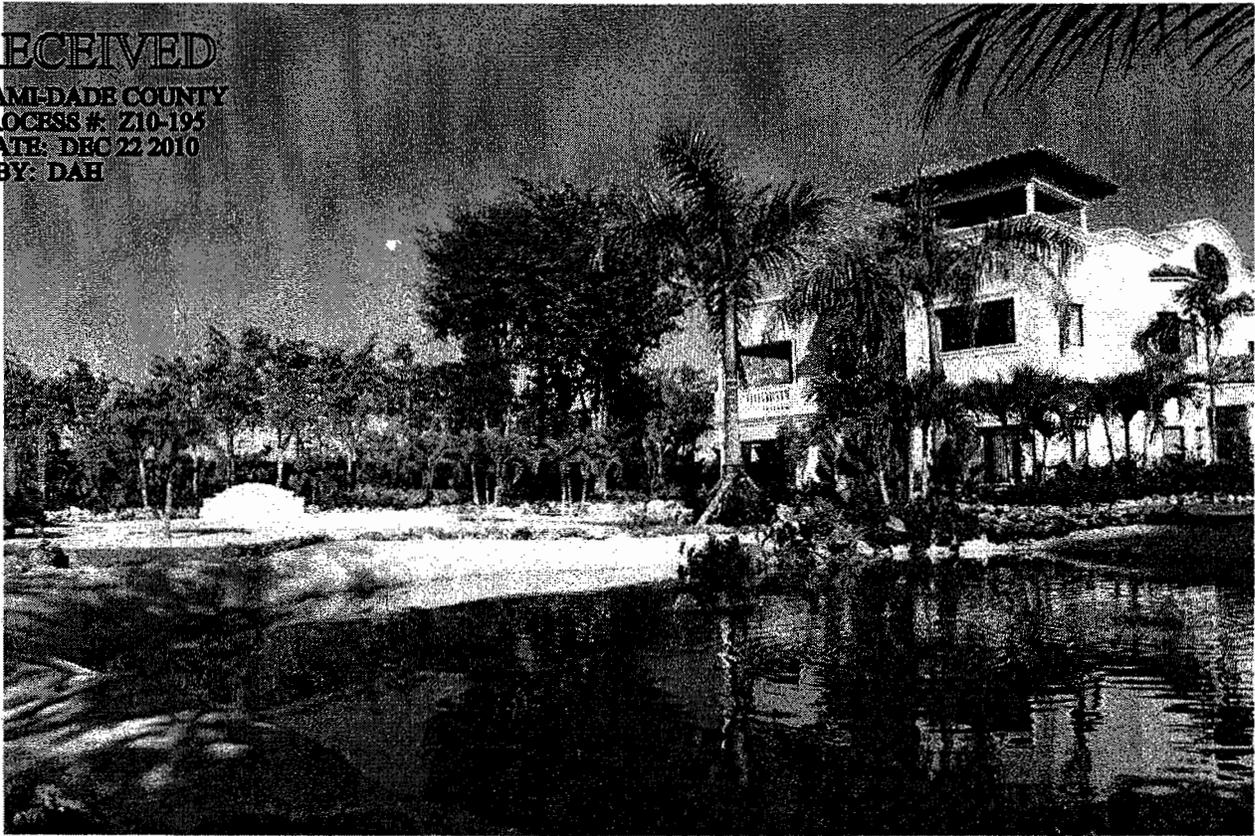
RECEIVED  
MIAMI-DADE COUNTY  
PROCESS #: 210193  
DATE: DEC 22 2010  
BY: DAH



RECEIVED  
MIAMI-DADE COUNTY  
PROCESS # 210-195  
DATE DEC 22 2010  
BY DAH



**RECEIVED**  
**MIAMI-DADE COUNTY**  
**PROCESS #: Z10-195**  
**DATE: DEC 22 2010**  
**BY: DAH**



DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: \_\_\_\_\_

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

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

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</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 Stock</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: GENESIS CARE CENTERS CORP.

<u>NAME AND ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Stock</u>
<u>HENRY PARRA, PSTD, 2930 Brickell Avenue, Miami, FL 33129</u>	<u>100%</u>

Date of contract: \_\_\_\_\_

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


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

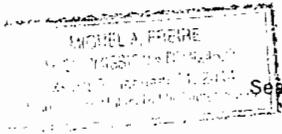
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_  
RENZO MALETO (Applicant)

Sworn to and subscribed before me this 21 day of December, 2010. Affiant is personally know to me or has produced Driver's License as identification.

\_\_\_\_\_  
(Notary Public)

My commission expires: \_\_\_\_\_



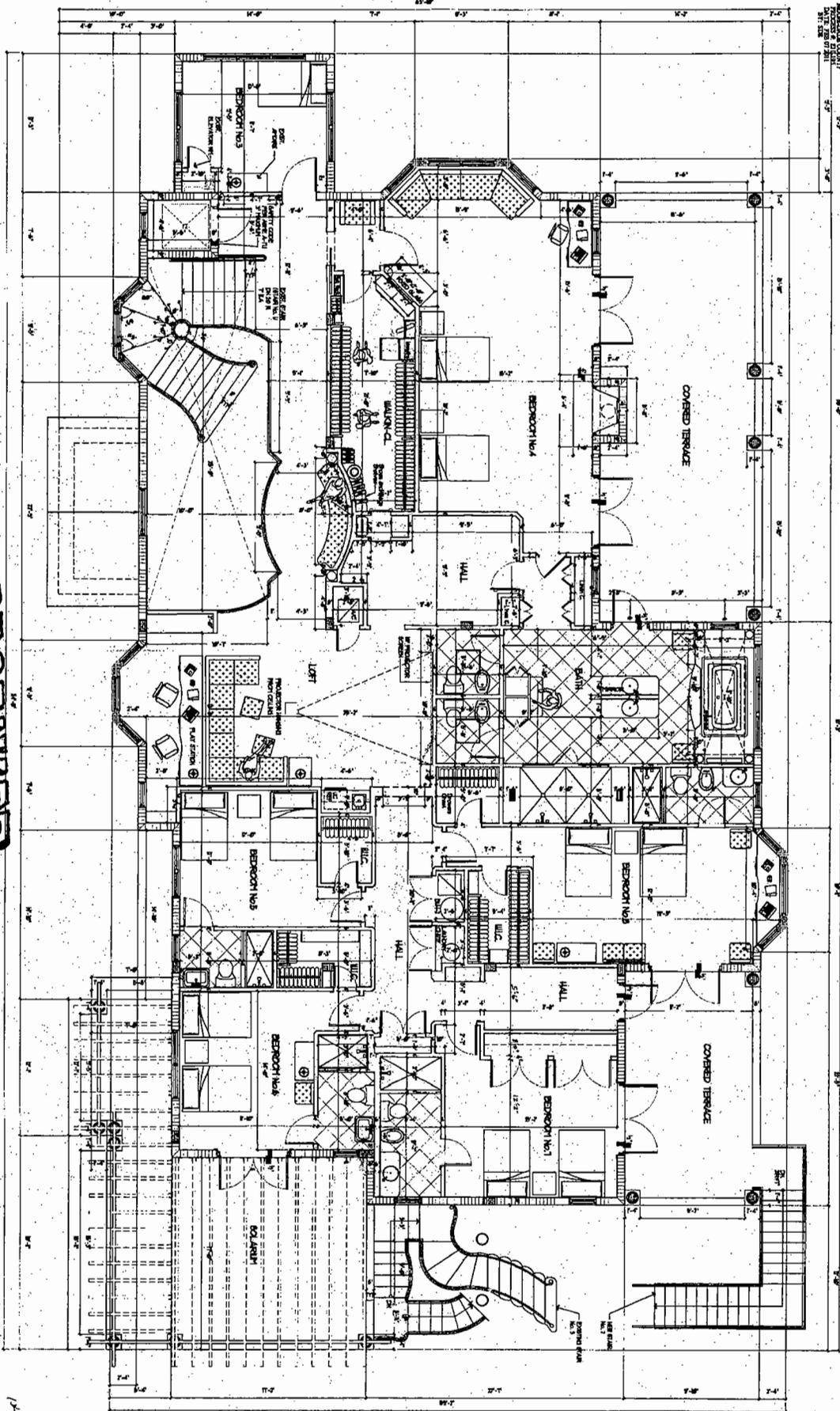
\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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







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 MIAMI-DADE COUNTY  
 PLANNING AND ZONING DEPT.  
 FEB 07 2011



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 210-145  
 FEB 07 2011

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

SECOND FLOOR PLAN  
 SCALE 1/8" = 1'-0"



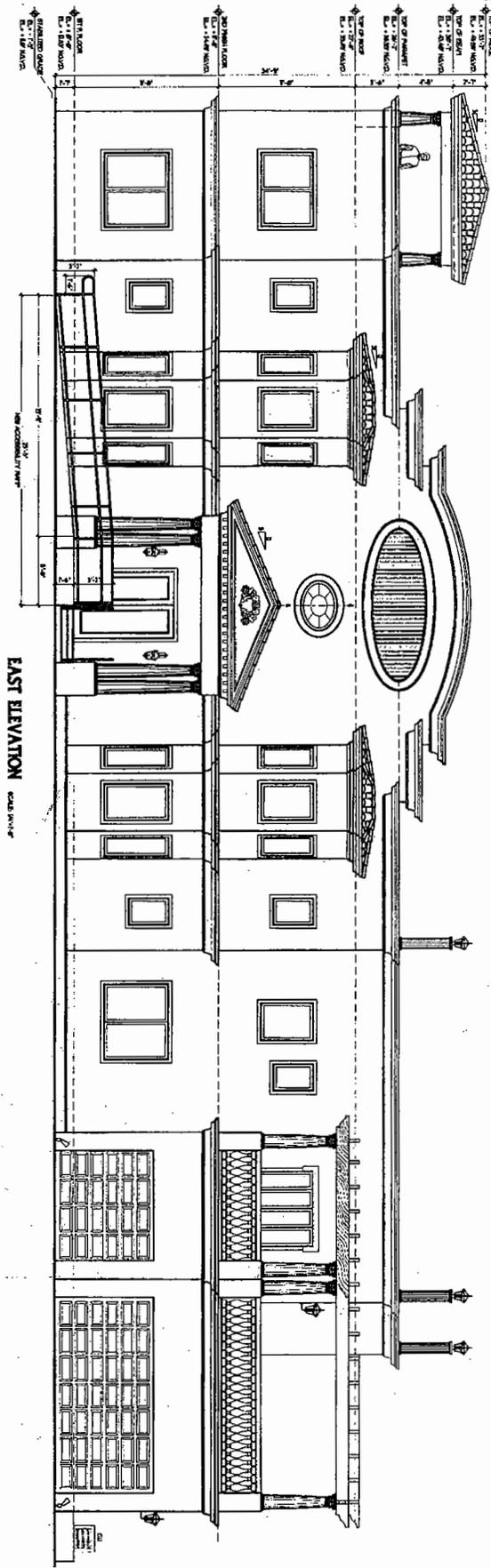
PROPOSED ASSISTANT LIVING FACILITY FOR  
**GENESIS CARE CENTER**  
 LOCATED AT:  
 1460 SW 2nd COURT  
 MIAMI, FLORIDA 33143

**E.A. CALIL**  
 ARCHITECT  
 AR 000383 3850 BIRD ROAD SUITE 502 MIAMI, FLORIDA 33146  
 PHONE: (305) 446-1070 FAX: (305) 446-7065

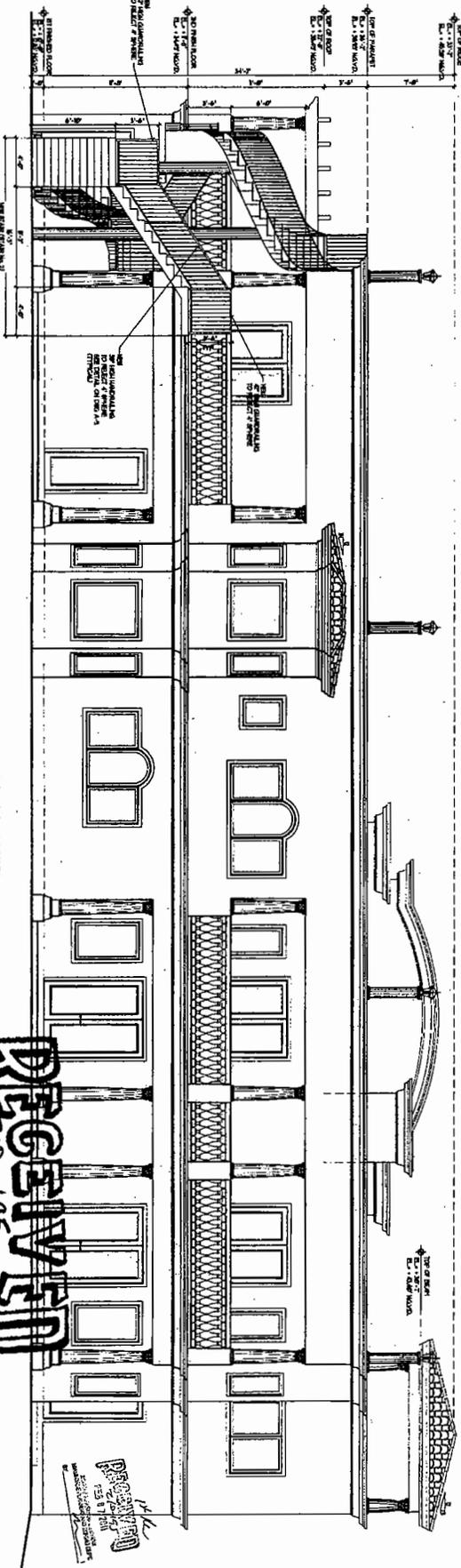
NO.	DATE	DESCRIPTION
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2	02/07/11	ISSUED FOR PERMITS
3	02/07/11	ISSUED FOR PERMITS
4	02/07/11	ISSUED FOR PERMITS
5	02/07/11	ISSUED FOR PERMITS
6	02/07/11	ISSUED FOR PERMITS
7	02/07/11	ISSUED FOR PERMITS
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98	02/07/11	ISSUED FOR PERMITS
99	02/07/11	ISSUED FOR PERMITS
100	02/07/11	ISSUED FOR PERMITS

23

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 PLANNING DEPARTMENT  
 210-195



EAST ELEVATION  
 SCALE 1/8" = 1'-0"



WEST ELEVATION  
 SCALE 1/8" = 1'-0"

**RECEIVED**  
 210-195  
 FEB 07 2011

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

DATE	BY
ISSUED	A-4
REVISED	
DATE	
BY	
DATE	
BY	

PROPOSED ASSISTANT LIVING FACILITY FOR  
**GENESIS CARE CENTER**  
 LOCATED AT:  
 1400 SW 7th COURT  
 MIAMI, FLORIDA 33143

**E.A. CALIL**  
 ARCHITECT

AR 000583 3650 BRIDG ROAD SUITE 602 MIAMI, FLORIDA 33148  
 PHONE (305) 442-7500 FAX (305) 442-7087

REVISION	DATE
1	
2	
3	
4	
5	

24





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

Process Number  
**Z2010000195**

**Legend**

-  Zoning
-  Subject Property Case



Section: 35 Township: 54 Range: 40

Applicant: RENZO MAIETTO

Zoning Board: C12

Commission District: 7

Drafter ID: ALFREDO FERNANDEZ-CUETO

Scale: NTS



SKETCH CREATED ON: Thursday, January 6, 2011

REVISION	DATE	BY
		26



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2009**

Process Number  
**Z2010000195**

**Legend**



Subject Property



**Section: 35 Township: 54 Range: 40**  
**Applicant: RENZO MAIETTO**  
**Zoning Board: C12**  
**Commission District: 7**  
**Drafter ID: ALFREDO FERNANDEZ-CUETO**  
**Scale: NTS**



SKETCH CREATED ON: Thursday, January 6, 2011

REVISION	DATE	BY