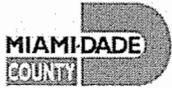


FINAL AGENDA

12-15-2011 Version # 1



COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, January 10, 2012 at 6:30 p.m.

PREVIOUSLY DEFERRED

A. 11-12-CZ12-2 JUAN NARVAEZ

11-39

28-54-40



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, JANUARY 10, 2012

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

I. ELECTION OF CHAIR AND VICE-CHAIR

II. APPLICATIONS:

1. JUAN NARVAEZ (11-12-CZ12-2/11-039)

28-54-40
Area 12/District 07

(1) NON-USE VARIANCE to permit an addition to a single family residence setback 15' (25' required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Permitting, Environment and Regulatory Affairs entitled "Garage Conversion to be Legalized" as prepared by Property Solution Service. Sheet A-1 dated stamped received 8/17/11 and the remaining 3 sheets dated stamped received 5/17/11 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 9141 SW 69 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90' X 96.70'

Department of Permitting, Environment and
Regulatory Affairs
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____
Deferred from 12-4-11

DEFERRED: _____

NOTICE

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

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Sustainability, Planning and Economic Enhancement (DSPEE) within 14 days after the DSPEE 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 DSPEE's posting will be made on a bulletin board located in the office

of the DSPEE). 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 Sustainability, Planning & Economic Enhancement
Staff Report to Community Council No. 12**

PH: Z11-039 (11-12-CZ12-2)

January 10, 2011

Item No. A

Recommendation Summary	
Commission District	7
Applicant	Juan Narvaez
Summary of Requests	The applicant is seeking to permit an existing family room addition and bathroom addition to setback less than allowed.
Location	9141 SW 69 Street, Miami-Dade County, Florida.
Property Size	90' x 96.70'
Existing Zoning	RU-1
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions

This item was deferred from the December 14, 2011 meeting of Community Zoning Appeals Board #12 so that staff could schedule a translator to assist the applicant.

REQUEST:

NON-USE VARIANCE to permit an addition to a single-family residence setback 15' (25' required) from the rear (east) property line.

Plans are on file and may be examined in the Department of Sustainability, Planning and Economic Enhancement entitled "Garage Conversion to be Legalized" as prepared by Property Solution Service. Sheet A-1 dated stamped received 8/17/11 and the remaining 3 sheets dated stamped received 5/17/11 for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing 2,812.96 sq. ft. single-family residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
North	RU-1; single-family residence	Low-Medium Density Residential (6 to 13 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a corner lot, located at 9141 SW 69 Street. Single-family residences characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

Approval of this application will permit an existing garage enclosure and an existing family room and existing bathroom additions to be setback 15' from the rear property line, where 25' is required. Staff notes that the existing additions provide additional living space for the applicants; however the existing additions encroach into the required setback area and could have a negative visual impact on the adjacent single-family residence to the east.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as **Low Density Residential** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the request sought in the application will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP, and will not change the single-family detached use. Since the applicant is not requesting to add additional dwelling units to the site above that allowed nor change the single-family detached use, approval of the application with conditions is **consistent** with the density threshold of the LUP map of the CDMP.

ZONING ANALYSIS:

The applicant is requesting a non-use variance to permit additions to a single-family residence to setback less than permitted.

When this application is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff is of the opinion the approval of the application with conditions would be **compatible** with the surrounding area. Staff found a similar approval for variance of setback requirements approximately 290' from the subject property. Pursuant to Administrative Variance #V198700307, the property located at 6915 SW 92 Court was granted an approval to setback 12.5' from the front (west) and rear (east) property lines. As such, staff opines that the approval of this application would not be out of character with the immediate surrounding area.

Staff notes that the existing additions provide the property owner and his family with additional living space. The existing additions to be legalized consist of a garage enclosure, family room and bathroom, as indicated in the submitted site plan. The existing additions are architecturally designed to match the scale and character of the residence. Additionally, staff notes that the survey and photographs submitted by the applicant show an existing 6' high wood fence along the rear and interior side property lines of the subject property. As such, staff opines that the 10' encroachment into the rear setback area is adequately buffered by said 6' high wood fence which in staff's opinion, diminishes any negative visual impact of the setback encroachments on the abutting single-family residence.

However, staff opines that the layout of the floor plans for the existing single-family residence future owners could easily convert the residence into unauthorized multiple residential units. Staff notes that the RU-1, Single-Family Residential District permits only a single-family residence on the subject property. Therefore, staff recommends as a condition for approval, that the applicant submit a Declaration of Use agreement which restricts the use of the subject property to single-family use only. In addition, staff recommends that as a condition of approval the exterior doors on the north elevation of the house which lead to a bedroom and a bathroom be removed or be replaced with windows. Additionally, staff recommends that the exterior door leading from the garage be removed and replaced with a window. Provided that the applicant submits a Declaration of Use agreement, staff opines approval would not negatively affect the appearance of the community and would not be detrimental to the neighborhood. **Therefore, staff recommends approval with conditions of the request under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

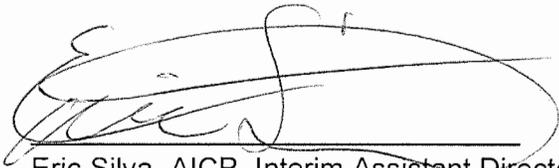
Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment and Regulatory Affairs upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Garage Conversion to be Legalized" as prepared by Property Solution Service. Sheet A-1 dated stamped received 8/17/11 and the remaining 2 sheets dated stamped received 5/17/11 for a total of 3 sheets, except as amended herein to show the removal of the two (2) exterior doors along the north elevation and the exterior door leading from the garage enclosure or that said openings be replaced with a fire approved egress window. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits a Declaration of Use Agreement to the Department restricting the use of the subject property to a single-family residence prior to the issuance of a building permit.

5. That the applicant shall obtain a building permit for the unpermitted additions from the Department of Permitting, Environment and Regulatory Affairs within 90 days after the appeal period deadline date.

CD:ES:MW:GR:NN:JV:AN



Eric Silva, AICP, Interim Assistant Director
Zoning and Community Planning
Miami-Dade County Department of
Sustainability, Planning and Economic Enhancement

*NON
SINK
GARRAN*

ZONING RECOMMENDATION ADDENDUM
HISTORY
MOTION SLIPS*
DEPARTMENT MEMORANDA
DISCLOSURE OF INTEREST*
HEARING PLANS*
MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Juan Narvaez
Z11-039

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in the Department's attached memorandum.	

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

<p>Low-Medium Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
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A. JUAN NARVAEZ
(Applicant)

11-12-CZ12-2 (11-039)
Area 12/District 07
Hearing Date: 1/10/12

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?

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>
1947	L.B. Kirkpatrick	- Zone change from AU to EU-1.	BCC	Approved
1973	William M. Corson	- Zone change from EU-1 to RU-1. - Special Exception to permit re-subdivision and re-facing.	ZAB	Approved
1973	William M. Corson	- Zone change from EU-1 to RU-1.	BCC	Approved

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 12
MOTION SLIP

#2

APPLICANT'S NAME: JUAN NARVAEZ

REPRESENTATIVE: Juan Narvaez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
11-12-CZ12-2 (11-039)	December 14, 2011	CZAB12	20	11

REC: Approval with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: January 10, 2012 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

OTHER: At Board's request for the applicant to obtain a translator.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR			X
COUNCILMAN	M	Anthony PETISCO	X		
COUNCILMAN		Alberto SANTANA			X
VICE CHAIRMAN		Jose I. VALDES	X		
COUNCIL WOMAN	S	Angela VAZQUEZ	X		
COUCILMAN		Elliot N. ZACK	X		
CHAIRMAN		Jorge Luis GARCIGA	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: RONALD BERNSTEIN

Memorandum

Date: April 26, 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 #Z2011000039
Juan Narvaez
9141 S.W. 69th Street
To Permit an Addition to a Single-Family Residence Setback Less than
Required from Property Lines
(RU-1) (0.19 Acres)
28-54-40

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.

Potable Water Service

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

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The subject property does meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence served with a septic tank and public water. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

Stormwater Management

According to provided information the existing addition will not affect the existing stormwater management system.

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.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit an existing addition will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24.

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.

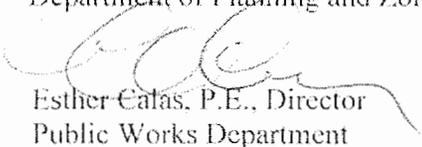
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: November 26, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: 
Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

- Applications requesting setback variances
- Applications requesting variance on lot frontage
- Applications requesting variance on lot area
- Applications requesting greater lot coverage than permitted by Code
- Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

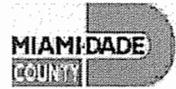
Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum



Date: 27-APR-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2011000039

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000039
located at 9141 SW 69 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1712 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: 6:13 minutes

Existing services

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

Station 13 - East Kendall - 6000 SW 87 Avenue
BLS 75' Ladder, Squad

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.

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

JUAN NARVAEZ

9141 SW 69 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000039

HEARING NUMBER

HISTORY:

OPEN CASES:

Neighborhood Compliance
None

Building
BSS# 20100137763 ¿NOV issued in 6/2010for WORK WITHOUT PLANS AND PERMITS THAT INCLUDES INTERIOR REMODELING WITH GARAGE COVERSION, WALL UNITS, ADDITIONAL EXTERIOR DOORS, ALUMINUM TERRACE, AND SECURITY BARS ON WINDOWS AND DOORS. CVN issued in 1/2011 for non-compliance. CVN appealed, but property owner withdrew appeal at hearing (3/4/2011). Property owner given 30 days to comply. Post hearing inspection in 4/2011 revealed no compliance. CVN paid in full in 8/2011. Case has been recommended for lien status in 8/2011 for non-compliance.

PREVIOUS CASES:

Neighborhood Compliance
None

Building
None

JUAN NARVAEZ

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

N/A

REPORTER NAME:

L. Cuellar

ZONING INSPECTION REPORT

Inspector: MARTINEZ, RAMIRO

Inspection Date

Evaluator: AMINA NEWSOME

10/26/11

Process #: Z2011000039
Applicant's Name: JUAN NARVAEZ

Locations: 9141 SW 69 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 90 X 96.70

Folio #: 3040280330080

Request:

Applicant is requesting to permit a single family residence setback 15' (25' required) from the rear (east) property line.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE SFR

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY SINGLE-FAMILY RESIDENCE W/ 2 REAR ATTACHED ADDITIONS AND AN ALUMINUM ROOF SCREENED ENCLOSURE.

USE(S) OF PROPERTY:

RU-1, SINGLE FAMILY RESIDENCE.

FENCES/WALLS:

6 FT WOOD FENCE ALONG THE NORTH & EAST PROPERTY LINES AND 6 FT SIDE WOOD GATES.

LANDSCAPING:

THE SITE HAS 2 STREET TREES ALONG SW 92 AVE & ONE COCONUT PALM IN THE SWALE AREA ALONG SW 69 ST. THERE ARE CURRENTLY A TOTAL OF 4 PALMS IN THE LOT, 3 IN THE FRONT AREA AND 1 IN THE SIDE YARD AREA.

BUFFERING:

THE ONLY BUFFERING ELEMENT BETWEEN THE SUBJECT PROPERTY AND THE ABUTTING PROPERTIES IS A 6FT WOOD FENCE.

VIOLATIONS OBSERVED:

BUILDING HAS AN ENFORCEMENT CASE ON THIS PROPERTY FOR WORK WITHOUT PERMIT. SEE CASE NO.2010-0137763 FOR MORE INFORMATION AND PICTURES. ALL SETBACK VIOLATIONS ARE BEING ADDRESSED IN THE HEARING APPLICATION.

OTHER:

ALL STRUCTURES HAVE BEEN PROPERLY IDENTIFIED ON THE SITE PLAN/SURVEY THAT WAS SUBMITTED WITH THE HEARING APPLICATION.

Process # **Applicant's Name**
Z2011000039 JUAN NARVAEZ

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:

RU-1; SINGLE FAMILY RESIDENCE.

SOUTH:

RU-1; SINGLE FAMILY RESIDENCE.

EAST:

RU-1; SINGLE-FAMILY RESIDENCE.

WEST:

RU-1; SINGLE FAMILY RESIDENCE.

SURROUNDING AREA

THE SUBJECT PROPERTY IS A CORNER LOT SURROUNDED BY ONE STORY SINGLE-FAMILY RESIDENCES.

NEIGHBORHOOD CHARACTERISTICS:

THE NEIGHBORHOOD AREA IS CHARACTERIZED BY ONE STORY SINGLE-FAMILY RESIDENCES ESTABLISHED IN THE 1970'S.

COMMENTS:

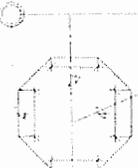
LEGAL DESCOR
LOT 1
AS RECORDED IN PLA

LOT 1
BLOCK 1

96.70'

118.62'

WOODEN DECK
TO BE
DEMOLISHED



ALUMINUM ROOF
TO BE
REMOVED

FAMILY
SETBACK
REQUIRE

EXISTING 9141 SW,
ONE STORY
RESIDENCE

METAL SHED
TO BE
REMOVED

BATHING
SETBACK
REQUIRE

GARAGE ENCLOSURE
TO BE LEGALIZED
(AREA = 460 SQ. FT.)

EXISTING
WATER
METER

EXISTING
WATER
METER

2 PARKING SPACES
18' x 18'

SW 69th ST.

14.0' ASPHALT PAVEMENT.

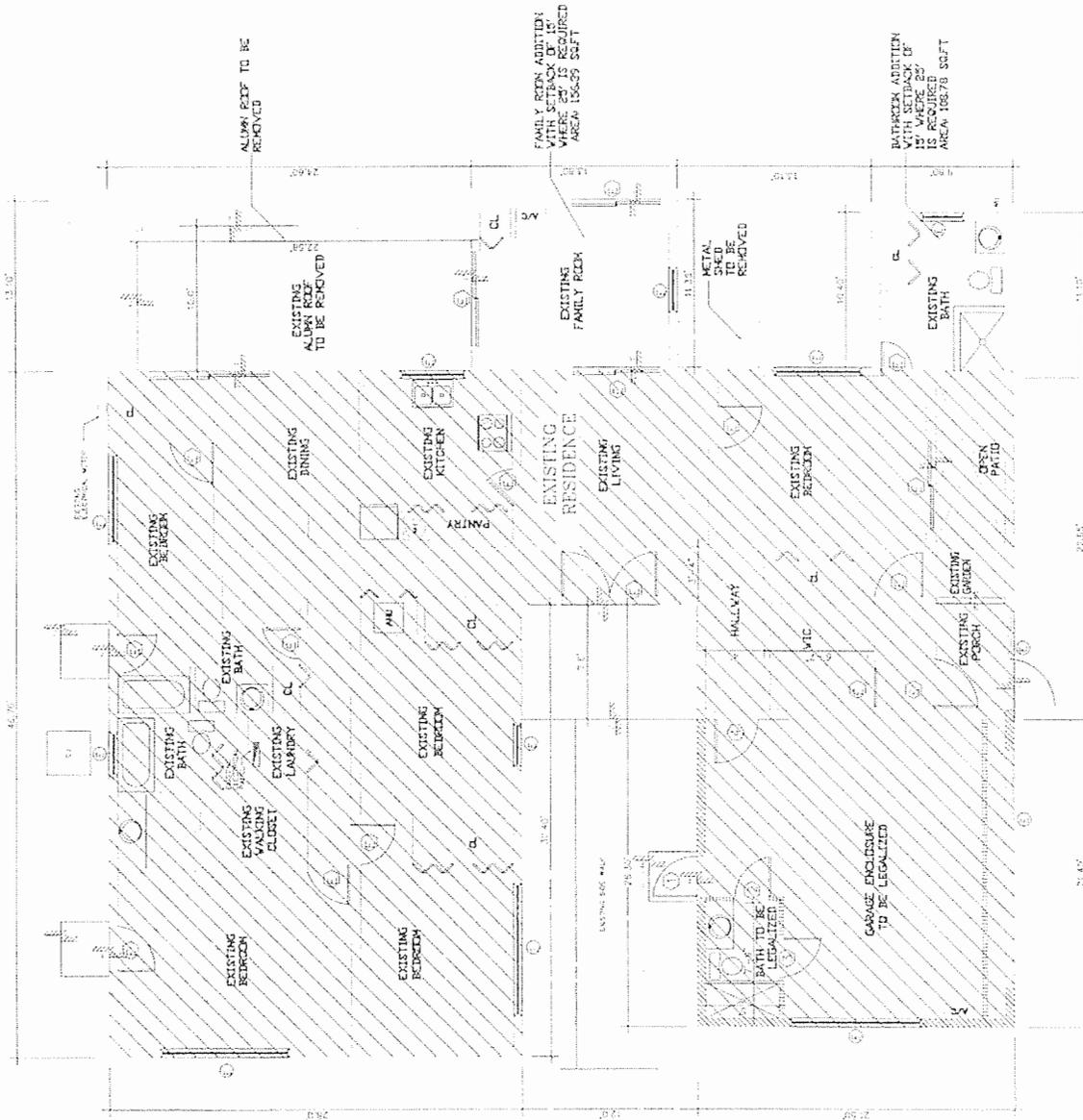
SW 92th AV.
23.0' ASPHALT PAVEMENT.

RECEIVED
211-039
MAY 17 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: *PH*

ENLARGED SITE PLAN

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS # Z11-089
 DATE: AUG 17 2011
 BY: SDB



Project No.	
Sheet No.	

OWNER: JANA NARVAEZ
 ADDRESS: 944 SW 8th St, MIAMI, FL 33135

PROJECT: GARAGE CONVERSION TO BE LEGALIZED
 ADDRESS: 944 SW 8th St, MIAMI, FL 33135

PROJECT: GARAGE CONVERSION TO BE LEGALIZED
 ADDRESS: 944 SW 8th St, MIAMI, FL 33135

PROJECT: GARAGE CONVERSION TO BE LEGALIZED
 ADDRESS: 944 SW 8th St, MIAMI, FL 33135

Project No.	
Sheet No.	

Project No. A-1 of 4



(WEST) REAR ELEVATION

RECEIVED
 11-039
 MAY 17 2011

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

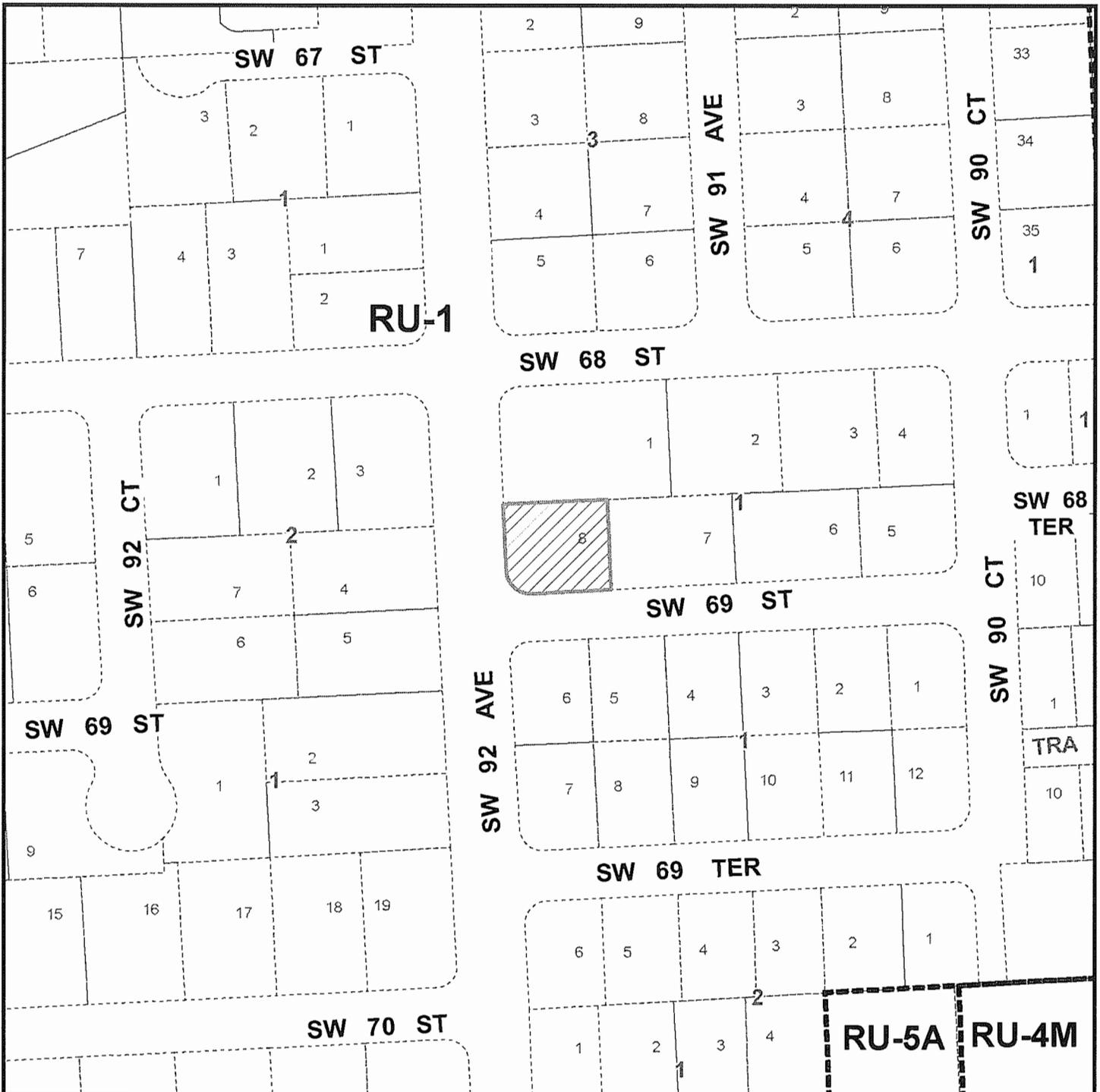


(SOUTH) FRONT ELEVATION

RECEIVED
 MAY 17 2011

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

DRAWING A-3 OF 4	PROJECT: GARAGE CONVERSION TO BE LEGALIZED 814 SW 85 ST MIAMI, FL 33137	OWNER: JEAN MARIE 814 SW 85 ST MIAMI, FL 33137	ARCHITECT: JAMES P.	DATE: _____ SCALE: _____ SHEET NO.: _____	TITLE: _____
	PROJECT: GARAGE CONVERSION TO BE LEGALIZED 814 SW 85 ST MIAMI, FL 33137	OWNER: JEAN MARIE 814 SW 85 ST MIAMI, FL 33137	ARCHITECT: JAMES P.	DATE: _____ SCALE: _____ SHEET NO.: _____	TITLE: _____



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000039



Section: 28 Township: 54 Range: 40
 Applicant: JUAN NARVAEZ
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, April 14, 2011

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
AERIAL YEAR 2009

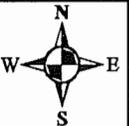
Process Number

Z2011000039

Section: 28 Township: 54 Range: 40
 Applicant: JUAN NARVAEZ
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

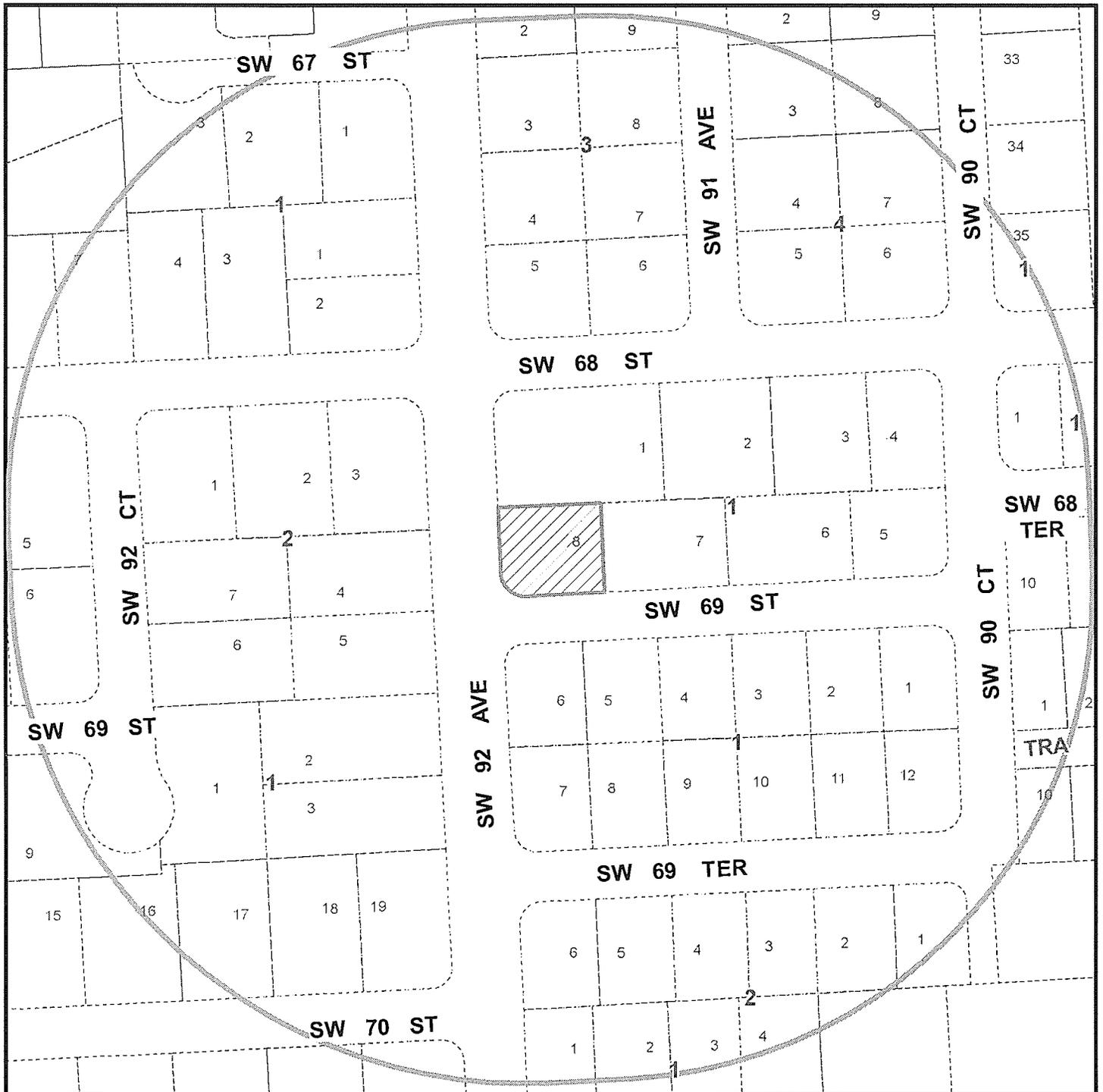
Legend

 Subject Property



SKETCH CREATED ON: Thursday, April 14, 2011

REVISION	DATE	BY
		22



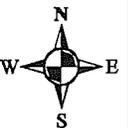
**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 28 Township: 54 Range: 40
 Applicant: JUAN NARVAEZ
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2011000039
 RADIUS: 500

Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, April 14, 2011

REVISION	DATE	BY