

# FINAL AGENDA

10-15-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 12  
KENDALL VILLAGE CENTER - CIVIC PAVILLION  
8625 SW 124 Avenue, Miami  
Tuesday, December 4, 2012 at 6:30 p.m.

## PREVIOUSLY DEFERRED

A. 12-9-CZ12-1 LYDIA MANRIQUE

12-48

28-54-40



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, DECEMBER 4, 2012

KENDALL VILLAGE CENTER – CIVIC PAVILION

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

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office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

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

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 12**

**PH: Z12-048 (12-9-CZ12-1)**

**December 4, 2012**

Item No. A

<b>Recommendation Summary</b>	
<b>Commission District</b>	7
<b>Applicant</b>	Lydia Manrique
<b>Summary of Requests</b>	The applicant is seeking to permit two (2) existing storage room additions to a single-family residence that encroach into the rear (east) and interior side (south) setback areas.
<b>Location</b>	6041 SW 93 Place, Miami-Dade County, Florida.
<b>Property Size</b>	13,822 sq. ft.
<b>Existing Zoning</b>	RU-1, Single-family Residential District
<b>Existing Land Use</b>	Single-family residence
<b>2015-2025 CDMP Land Use Designation</b>	Low Density Residential, 2.5 to 6 du <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions of request #2, denial without prejudice of request #1</b>

This item was deferred from the September 5, 2012 meeting of Community Zoning Appeals Board (CZAB) 12 due to a lack of time. At the October 9, 2012 meeting of CZAB 12, the applicant represented to the CZAB that she believed that some or all of the additions that are the subject of this application had been previously approved and permitted, and the CZAB deferred this application to the December 4, 2012 meeting to allow the applicant to research and submit that information. At the time of writing, staff has not received any additional information from the applicant. As such, the Department's recommendation remains the same, as outlined below.

**REQUESTS:**

- (1) NON-USE VARIANCE to permit an existing storage room addition to single family residence setback 8'-6" (25' required) from the rear (east) property line and setback 5' (7'-6" required) from the interior side (north) property line.
- (2) NON-USE VARIANCE to permit an existing seating room addition to the single family residence setback 6'-11" (7'-6" required) from the interior side (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Storage Legalization for Manrique's Residence" dated stamped received 3/19/12 and sheet A-2 dated stamped received 7/6/12 for a total of 3 pages.

**PROJECT DESCRIPTION:**

The plan submitted depicts the existing 3,376.79 sq. ft. single family residence and the existing additions encroaching into the rear (east) and interior side (north and south) setback areas.

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

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is an irregularly shaped 0.32 acre interior lot located at the intersection of SW 93 Place and SW 61 Street in the RU-1, Single-Family Residential District. The area surrounding the subject property is primarily characterized by single-family residences.

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicant to permit the existing additions to the residence. Although the existing additions provide the applicant with additional storage area, staff opines that it may have a minimal visual impact on the surrounding area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the requests 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 or change the single-family detached use, approval of the application with conditions is **consistent** with the density threshold of Low Density Residential Communities map of the CDMP LUP map designation.

**ZONING ANALYSIS:**

When request #1 is analyzed under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of this request will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **incompatible** with same. Notwithstanding a similar approval of a request for a rear setback encroachment in 1992 on a property located to the south of the subject property at 9350 SW 62 Street pursuant to Resolution #4-ZAB-380-92, staff notes that there were no other approvals for encroachment into the rear setback area as intensive as is being requested herein. As such, staff opines that the requested 16'-6" encroachment into the rear (east) setback area along with a 2'-6" encroachment into the interior side (north) setback area is overly intensive and is out of

character and **incompatible** with the surrounding properties. **Staff therefore, recommends denial without prejudice of request #1 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

However, when request #2 is similarly analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval with conditions of this request would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff opines that the approval of request #2, to allow the existing seating room to setback 6'-11" where 7'-6" is required from the interior side (south) property line is minimal, would not have a negative visual impact on the surrounding area or affect the stability and appearance of the community, and would be **compatible** with same. However, in staff's opinion, the existing floor plan for the single-family residence could be easily converted by future owners to allow multiple residential uses on the property. Therefore, staff recommends as a condition for approval of request #2 that the applicant provide a Declaration of Use that would restrict the property to a single family use only. Further, staff recommends that the exterior doors from the master bedroom and the seating room be removed and replaced with approved ingress/egress windows and that the existing storage room addition be demolished. **Staff therefore, recommends approval with conditions of request #2 under the Section 33-311(A)(4)(b), Non-Use Variance standards.**

**ACCESS, CIRCULATION AND PARKING:** Not applicable.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:**

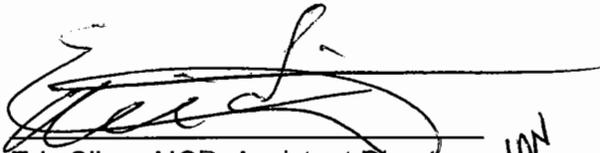
**Approval with conditions of request #2 and denial without prejudice of request #1.**

**CONDITIONS FOR APPROVAL :** (For request #2 only)

1. That a site plan be submitted to and meet with the approval of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Storage Legalization for Manrique's Residence" dated stamped received 3/19/12 and sheet A-2 dated stamped received 7/6/12 for a total of 3 pages except as herein amended to show the replacement of the exterior doors from the master bedroom and the seating room and the removal of the existing storage room encroaching into the rear (east) setback area. 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 exterior doors from the master bedroom and the seating room be removed and replaced with approved ingress/egress windows.

5. That the existing storage room addition be demolished.
6. That the applicant submits a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.
7. That the applicant obtain a building permit for all non-permitted structures on the property when applicable from the Department of Regulatory and Economic Resources within 90 days after the appeal period deadline date.

ES:MW:NN:JC:CH



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

*NON*

# ZONING RECOMMENDATION ADDENDUM

Lydia Manrique  
Z12-048

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>	
Environmental Division (RER)	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 comment
*Subject to conditions in their memorandum.	

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

<p><b>Low-Density Residential (Pg. 1-31)</b></p>	<p><i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</b></p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i></p>
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**MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 12  
MOTION SLIP**

#C

APPLICANT'S NAME: **LYDIA MANRIQUE**

REPRESENTATIVE: Lydia Manrique

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-9-CZ12-1 (12-048)	October 9, 2012	CZAB12	12

**REC: Approved with conditions of request #2, denial without prejudice of request #1.**

<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>December 4, 2012</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"/> OTHER:	Deferred to allow the applicant to submit permit plans.	

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR	X		
COUNCILMAN		Anthony PETISCO			X
COUNCILMAN	M	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

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 12  
MOTION SLIP

#1

APPLICANT'S NAME: LYDIA MANRIQUE

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
12-9-CZ12-1 (12-048)	September 5, 2012	CZAB12	12

**REC: Approval with conditions of request #2, denial without prejudice of request #1.**

<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>October 9, 2012</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"/> OTHER:	Deferred due to a lack of time.	

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

EXHIBITS:  YES  NO

COUNTY ATTORNEY: THOMAS ROBERTSON

# Memorandum

**Date:** April 2, 2012

**To:** Jack Osterholt, Director  
Sustainability, Planning and Economic Enhancement

**From:** Jose Gonzalez, P.E., Assistant Director  
Permitting, Environment and Regulatory Affairs

**Subject:** C-12 #Z2012000048  
Lydia Manrique  
6041 SW 93<sup>rd</sup> Place  
Non Use Variance to Permit Less Setbacks than Required  
(RU-1) (0.28 Acres)  
28-54-40



The subject application has been reviewed 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 8 ft NGVD as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County. The proposed legalization of addition as depicted in the zoning request for a variance of set backs appears to be a non-substantial improvement as defined in Chapter 11C of the Code. Non-substantial improvements are required at a minimum to match the elevation of the existing single family residence. Based on the survey provided with this submittal the addition has an elevation of 10.45 ft and the single family residence has an elevation of 10.45 which is in compliance with 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.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

### Stormwater Management

The storm water runoff from the storage areas must be retained on site, without causing any runoff into the abutting properties. Applicant may be required at the time of construction permit application, to demonstrate by calculation or grading details that there is adequate green area within the property to provide drainage to the storage areas, without causing any runoff into the 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.

### Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit existing structures will not impact tree resources. However please be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Chapter 24 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: Eric Silva, Sustainability, Planning and Economic Enhancement

**PUBLIC WORKS DEPARTMENT COMMENTS**

Applicant's Names: LYDIA MANRIQUE

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 application meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

20-APR-12

# Memorandum



**Date:** April 20, 2012

**To:** Jack Osterholt, Director  
Sustainability, Planning and Economic Enhancement Department

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

**Subject:** Z2012000048: LYDIA MANRIQUE

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**Application Name:** LYDIA MANRIQUE

**Project Location:** The site is located at 6041 SW 93 PL, Miami-Dade County.

**Proposed Development:** The applicant is requesting non-use variances for setbacks less than required on for an existing residence.

**Impact and demand:** Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

# Memorandum



**Date:** 29-MAR-12  
**To:** , Director  
Department of Sustainability, Planning and Economic Enhancement  
**From:** William W. Bryson, Fire Chief.  
Miami-Dade Fire Rescue Department  
**Subject:** Z2012000048

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## **Fire Prevention Unit:**

Not applicable to MDRF site requirements.

## **Service Impact/Demand**

Development for the above Z2012000048  
located at 6041 SW 93 PL, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 1671 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: 5:32 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.

DATE: 22-OCT-12  
REVISION 1

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

LYDIA MANRIQUE

6041 SW 93 PL, MIAMI-DADE  
COUNTY, FLORIDA.

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**APPLICANT**

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**ADDRESS**

Z2012000048

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**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; NC: No open cases. BNC: BSS case A2012001586-X opened on February 11, 2012. Case opened for expired permit 2010026097. Civil Violation Notice no. 650085 issued on February 16, 2012. Final Notice of intent to lien/demand for psymt issued on May 14, 2012. Lien was recorded on September 11, 2012, case remains open in non-compliance, permit has not been renewed or cancelled, citation has not been paid.

Lydia Manrique

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

**REPORTER NAME:**

# Memorandum



**Date:** August 20, 2012

**To:** Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office  
Miami-Dade Sustainability, Planning and Economic Enhancement

**From:** Ramiro Martinez, Zoning Services Inspector  
Department of Regulatory and Economic Resources

**Subject:** Hearing Application Process No. Z2012000048 – 6041 SW 93 PL

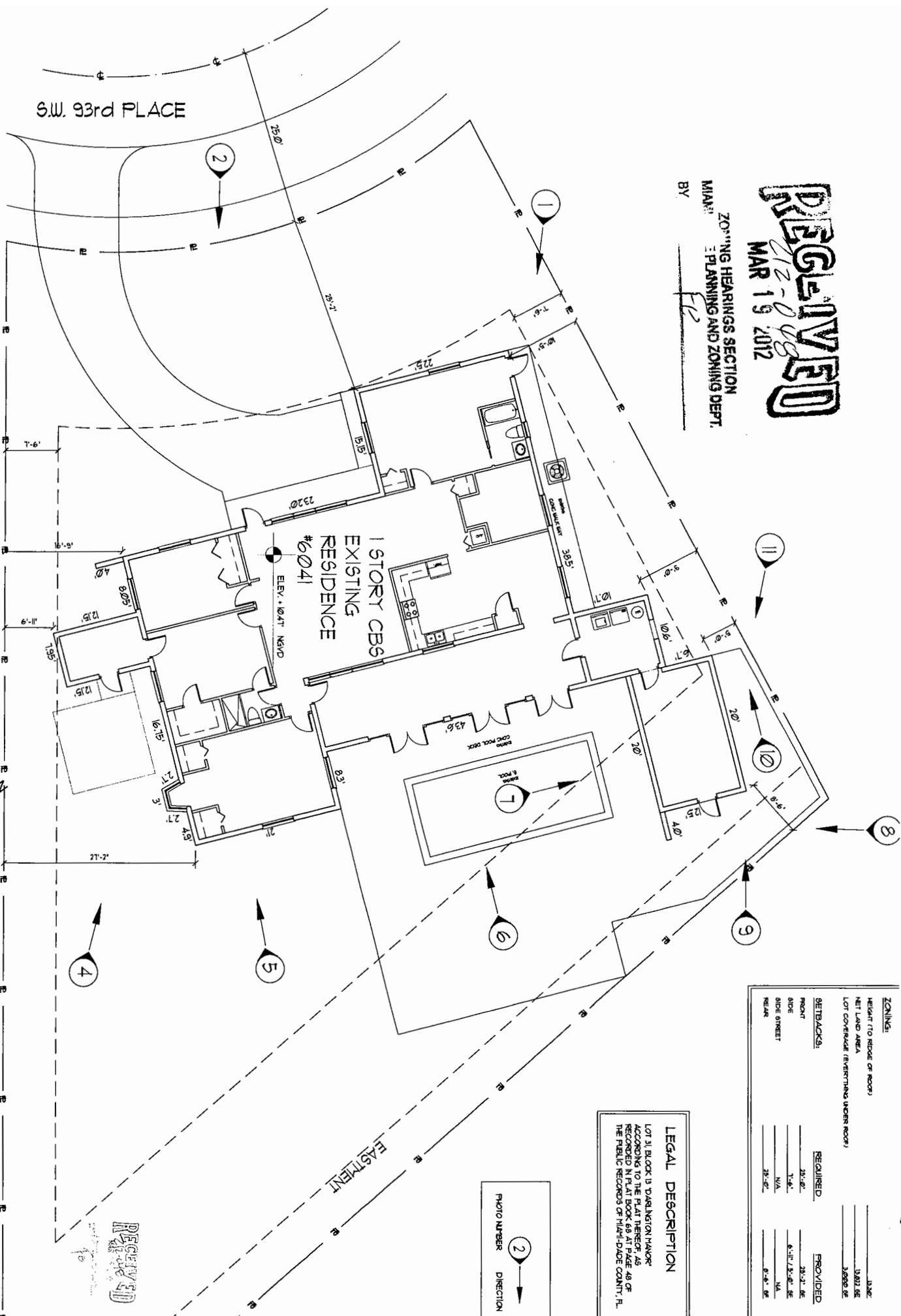
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A site inspection conducted at the above-referenced property revealed a one story single-family residence with attached additions to the existing residence. One of the additions was being worked on under building permit no.2010-026097, which expired on October 31, 2011. All improvements have been depicted accurately on the survey. The subject property is an irregular, pie shaped lot in a RU-1 district, and all surrounding properties are developed by one story single-family homes.

Please refer to BNC's memo regarding all enforcement cases pertaining to this property and the status of the above-mentioned expired permit.

**RECEIVED**  
 MAR 19 2012

ZONING HEARINGS SECTION  
 MIAMI PLANNING AND ZONING DEPT.  
 BY *FR*



1 STORY CBS  
 EXISTING  
 RESIDENCE  
 #6041

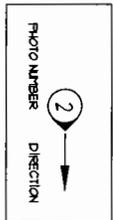
ELEV. +10.47' NSVD

SITE PLAN

ENLARGED SITE PLAN

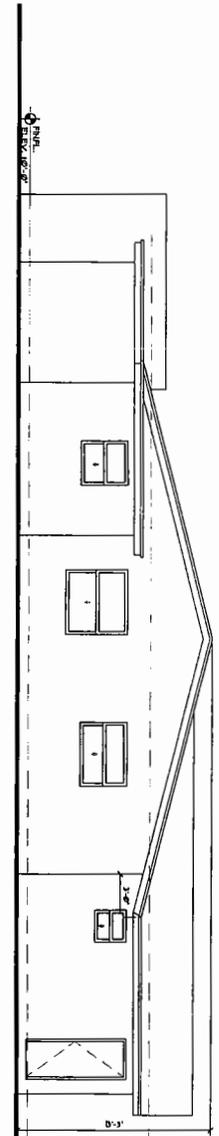
ZONING:				
HEIGHT (TO ROOF OR ROOFS)	13.50'			
NET LAND AREA	13,692 SQ. FT.			
LOT COVERAGE (EXCLUDING UNDER ROOFS)	3,028 SQ. FT.			
SETBACKS:				
FRONT	25'-0"	REQUIRED	25'-0"	PROVIDED
SIDE	7'-0"	REQUIRED	7'-0"	PROVIDED
REAR	25'-0"	REQUIRED	25'-0"	PROVIDED

**LEGAL DESCRIPTION**  
 LOT 31, BLOCK 13, DARLINGTON MANOR,  
 ACCORDING TO THE PLAT THEREOF, AS  
 RECORDED IN PLAT BOOK 69 AT PAGE 48 OF  
 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.

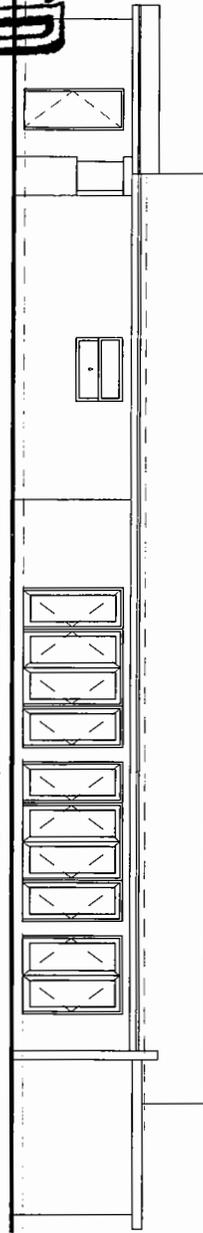


**RECEIVED**  
 2/2 - 10/8  
 MAR 19 2012

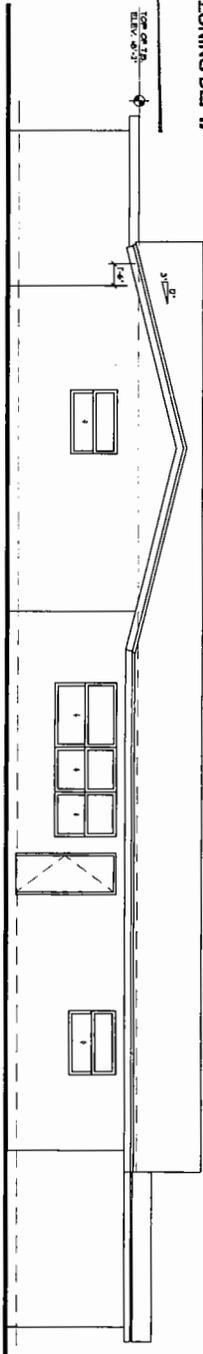
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY FLZ



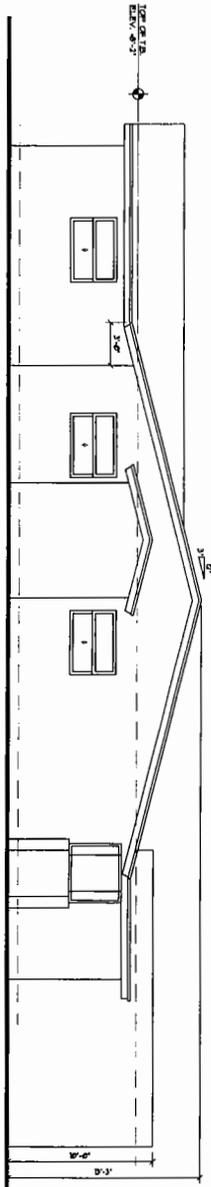
LEFT SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)



FRONT ELEVATION (WEST)



RIGHT SIDE ELEVATION (SOUTH)

A B C D E F G H



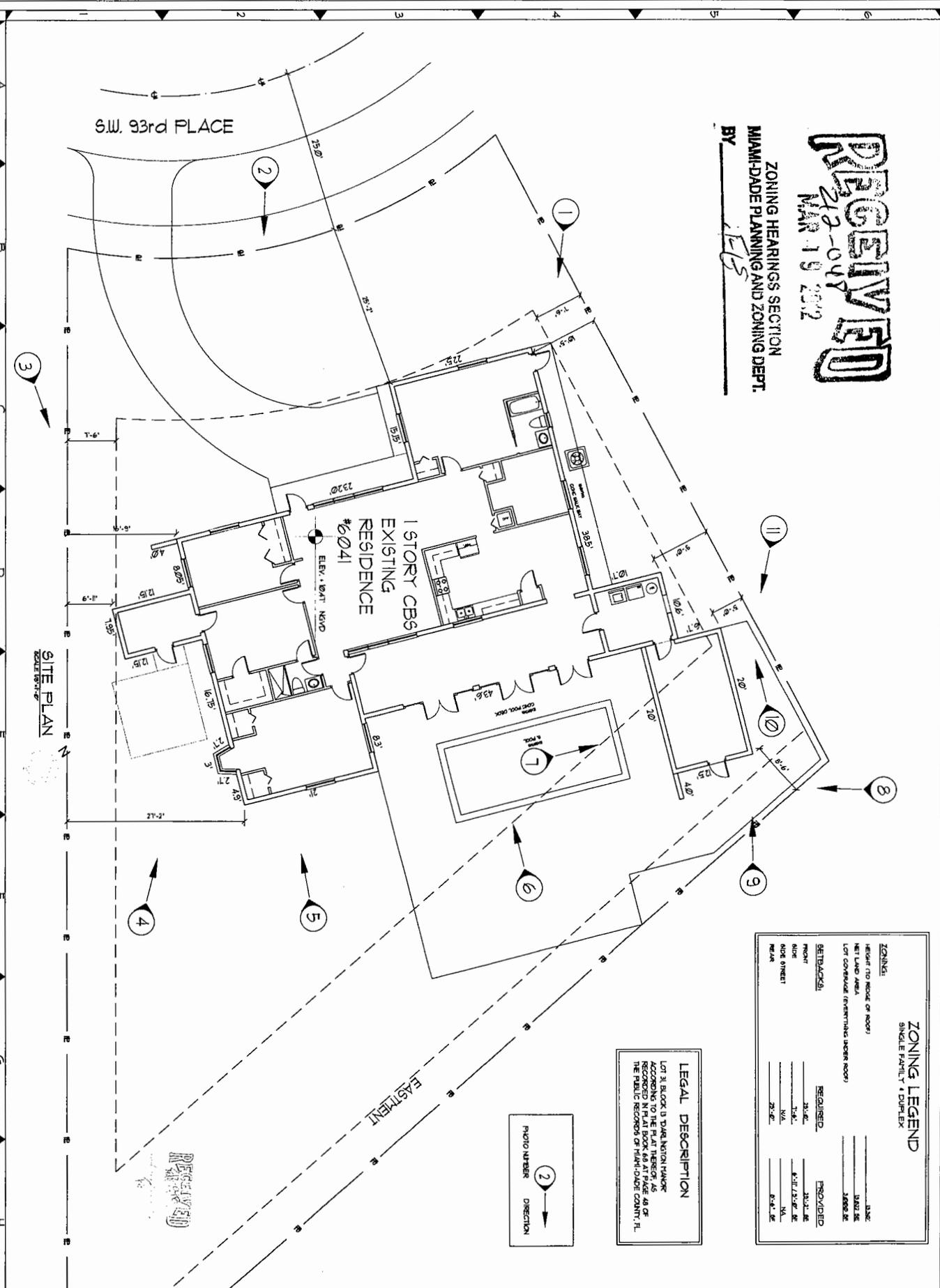
RECEIVED  
 2/2 - 10/8  
 MAR 19 2012

A-3 A3 MAR 19-12 11-017		<b>STORAGE LEGALIZATION FOR MANRIQUE'S RESIDENCE</b> 6041 SW 93rd PLACE MIAMI, FL 33173 OWNER: LYDIA MANRIQUE PHONE: (305) 446-4550		REVISIONS 1 2 3	CONSULTANTS N/A N/A N/A N/A N/A	REG. NO. N/A N/A N/A N/A N/A	DISCIPLINE CIVIL STRUCTURE MECHANICAL ELECTRICAL LANDSCAPE	DRAWN N/A N/A N/A N/A N/A	TEL. NO. N/A N/A N/A N/A N/A	<b>A. TAQUECHEL ASSOC., INC.</b> ARCHITECTS - ENGINEERS - PLANNERS 4348 S.W. 74th COURT, MIAMI FL. 33155 - TEL. (786) 256-0766 AMARO TAQUECHEL, R.A. LIC. NO. AR-0004668 FL. AA-C002021 e-mail: amarotaquechel@aol.com	
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**RECEIVED**  
 212-047  
 MAR 19 2012

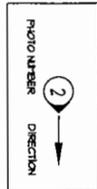
ZONING HEARINGS SECTION  
 MIAMI-DADE PLANNING AND ZONING DEPT.  
 BY EFB



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

ZONING LEGEND			
SINGLE FAMILY - DUPLEX			
ZONING:	HEIGHT TO ROOF OF ROOF:	MAX. HEIGHT TO ROOF OF ROOF:	
NET LAND AREA:	LOT COVERAGE (EXCLUDING LOWER ROOF):	MAX. NET LAND AREA:	MAX. COVERAGE:
SETBACKS:		REQUIRED:	PROVIDED:
FRONT:	REAR:	FRONT:	REAR:
SIDE:	REAR:	FRONT:	REAR:
SIDE STREET:	REAR:	FRONT:	REAR:
REAR:	REAR:	FRONT:	REAR:

**LEGAL DESCRIPTION**  
 LOT 31, BLOCK 13, DUBAI VENTURA PARK  
 PLANNING AND ZONING DISTRICT  
 RECORDED IN PLAT BOOK 68 AT PAGE 49 OF  
 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.



A-1  
 A3  
 11-017



**STORAGE LEGALIZATION FOR  
 MANRIQUE'S RESIDENCE**  
 6041 SW 93rd PLACE MIAMI, FL 33173  
 OWNER: LYDIA MANRIQUE PHONE: (305) 446 4550

REVISIONS	CONSULTANTS	REG. NO.	DISCIPLINE	DRAWN	TEL. NO.
	N/A	N/A	CIVIL	N/A	N/A
	N/A	N/A	STRUCTURE	N/A	N/A
	N/A	N/A	MECHANICAL	N/A	N/A
	N/A	N/A	ELECTRICAL	N/A	N/A
	N/A	N/A	LANDSCAPE	N/A	N/A

**A. TAQUECHEL ASSOC., INC.**  
 ARCHITECTS - ENGINEERS - PLANNERS  
 4848 S.W. 74th COURT, MIAMI FL. 33155 TEL: (786) 266-0766  
 AMARO TAQUECHEL, R.A. LIC. NO. AR-0004668 FL. AR-0002021  
 e-mail: amarotaquechel@aol.com



18



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

Process Number  
**Z2012000048**



Section: 28 Township: 54 Range: 40  
 Applicant: LYDIA MANRIQUE  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**  
 Subject Property Case



SKETCH CREATED ON: Tuesday, March 27, 2012

REVISION	DATE	BY
		19



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

Process Number

**Z2012000048**



Section: 28 Township: 54 Range: 40  
 Applicant: LYDIA MANRIQUE  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

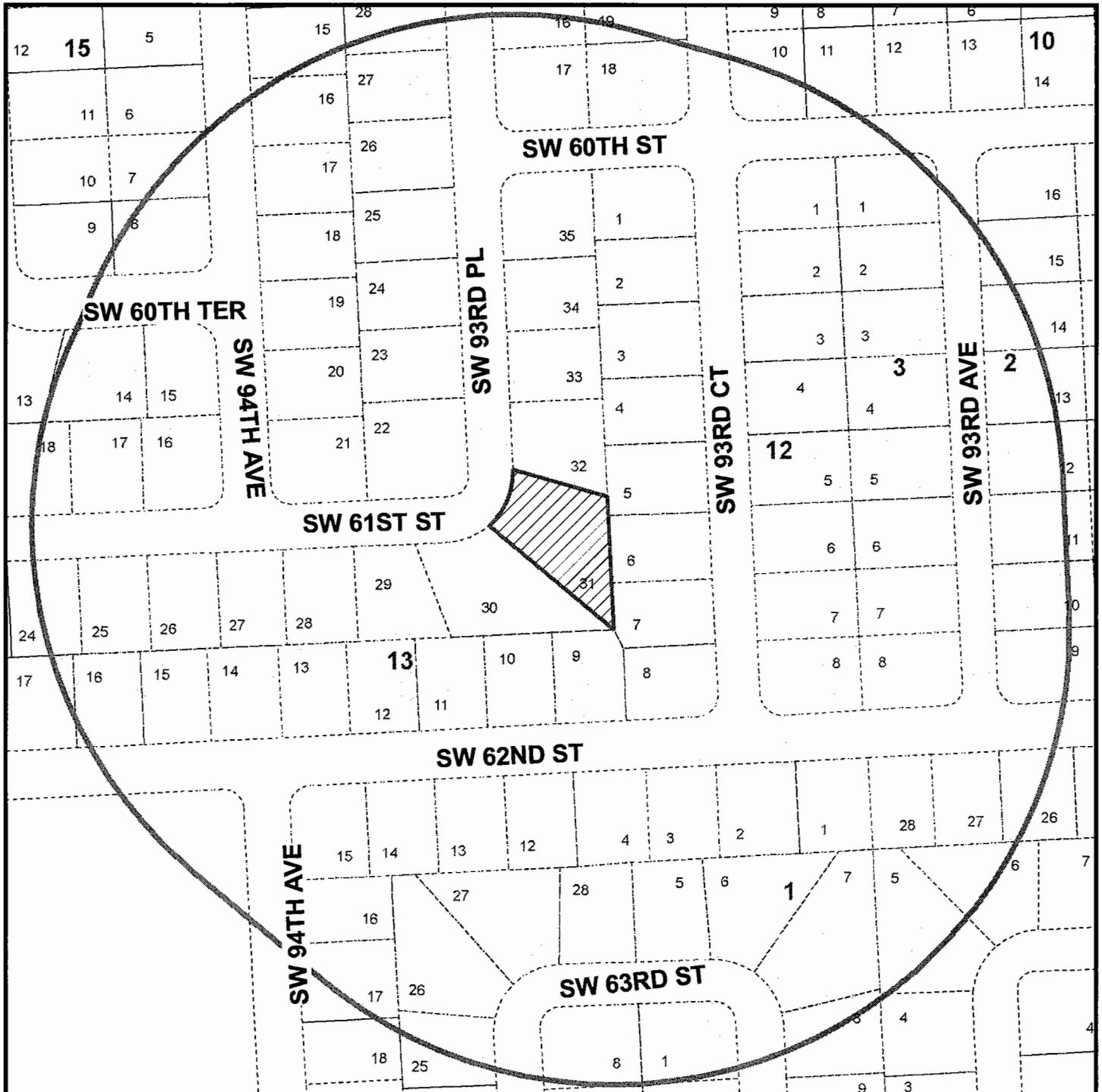
**Legend**

 Subject Property



SKETCH CREATED ON: Tuesday, March 27, 2012

REVISION	DATE	BY
		20



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number  
**Z2012000048**  
 RADIUS: 500

Section: 28 Township: 54 Range: 40  
 Applicant: LYDIA MANRIQUE  
 Zoning Board: C12  
 Commission District: 10  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS



**Legend**

-  Subject Property
-  Buffer



SKETCH CREATED ON: Tuesday, March 27, 2012

REVISION	DATE	BY