

FINAL AGENDA

8-5-2013 Version # 2



COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, September 10, 2013 at 6:30 p.m.

PREVIOUSLY DEFERRED

A. 13-6-CZ12-1 NEXUS LIVING, LLC 12-81 28-54-40 N

CURRENT

1. 13-9-CZ12-1 ERIC M BLANCO 13-20 27-54-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, SEPTEMBER 10, 2013

KENDALL VILLAGE CENTER – CIVIC PAVILLION

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

A. NEXUS LIVING, LLC 13-6-CZ12-1 (12-081)

**28-54-40
Area 12/District 7**

- (1) UNUSUAL USE to permit a home for the aged.
- (2) NON-USE VARIANCE to permit the home for the aged to setback 15' (25' required) from the rear (east) property line.
- (3) NON-USE VARIANCE to waive the zoning regulations requiring a dissimilar land use buffer along the south and east property lines.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled J.C.D. Architect, Inc., with sheets A-1.0 & A-2.0 dated stamped received 3/22/13 and the remaining 4 sheets dated stamped received 3/1/13 for a total of 6 sheets. Plans may be modified at public hearing.

LOCATION: Lying East of SW 89 Court approximately 93' South of SW 69 Street A/K/A 6925 SW 89 Court, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 1 Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions of request #1 and #2 and denial without prejudice of request #3.

Protests: 81

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

1. ERIC M. BLANCO 13-9-CZ12-1 (13-20)

**27-54-40
Area 12/District 7**

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 100' (125' required), a lot depth of 160' (200' required) and a lot area of .42 gross acre (1 gross acre required).
- (2) NON-USE VARIANCE to permit a proposed single family residence setback 30' (50' required) from the front (west) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 23.75% (20% maximum permitted).

(4) NON-USE VARIANCE to permit a lawn area of 67.5% (60% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Single Residence for: Eric M. Blanco" as prepared by William Plasencia, R.A., with sheets A-1, A-2 & LS-1 dated stamped received 4/18/13 and the remaining 2 sheets dated stamped received 3/4/13 for a total of 5 sheets. Plans may be modified at public hearing.

LOCATION: 7101 SW 80 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: .42 Gross Acre

Department of Regulatory and
Economic Resources
Recommendation:

Approval with conditions of requests #1
through #3 and denial without prejudice of
request #4.

Protests: _____ 13 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

NOTICE

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

.....
Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the Department of Regulatory and Economic Resources (RER), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.)

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

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

A handwritten signature or mark, possibly a stylized letter 'P' or a similar symbol, located on the right side of the page.

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

PH: Z12-081(13-6-CZ12-1)

September 10, 2013

Item No. A

Recommendation Summary	
Commission District	7
Applicant	Nexus Living, LLC
Summary of Requests	The applicant is seeking to permit a home for the aged with a reduced setback and dissimilar land use buffer.
Location	6925 SW 89 Court, Miami-Dade County, Florida.
Property Size	1-acre
Existing Zoning	EU-1, Single-Family One Acre Estate District
Existing Land Use	Vacant
2015-2025 CDMP Land Use Designation	Low Density Residential, 2.5 - 6 duu <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(3), Standards For Special Exceptions, Unusual Uses and New Uses Section 33-311(A)(4)(b), Non-Use Variance standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions requests #1 and #2 and denial without prejudice of request #3.

This item was deferred from the June 4, 2013 meeting of Community Zoning Appeals Board (CZAB) #12, to allow the applicant to meet with the neighbors.

REQUESTS:

- (1) UNUSUAL USE to permit a home for the aged.
- (2) NON-USE VARIANCE to permit the home for the aged setback 15' (25' required) from the rear (east) property line.
- (3) NON-USE VARIANCE to waive the zoning regulations requiring a dissimilar land use buffer along the south and east property lines.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "J.C.D. Architect, Inc., with sheets A-1.0 & A-2.0 dated stamped received 03/22/13 and the remaining 4 sheets dated stamped received 03/01/13 for a total of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan submitted by the applicant depicts a proposed 8,771.10 sq. ft. residential facility comprised of three (3) 2,500 +/- sq. ft., one-story residential buildings connected by roofed open terrace areas.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; vacant	Low Density Residential, 2.5 - 6 dua
North	RU-1; single-family residences	Low Density Residential, 2.5 - 6 dua
South	EU-1; single-family residence	Low Density Residential, 2.5 - 6 dua
East	GU; Miami-Dade water and Sewer facility	Institutions, Utilities and Communications
West	EU-M; single-family residences	Low Density Residential, 2.5 - 6 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant 1-acre tract that abuts single-family and duplex residential uses to the north, west and south and a water treatment facility to the east. The contiguously owned property to the south contains a single-family residence. To the south of said contiguously owned parcel is a multi-unit apartment building.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide the community additional congregate living facilities for the elderly. However, the proposed congregate residential development made up of three (3) multi-unit buildings that encroach into the rear (east) setback area without the required dissimilar land use buffer along property lines could have a negative visual impact on the surrounding area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is a rectangular shaped 1-acre parcel that is located within the Urban Development Boundary (UDB). The applicant seeks to permit a home for the aged, with buildings setback less than required from a property under different ownership and to waive the dissimilar land use buffer along some property lines. The Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Low Density Residential** use. This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. *This density category is generally characterized by single family housing, e.g., single family detached, cluster and townhouses. 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 and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.* The CDMP Land use Element interpretative text for Residential Communities 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 of a congregate residential facility shall be considered as the equivalent of one residential unit and that the maximum number of dwelling units shall not be more than allowed in the next higher residential category, which in this case is Low-Medium Density Residential use. This category allows a maximum of 13 dwelling units per acre which

would allow a maximum of 32 residents on the 1-acre subject parcel. As such, the applicant's proposal as indicated in the letter of intent to accommodate up to 32 residents would be **consistent** with the density threshold allowed by the CDMP interpretative text noted above.

The subject property is located approximately 761' north of SW 72 Street which is a section line road. Staff notes that the subject property is not located within an activity node or section center, as recommended by the Guidelines for Urban Form in the interpretative text of the CDMP for the location of congregate living facilities. Said guidelines provide a generalized pattern for land use development in residential communities. However, the CDMP allows uses such as the requested home for the aged in residential communities when consistent with other goals, objectives and policies of the Plan and compatible with the neighborhood. Additionally, the CDMP **Policy LU-4D** states that uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complimentary elements and buffer any incompatible elements.

The submitted site plans indicate an attempt by the applicant to provide some sensitivity of the proposed development to the existing residential uses located to the north and west. Said plans depict the proposed development split into three (3) separate one-story residential buildings that are similar in scale and height to the abutting single-family residences located to the north. In addition, the submitted plans indicate a continuous hedge and a row of trees along the interior side (north) property line in addition to a landscaped area consisting of multiple trees within the front (west) setback area as a visual buffer from the existing residential development to the west. As such, staff opines that the proposed home for the aged use is **consistent** with CDMP **Policy LU-4D**, the interpretative text of the Land Use Element, Residential Communities, addressing congregate residential uses and density threshold, and the CDMP's LUP map Low Density Residential designation for the subject property.

ZONING ANALYSIS:

When analyzing request #1 under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses** and New Uses, staff is of the opinion that approval of this request would be **compatible** with the surrounding residential community and therefore should be approved with conditions. Further, staff opines that the proposed home for the aged use will not result in excessive traffic as evidenced by the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) which states that the application meets the traffic concurrency criteria. Said memorandum also indicates that the development will generate 7 PM daily peak hour vehicle trips that do not exceed the acceptable Level of Service (LOS) of SW 72 Street, SW 107 Avenue, and SW 87 Avenue which operate at LOS D. However, its memorandum requires that the applicant install a sidewalk along SW 89 Court. The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources indicates in its memorandum that approval meets all LOS standards for an initial development order and that the development will not affect the existing stormwater management system. Additionally the memorandum from the Miami-Dade Fire Rescue Department (MDFRD) indicates that there will be no significant impact on MDFRD services in this area. Based on the aforementioned department memoranda, staff opines that the requests will not result in excessive noise or traffic, cause undue or excessive burden on public facilities, nor provoke excessive overcrowding and concentration of people.

Although the proposed use will be more intensive than the single-family residential uses surrounding the subject site, staff opines that the applicant has addressed this by including design features that match the scale and intensity of the surrounding residential uses to the north and west. The proposed development of the site with three (3) single story buildings to house the 32 residents, will provide a campus-like atmosphere that will have a visual similarity to the residential developments in the surrounding area. Further, staff opines that the location of the parking and drives to the south of the development will mitigate any aural impact the more intense development will have on the closest residences located to the north. Staff notes that the residential property located to the south is a contiguously owned parcel. As such, staff opines that the approval of the congregate residential use being requested, will provide a transition from the more intensive multi-family apartments located to the south along SW 89 Court and the Water and Sewer facility located to the east. Additionally, the applicant has provided adequate landscaping along the north property line to mitigate any negative visual impacts that will result from the proposed development on the existing single-family residences to the north. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

When request #2 to permit the facility setback 15' (25' required) from the rear (east) property line is analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval with conditions of this request would not have a negative visual impact on the abutting water treatment facility and would be **compatible** with the surrounding area. In staff's opinion, however, for the reasons outlined below, the 10' encroachment into the setback area abutting the water treatment facility could have a negative visual and aural impact on the future residents of the home for the aged. Therefore, as a condition for approval of this request staff recommends that the required buffering along the rear (east) property line should be installed prior to the issue of a Certificate of Use for the facility. **As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)9b), Non-Use Variances From Other Than Airport Regulations.**

However, when request #3, to waive the requirement for a dissimilar land use buffer along the rear (east) and interior side (south) property lines is similarly analyzed under Section 33-311(A)(4)(b), staff opines that approval would have a negative visual impact on the surrounding area and would be **incompatible** with same. Staff opines that since the facility is new and is located within an established residential community, the applicant could have made adequate adjustments to accommodate all the design features to meet the dissimilar land use requirements. Notwithstanding the fact that the property to the south is contiguously owned, staff opines that the existing use on said property is less intensive than what is proposed on the subject parcel. Further, staff opines that there is no guarantee that the parcel will not be sold in the future and developed under the EU-1, Single-Family One Acre Estate District regulations. In addition, staff notes that the more intensive activities for the proposed 32 resident facility to include the parking and drives will be located to the south and partially to the eastern end of the site. Therefore, staff opines that approval of this request could have a negative visual and aural impact on the abutting properties to the south and that the future residents may be negatively impacted by the existing water treatment facility located to the east. **Based on the foregoing analysis, staff recommends denial without prejudice of request #3 under Section 33-311(A)(4)(b) Non-Use Variances From Other than Airport Regulations.**

Although staff is supportive of the request to establish the home for the aged use (request #1) and the reduced setback along the interior side (north) property line (request #2), for the reasons outlined above staff is not supportive of the request to waive the dissimilar land use

requirements along the south and east property lines. **Staff, therefore, recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, approval with conditions of request #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other than Airport Regulations and denial without prejudice of request #3 under same.**

ACCESS, CIRCULATION AND PARKING: The submitted site plans indicate access to the site through an ingress/egress drive along SW 89 Court and adequate parking on-site for the proposed facility.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions of requests #1 and #2, and denial without prejudice of request #3.

CONDITIONS FOR APPROVAL: (For request #1 and #2 only).

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "J.C.D. Architect, Inc., with sheets A-1.0 & A-2.0 dated stamped received 03/22/13 and the remaining 4 sheets dated stamped received 03/01/13 for a total of 6 sheets except as herein amended to show the dissimilar land use buffer along the south and east property lines.
3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
4. That the applicants obtain a Certificate of Use for the proposed home for the aged facility from and promptly renew same annually with the Miami-Dade County Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
5. That the landscaping indicated on the plans along the interior side (north) property line be installed prior to the issue of Certificate of Use for the facility.
6. That the use be established and maintained in accordance with the approved plan.
7. That the occupancy of the proposed home for the aged facility be restricted to a maximum of thirty-two (32) residents at all times.

8. That the applicant comply with all applicable conditions and requirements of the Environmental Division of the Miami-Dade County Department of Regulatory and Economic Resources.

ES:MW:NN:JC:CH



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

ZONING RECOMMENDATION ADDENDUM

Nexus Living, LLC
Z12-081

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

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

Low Density Residential (Pg. I-31))	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i>
Congregate Living Facilities, Group Homes, Foster Homes, Nursing Homes, and Day Care Facilities. (Pg. I-34)	"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. If located in Estate, Low or Low-Medium Density neighborhoods, congregate residential uses, and daytime service uses such as day care centers, should locate only in activity nodes, transition areas and section centers as indicated in the Guidelines for Urban Form, or on sites that are transitional to higher density or higher intensity land uses, to public uses or to other areas of high activity or accessibility.
Policy LU-4A (Page I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Policy LU-4D (Pg. I-11)	<i>Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the complementary elements and buffer any potentially incompatible elements.</i>

ZONING RECOMMENDATION ADDENDUM

Nexus Living, LLC
Z12-081

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(3) Special Exception, Unusual and New Uses.</p>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the 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.</i></p>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.</p>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>

A. NEXUS LIVING, LLC
(Applicant)

13-6-CZ12-1 (12-081)
Area 12/District 07
Hearing Date: 09/10/13

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1947	Kirkpatrick Inc.	- Zone change from GU to EU-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

#1

APPLICANT'S NAME: **NEXUS LIVING, LLC**

REPRESENTATIVE: Ben Fernandez

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER	
13-6-CZ12-1 (12-081)	June 4, 2013	CZAB12	13

REC: Approval with conditions requests #1 and #2 and denial without prejudice of request #3.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: September 10, 2013 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: Applicant has agreed to pay for all notices and advertisements..

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	M	Peggy BRODEUR	X		
COUNCILMAN		Matthew LARSH	X		
VICE CHAIRMAN		Alberto SANTANA			X
COUNCILMAN		Jose I. VALDES	X		
COUNCIL WOMAN	S	Angela VAZQUEZ	X		
CHAIRMAN		Elliot N. ZACK	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **RONALD BERNSTEIN**

Memorandum 

Date: March 27, 2013

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

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

Subject: C-12 #Z2012000081-4th Revision
Nexus Living LLC
6925 SW 89th Court
Unusual Use to Permit a Home for the Aged
(EU-1) (1 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.

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area, specifically the 10-day travel time contour, of the Alexander Orr Wellfield. Therefore, development of the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

Section 24-43(4)(b) of the Code requires that non-residential properties connected to public sewer, not having indigenous substrata, and located within the 10-day travel time contour of the basic protection area, shall not exceed 850 gallons per day per acre (GPD/Ac) sewage loading in sanitary sewers. However, Board Order 97-33, for the same property, recognizes the quality of the soil and permits 1,600 GPD/Ac.

Major Departmental Review 2012-154, based on factual data, calculated the flow for the proposed use as 1,024 gallons per day. The same study calculates the gross area of the lot as 43,884 sf. This translates in to a sewage loading of 1,016 GPD/Ac, which is within what Boar Order 97-33 allows.

Furthermore, Since the subject request would permit non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-43(5) of the Code which provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Therefore, DERM may approve the application and it may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required, in accordance with Code requirements. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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

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

Stormwater Management

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

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

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

Drainage restrictions are applicable, since the site is located within the Alexander Orr Wellfield 10 days Cone of influence area.

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

Per previous comments, the plans submitted with this application depict the presence of specimen-sized (trunk diameter 18 inches or greater) tree resources on the referenced property. The plans further show that trees may be impacted by the proposed construction activities. Section 24-49 of the Code requires the preservation of tree resources. Prior to the removal and or relocation of any tree on site, a Miami-Dade County Tree Removal/Relocation Permit is required. Section 24.49.3 of the Code states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 shall apply..." The applicant has submitted an application to the Tree Permitting Program for a Tree Removal/Relocation Permit (Tree #00004148). As such, DERM recommends approval of this application with the condition that the Tree Removal/Relocation Permit

(Tree #00004148) is duly obtained prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said Tree Removal/Relocation Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Please be advised that if this condition cannot be met prior to development orders, this zoning application would have to be resubmitted for review. The applicant is required to comply with the above tree permitting requirements. This Department's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact the Tree Permitting Program at (305)-372-6600, voice option #2, for additional information regarding tree permitting procedures and requirements prior to site development.

Enforcement History

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

Concurrency Review Summary

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

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

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

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

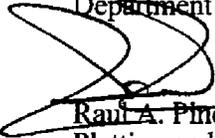
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: March 12, 2013

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

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

Subject: Z2012000081
Name: Nexus Living, LLC
Location: 6925 SW 89 Court
Section 28 Township 54 South Range 40 East

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

Sidewalk is required along SW 89 Court.

Additional improvements may be required at time of permitting.

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 6 of Plat Book 47, Page 59.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate 7 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-68	SW 72 St. e/o SW 107 Ave.	D	D
9658	SW 72 St. w/o SW 87 Ave.	D	D

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

Memorandum



Date: June 22, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From: 
Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC # 12-081
Nexus Living, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-081
Nexus Living, LLC

Application: *Nexus Living, LLC* is requesting an unusual use variance to allow a "Home for the Aged", otherwise known as an adult living facility, of up to thirty two (32) residents on the property. The applicant also requests non-use variances to allow parking on turf-block and a driveway width of eighteen (18) feet. The area is currently zoned EU-1 (Estates, Single Family).

Size: The subject property is approximately 33.39 acres.

Location: The subject property is located at 6925 SW 89th Court in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The demolition of an existing single family home to develop an adult living facility on the property, and the requested non-use variances for parking and driveway provisions, will likely be considered development for a "multi-family residential establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of multi-family residential developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

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

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

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

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

Memorandum



Date: March 22, 2013

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

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

Subject: Z2012000081: NEXUS LIVING, LLC
Includes Revised Plans Dated stamped received through 3/01/13

Application Name: NEXUS LIVING, LLC

Project Location: The site is located at 6925 SW 89 CT, Miami-Dade County.

Proposed Development: The applicant is requesting unusual use permit for a home for the aged. Review includes revised plans dated stamped received through 3/01/13.

Impact and demand: The proposal states that the development will be limited to a residential population of 32 which generates the need for .1 acres of parkland based on the CDMP Open Space Spatial Standards of 2.75 acres per 1,000 population. The site is located in Park Benefit District 2 which has a surplus of 494.95 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

We have no further comments concerning impact or demand on existing County parks, proposed or budgeted service expansion.

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor



Memorandum

Date: 01-APR-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2012000081

Fire Prevention Unit:

This memo supersedes MDRF memornadum dated January 15, 2013.
 APPROVAL:
 No objection to plan stamped received March 1, 2013 VIA Case # Z2012000081.

Service Impact/Demand

Development for the above Z2012000081
 located at 6925 SW 89 CT, 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>8,760</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 5.89 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.

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped received March 1, 2013.

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

DATE: 25-MAR-13
REVISION 2

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

NEXUS LIVING, LLC

6925 SW 89 CT, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2012000081

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC; Current case 201103007850 was opened on August 30, 2011 for Failure to perform lot maintenance. A citation was issued on January 10, 2012. Affidavit of non-compliance March 2, 2012. Property still in violation March 28, 2012. Placed on contractors list April 17, 2012. Violation complied by owner May 16, 2012. Noil mailed May 18, 2012. Prior case 201103009923 was opened October 13, 2011 for setback violation. Found not in violation January 23, 2012 and case closed. Prior case 201203007145 was opened September 13, 2012 for Failure perform lot maintenance. Vacant lot was recently cut on September 14, 2012 and case closed. BNC: BSS case 20110147232-U opened on August 25, 2011. Unsafe Structure open for Structure A...main dwelling severely damaged by fire. Emergency demolition performed on January 20, 2012 under permit 2012014526. Demand for payment issued on February 1, 2012, lien generated on April 12, 2012. Case was closed on January 23, 2012, however lien has been recorded.

Nexus Living, LLC

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

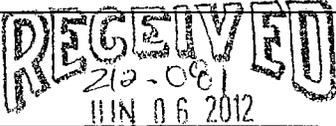
If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural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

CORPORATION NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Nexus Living, LLC (Advantus Senior Health LLC, 100%.	100%
Advantus Senior Health, LLC is owned by Rolando	
Medina (50%) and Lynk Properties, LLC (50%).	
Lynk Properties, LLC is owned by Frank Mena (89%),	
Lynette Mena (8%), and Robert Mena (3%)).	

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

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
	
ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY <u>Alt</u>	

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

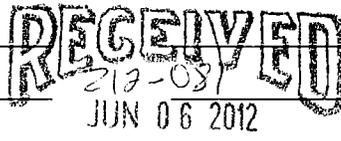
If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest



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

Date of contract: _____

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

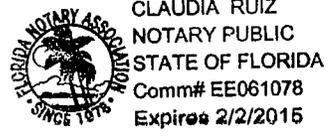
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: [Signature]
(Applicant)

Sworn to and subscribed before me this 23rd day of May, 2012. Affiant is personally know to me or has produced _____ as identification.

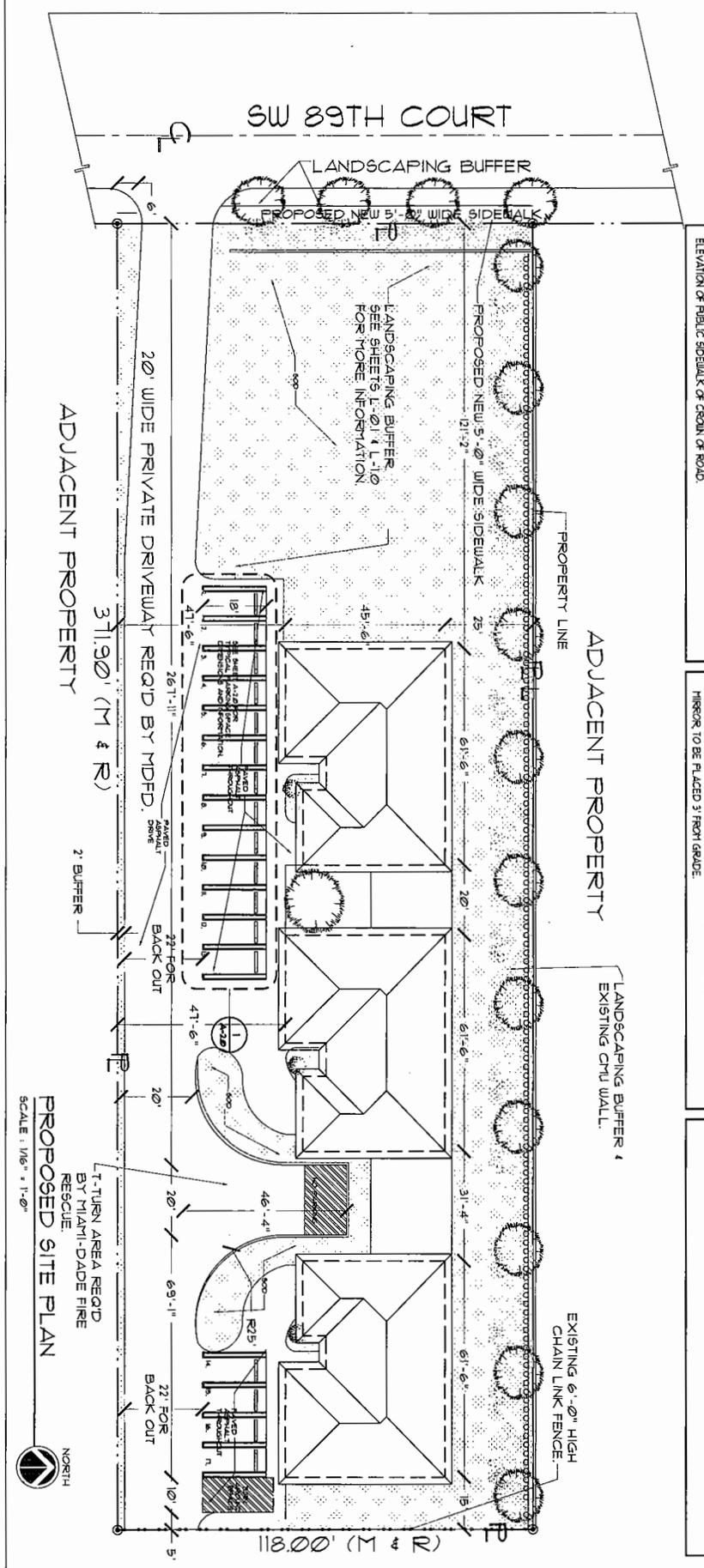
[Signature]
(Notary Public)



My commission expires: 2/2/15

Seal

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



ELEVATION OF PUBLIC SIDEWALK OF CROWN OF ROAD

HIERARCH TO BE FILLED 3' FROM GRADE

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



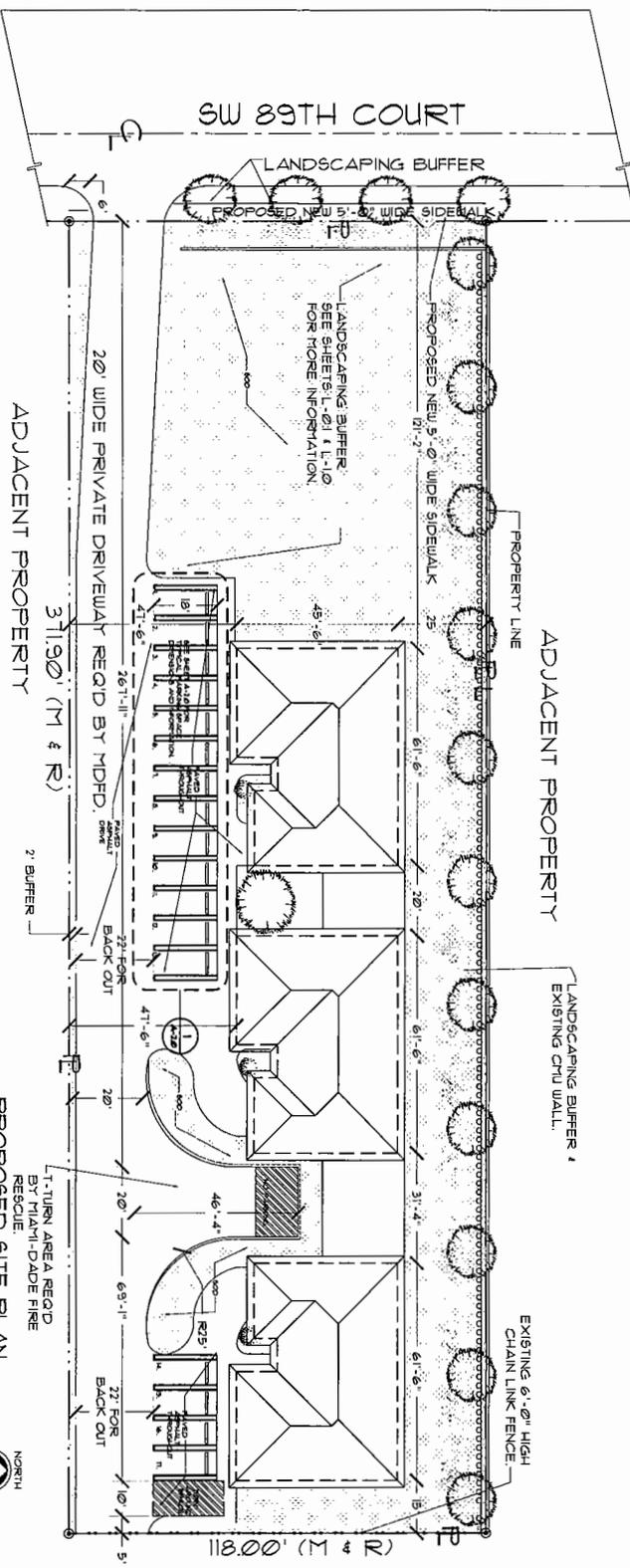
RECEIVED
MAR 22 2013

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

ENLARGED SITE PLAN

RECEIVED
 2013-08-22
 MAR 22 2013

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT
 BY **XXV**



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

ZONING LEGEND

ZONING:	RESIDENTIAL SINGLE-FAMILY
REQUIREMENTS:	MINIMUM FRONT YARD SETBACK: 35' MAX ALLOWED: 15' MINIMUM SIDE/REAR SETBACK: 5' MINIMUM FRONT YARD SETBACK: 10' MINIMUM SIDE/REAR SETBACK: 5' MINIMUM FRONT YARD SETBACK: 10' MINIMUM SIDE/REAR SETBACK: 5'
LOT COVERAGE (UNDER ROOF):	30% MAX
PROPOSED RESIDENCE:	1,100 SQ. FT. PROPOSED
LOT COVERAGE:	8171 / 438400 = 18.6% (2% ALLOWED)
SETBACKS:	FRONT (50.05%): 10'-0" (MINIMUM) SIDE (100%): 5'-0" REAR (100%): 5'-0"

NOTE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE OTHER APPLICABLE REGULATIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE APPLICABLE REGULATIONS MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE APPLICABLE REGULATIONS MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE APPLICABLE REGULATIONS MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE: DRAINAGE

STORM DRAINAGE SHALL BE DIVERTED TO A STORM DRAINAGE SYSTEM. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO COLLECT AND CONVEY ALL SURFACE WATER FROM THE DEVELOPMENT TO AN EXISTING OR NEW STORM DRAINAGE SYSTEM. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO COLLECT AND CONVEY ALL SURFACE WATER FROM THE DEVELOPMENT TO AN EXISTING OR NEW STORM DRAINAGE SYSTEM.

48 HOURS BEFORE DIGGING
 CALL TOLL FREE
 1-800-437-4770
 UNCLE ANDERSON UTILITIES
 NOTIFICATION CENTER

TREE NOTE:

THE TREE PRESERVATION PLAN (TPP) FOR THIS DEVELOPMENT SHALL BE SUBMITTED TO THE CITY OF MIAMI WITH THE PERMIT APPLICATION. THE TREE PRESERVATION PLAN (TPP) FOR THIS DEVELOPMENT SHALL BE SUBMITTED TO THE CITY OF MIAMI WITH THE PERMIT APPLICATION.

LANDSCAPE:

FOR LANDSCAPE INFORMATION PLEASE SEE SHEET L-10

DRIVEWAY NOTE:

ALL DRIVEWAYS SHALL BE 3' WIDE AND 4" THICK CONCRETE

PARKING CALCULATION:

REQUIRED:	1 SPACE PER 1,000 SQ. FT. OF GROUND AREA
PROVIDED:	11 SPACES
TOTAL REQUIRED:	11 SPACES
TOTAL PROVIDED:	11 SPACES

TOTAL SODD CALCULATION:

REQUIRED:	1 SODD PER 1,000 SQ. FT. OF GROUND AREA
PROVIDED:	11 SODD
TOTAL REQUIRED:	11 SODD
TOTAL PROVIDED:	11 SODD

LOT COVERAGE BREAKDOWN CALCULATION:

ALLOWED:	438400 SQ. FT. ALLOWED
PROPOSED:	1100 SQ. FT. PROPOSED
TOTAL:	438400 SQ. FT. ALLOWED

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

PROPOSED SITE PLAN
 BY MIAMI-DADE FIRE RESCUE
 NORTH

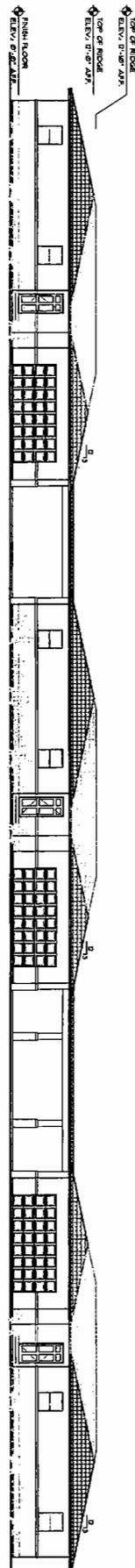


J.C.D. ARCHITECT, Inc.
 JUAN C. DAVID R. A. #0015344
 LEED ACCREDITED PROFESSIONAL
 Design & Development
 Architecture Interiors Planning Construction
 1382 Coral Way, Suite 407 Miami, Florida 33134
 Phone: (305) 366-4343 Fax: (305) 366-4332

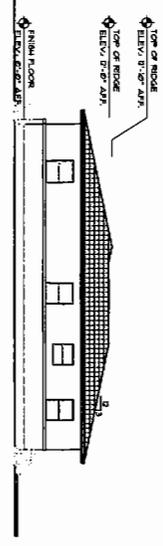
PROPOSED LOT DEVELOPMENT FOR:
 6925 Residence
 6925 S.W. 89TH COURT
 MIAMI, FLORIDA 33139

Revisions:	1. 05/22/13
2. 06/10/13	
3. 06/10/13	
4. 06/10/13	
5. 06/10/13	

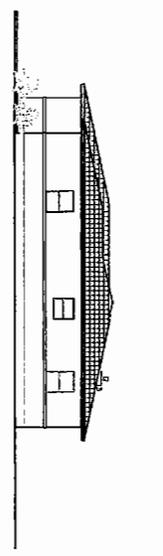
24



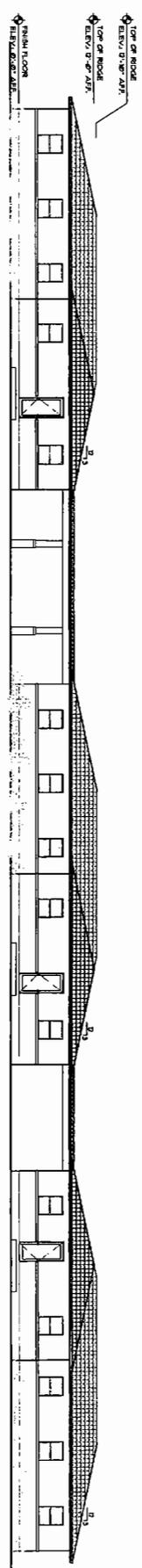
SOUTH ELEVATION (FRONT)
SCALE: 1/8"=1'-0"



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



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

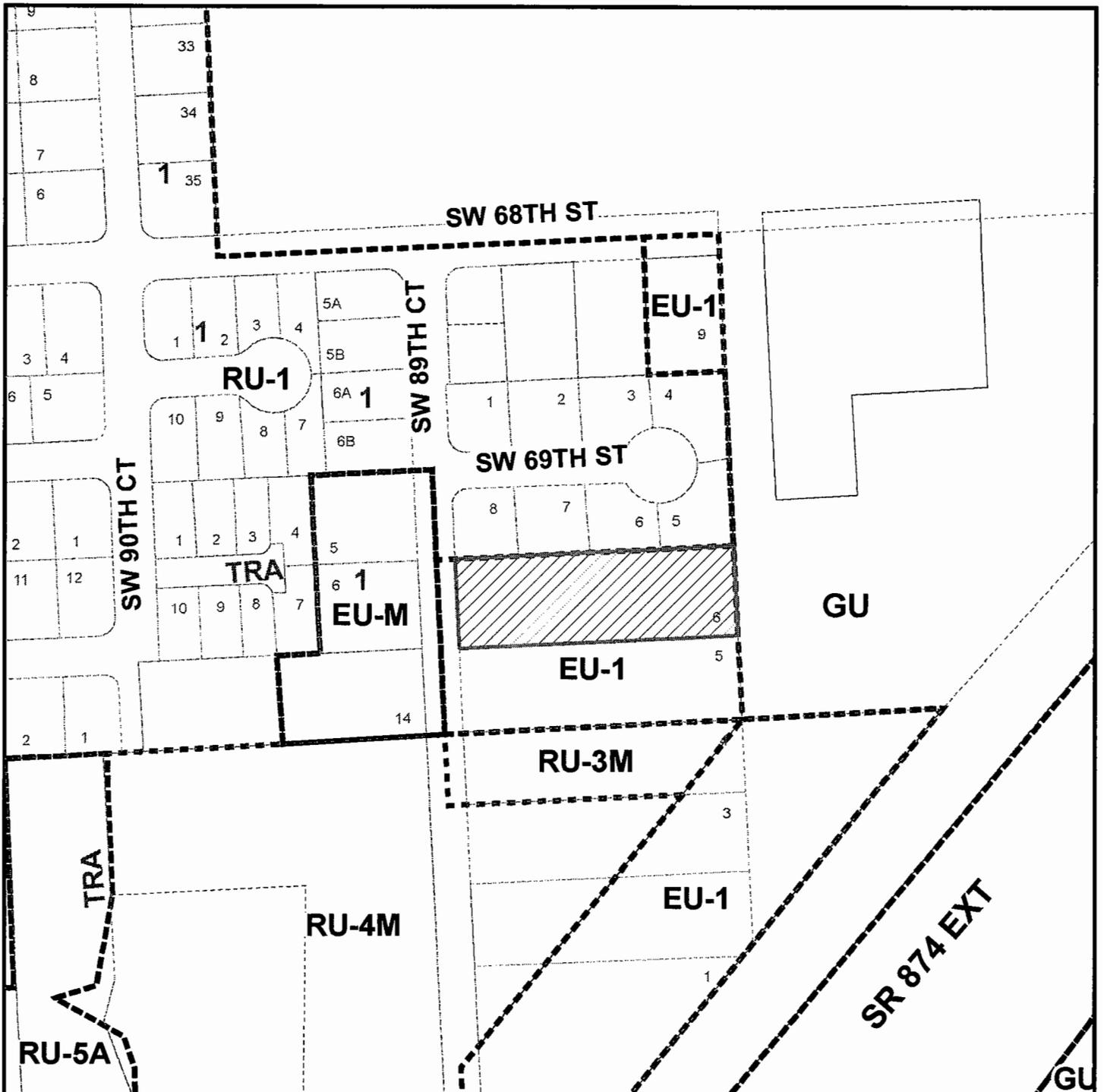


NORTH ELEVATION (REAR)
SCALE: 1/8"=1'-0"

RECEIVED
2-2-08
MAR 01 2013

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

<p>Scale A-3 A-3-0</p>	<p>Job No. 11-012 Date 07/09/13 Scale SHONIN</p>	<p>J.C.D. ARCHITECT, Inc. JUAN C. DAVID R. A. #0015344 LEED ACCREDITED PROFESSIONAL Design & Development Architecture Interiors Planning Construction</p>	<p>PROPOSED LOT DEVELOPMENT FOR: 6925 Residence 6925 S.W. 89th COURT MIAMI, FLORIDA 33139</p>	<p>Performance A-3-0 This Use A-3-0-3 P. UNZONED</p>
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**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2012000081



Section: 28 Township: 54 Range: 40
 Applicant: NEXUS LIVING, LLC
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

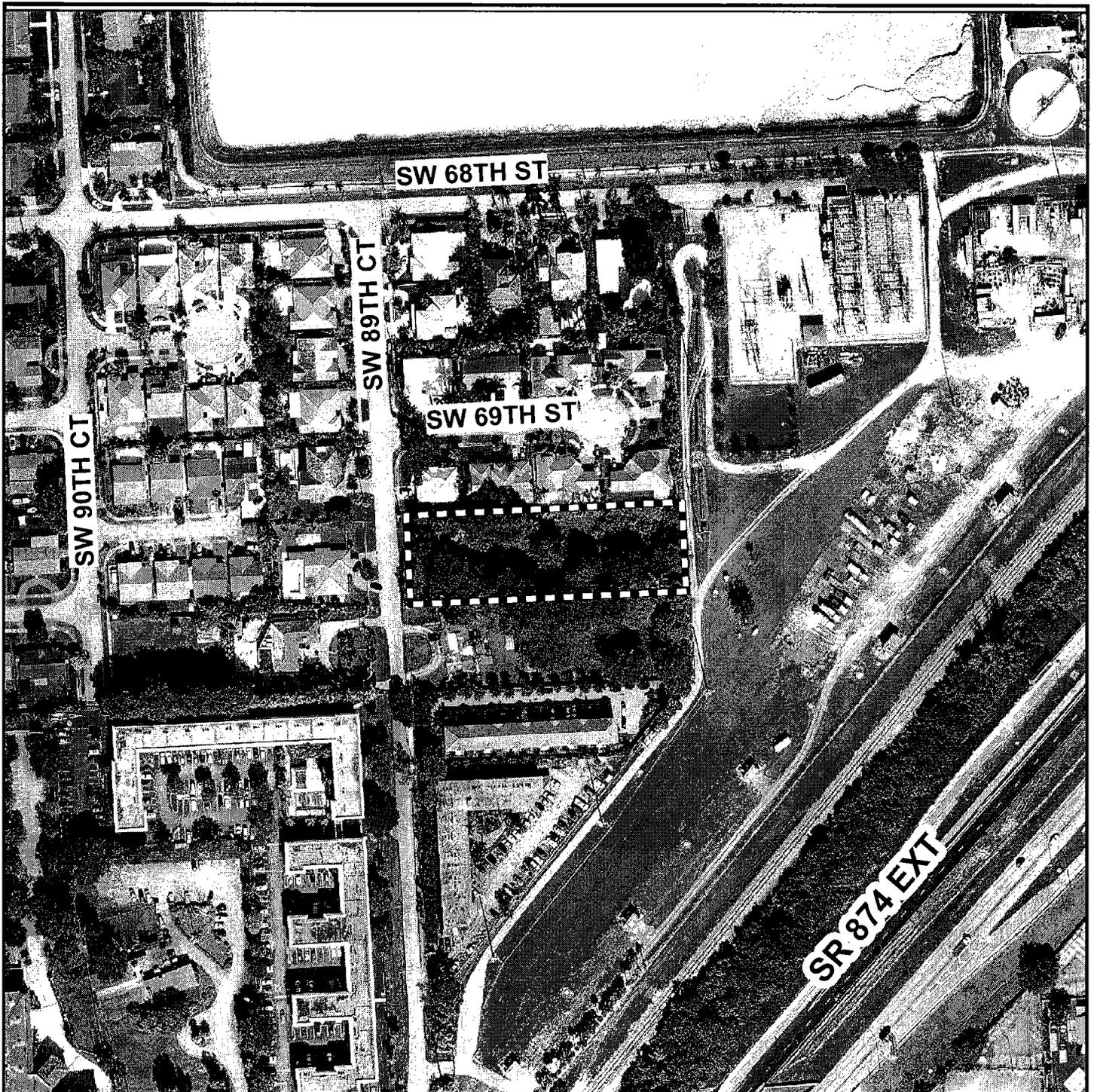
Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, June 19, 2012

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number

Z2012000081



Section: 28 Township: 54 Range: 40
Applicant: NEXUS LIVING, LLC
Zoning Board: C12
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

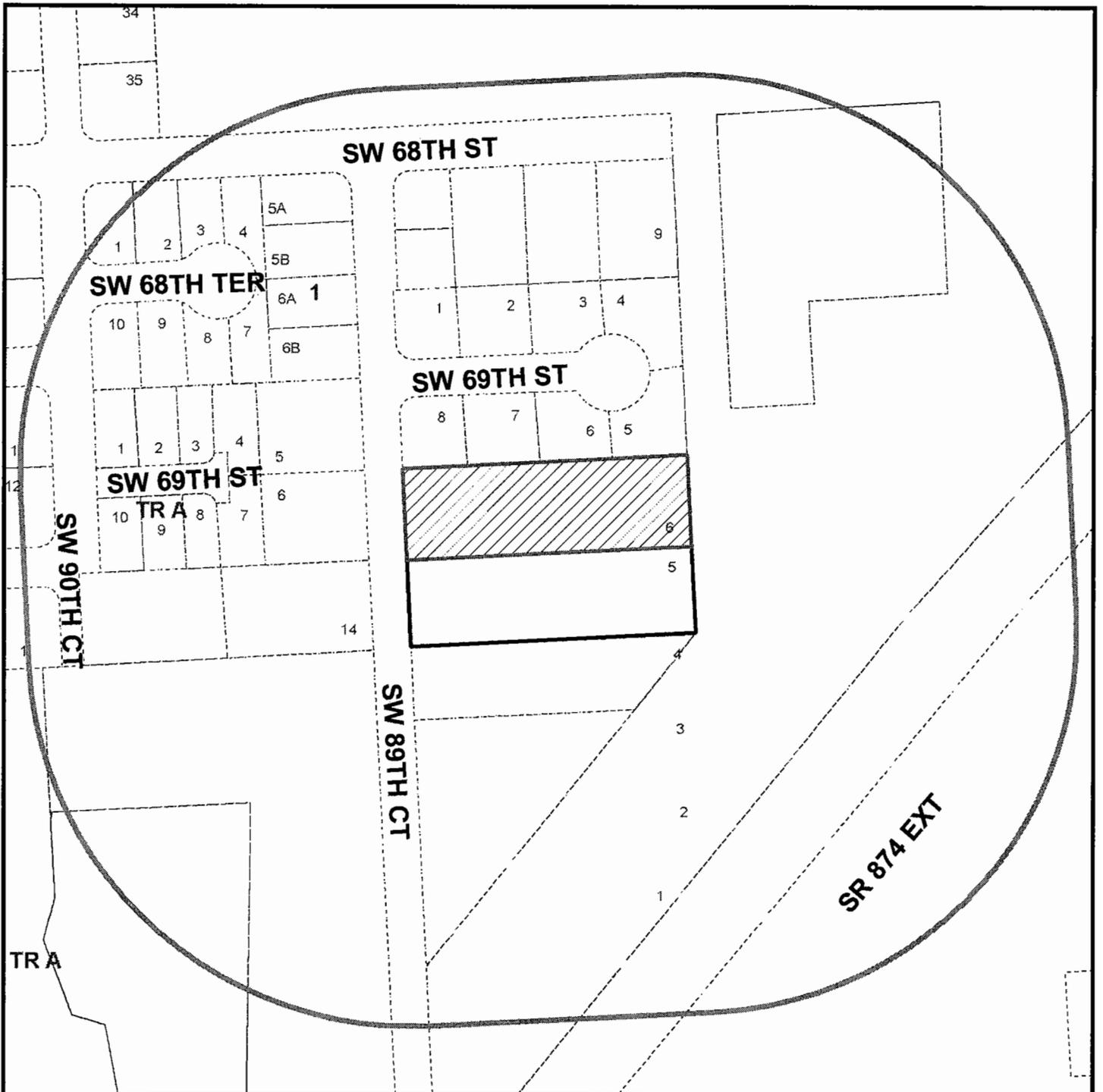
Legend

 Subject Property



SKETCH CREATED ON: Tuesday, June 19, 2012

REVISION	DATE	BY
		31



**MIAMI-DADE COUNTY
RADIUS MAP**

Section: 28 Township: 54 Range: 40
 Applicant: NEXUS LIVING, LLC
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2012000081
 RADIUS: 500



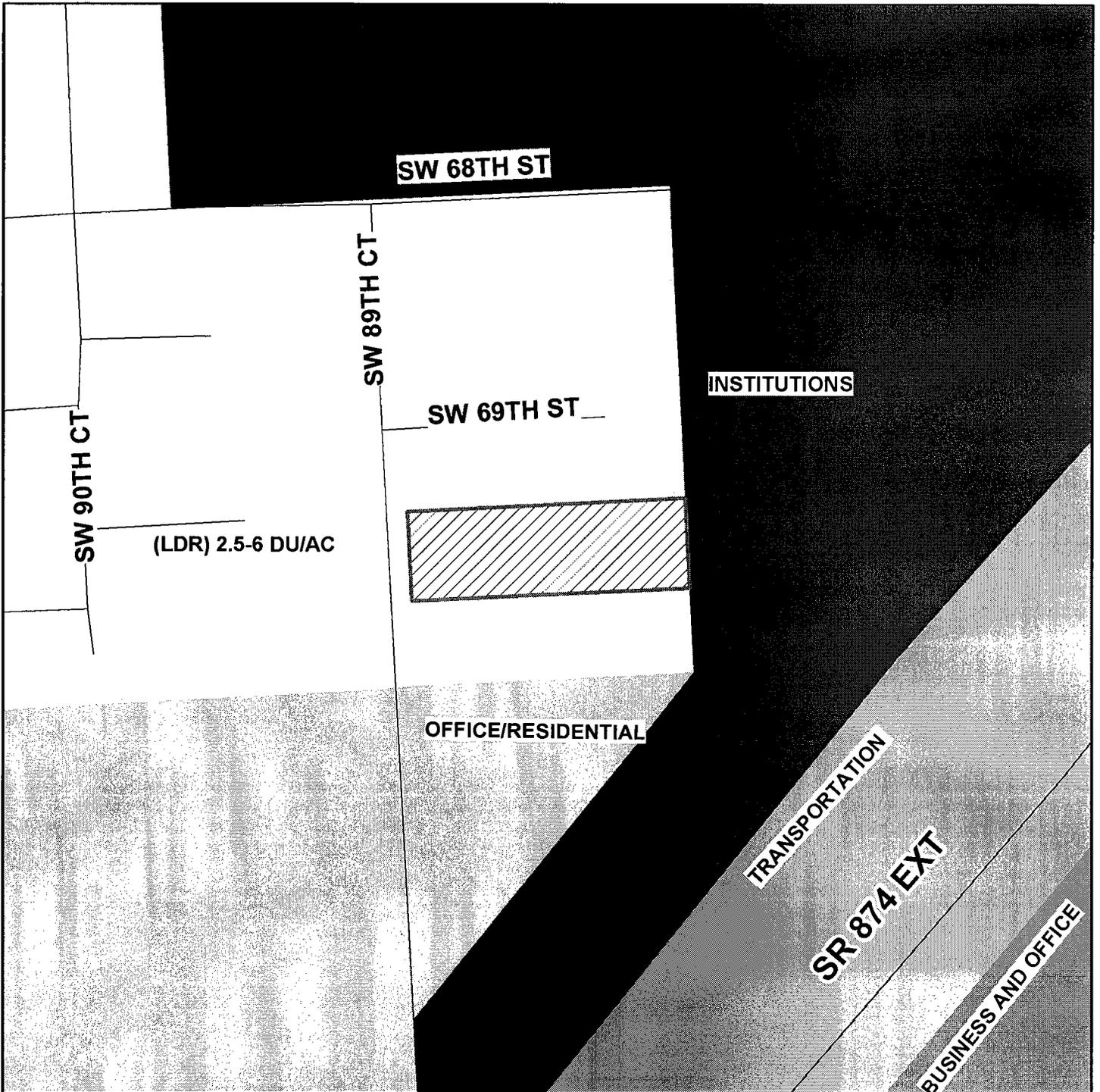
Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Thursday, March 21, 2013

REVISION	DATE	BY
		32



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2012000081



Section: 28 Township: 54 Range: 40
 Applicant: NEXUS LIVING, LLC
 Zoning Board: C12
 Commission District: 10
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, June 19, 2012

REVISION	DATE	BY

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

PH: Z13-020 (13-9-CZ12-1)

September 10, 2013

Item No. 1

Recommendation Summary	
Commission District	7
Applicant	Eric M. Blanco
Summary of Requests	The applicant is seeking to permit a proposed single-family residence on a substandard EU-1 lot, with a greater lot coverage than permitted, setback less than required from the front (west) property line and a lawn area that is more than the maximum permitted by the zoning regulations.
Location	7101 SW 80 Ct, Miami-Dade County, Florida.
Property Size	.42 gross acre
Existing Zoning	EU-1, Single-Family One Acre Estate District
Existing Land Use	Single-family residence
2015-2025 CDMP Land Use Designation	Estate Density Residential, 1 to 2.5 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions of requests #1 through #3 and denial without prejudice of request #4.

REQUESTS:

- (1) NON-USE VARIANCE to permit a parcel of land with a lot frontage of 100' (125' required), a lot depth of 160' (200' required) and a lot area of .42 gross acre (1 gross acre required).
- (2) NON-USE VARIANCE to permit a proposed single-family residence setback 30' (50' required) from the front (west) property line.
- (3) NON-USE VARIANCE to permit a lot coverage of 23.75% (20% maximum permitted).
- (4) NON-USE VARIANCE to permit a lawn area of 67.5% (60% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed single family residence for: Eric M. Blanco" as prepared by William Plasencia, R.A., with sheets A-1, A-2 & LS-1 dated stamped received 4/18/13 and the remaining 2 sheets dated stamped received 3/4/13, for a total of 5 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plan submitted depicts the .42 gross acre parcel with the proposed 3,800 sq. ft. single family residence and the encroachment into the front (west) setback area.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 7101 SW 80 Court within a residential development that was approved to allow some lots with less lot area and frontages as well as reduced setbacks from front property lines. 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 develop the parcel with the proposed 3,800 sq. ft. single-family residence which will provide the applicant and his family with comfortable living area and facilities. However, the encroachment into the front setback area and the excessive lot coverage and lawn area could have a 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 **Estate Density Residential**. *This category allows a range in density from a minimum of 1 to a maximum of 2.5 dwelling units per gross acre and is characterized by detached estates which utilize only a small portion of the total parcel.* 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 Medium Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The subject property is a substandard sized lot that is a part of a larger tract of land that was rezoned pursuant to Resolution #4257 from EU-1A, Zone Estates to EU-1, Single-Family One Acre Estate District in April 1951. Said resolution also grandfathered lots below the minimum EU-1 district lot width requirement of 125' that were platted or recorded in compliance with old EU-1 or EU-1A standards that were purchased under contract or deed arrangement and meets the old EU-1 and EU-1B standards. Although, the Property Appraiser's records indicate that the

existing residence on the site that is to be demolished was constructed in 1951, the applicant was unable to provide staff with any information to satisfy the grandfather requirements. Additionally, staff's research did not indicate any other information that shows that the property was grandfathered based on the standards outlined in the aforementioned 1951 resolution.

When request #1, to permit the subject parcel with a lot frontage of 100' (125' required), a depth of 160' where 200' is required, and a gross lot area of .42 gross acre (1 gross acre required); request #2, to permit the proposed single-family residence setback 30' (50' required) from the front (west) property line; and request #3, to permit the proposed residence with a lot coverage of 23.75% (20% maximum permitted) are analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and for the reasons stated below would be **compatible** with same. Staff's review of the Property Appraiser's records indicates that the majority of the parcels on the block face within which the subject parcel is located along SW 80 Court are similar in lot area and frontage to that being requested by the applicant and contain houses that were constructed between 1950 and 1951.

Additionally, staff notes that three of the properties on the opposite block face along SW 80 Court, were approved for similar variances of lot frontage, lot area and lot coverage. For example, pursuant to Resolution #CZAB12-2-09, the property to the west of the subject property at 7050 SW 80 Court, was approved to permit the parcel with a lot frontage of 122.5' (125' required), a lot area of .421 acre (1 acre required) and a lot coverage of 21.4% (20% maximum permitted for one-story residence). Said resolution also permitted this residence setback 30' (50' required) from the front (east) property line. Similarly, pursuant to Resolution #5-ZAB-68-94, another parcel southwest of the subject parcel at 8081 SW 72 Street (Sunset Drive) was approved for a reduced lot frontage as well as a lot coverage of 30% (15% maximum permitted) and to allow the residence setback 25' (50' required) from the front (south) property line. As such, staff opines that approval with conditions of the aforementioned requests would not be overly intensive and would not be out of character with the surrounding area. **Therefore, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

However, when request #4, to permit the subject property with more lawn area is similarly analyzed, under the Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and for the reasons stated below would be **incompatible** with same. The purpose and intent of the Landscape regulations for Miami-Dade County is to establish minimum landscape standards for the incorporated and unincorporated areas of the County. Staff opines that since the subject parcel is in the process of redevelopment, the applicant's request (request #4) to exceed the maximum lawn area requirement by 7.5%, although minimal, would not maintain the basic intent and purpose of the Landscape regulations. **Staff therefore, recommends denial without prejudice of request #4 under the Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

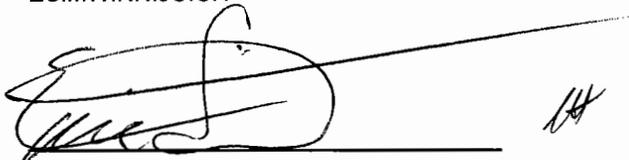
RECOMMENDATION:

Approval with conditions of requests #1 through #3 and denial without prejudice of request #4.

CONDITIONS FOR APPROVAL : (For requests #1 through #3 only).

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Proposed single family residence for: Eric M. Blanco" as prepared by William Plasencia, R.A., with sheets A-1, A-2 & LS-1 dated stamped received 4/18/13 and the remaining 2 sheets dated stamped received 3/4/13, for a total of 5 sheets except as herein amended to show the reduction of the excessive lawn area.
3. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.
4. That said landscaping plan shall show a 400 sq. ft. area reduction of the lawn area.
5. That the use be established and maintained in accordance with the approved plan.

ES:MW:NN:JC:CH



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

ZONING RECOMMENDATION ADDENDUM

Eric M. Blanco
Z13-020

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review section (RER)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

<i>Estate Density Residential (Pg. I-31)</i>	<i>This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 units per gross acre.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

13-9-CZ12-1 (13-020)
Area 12/District 07
Hearing Date: 09/10/13

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

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

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1951	Zoning Department	- Rescind EU-1A & EU-1B to EU-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.

Memorandum 

Date: May 9, 2013

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

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

Subject: C-12 #Z2013000020-1st Revision
Eric Blanco
7101 SW 80th Court, Miami, FL 33143
Non-Use Variance to permit a parcel of land with less lot area than required for a single family residence; Non-Use Variance to permit a single family residence setback less than required from property lines; AND Non-Use Variance to permit a greater lot coverage than permitted.
(EU-1) (0.37 Acres)
27-54-40

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. As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code subject to the conditions below and may be scheduled for hearing.

Conditions for Approval:

1. The Petitioner shall obtain a Tree Removal Permit prior to approval of building permit plan approval of the proposed single family residence.

Tree Preservation

According to the landscape plan submitted with this zoning application (Sheet LS-1, signed and sealed on April 17, 2013) the property contains tree resources that will be removed. Please be advised that it is unclear whether the column labeled "canopy diameter" is actually the canopy spread or the diameter at breast height of the existing trees. It is necessary that the diameter at breast height and "remarks" for all of the existing trees on the site be depicted on the landscape plans in order to determine if a Miami-Dade County Tree Removal/Relocation Permit is required in accordance with the Tree Preservation and Protection provisions of Chapter 24 of the Code.

Section 24-49.2(II) of the Code requires that specimen sized trees (trunk diameter at breast height 18 inches or greater) be preserved whenever reasonably possible. Section 24.49.3 states, "If it is determined that the proposed development site involves removal of a specimen tree, the standards set forth in Section 24.49.2 shall apply. Proposed site actions that are not in accordance with said standards shall receive a recommendation for denial from the Department."

Therefore, DERM will generally require the on site preservation of all specimen-sized trees as defined in the Code. Please be advised that although the landscape plan has a note that states "all specimen

sized trees to be preserved", clarification of the diameter at breast height is needed. If specimen-sized trees removal is necessary for the constructions of the proposed single family residence, the applicant is required to comply with all specimen-sized tree removal standards set forth in Section 24-49.2(II) of the Code.

The applicant is advised to contact the Tree Permitting Program at 305-372-6600, voice option #2, to address the specimen-sized trees issues on the property in accordance with Section 24-49.2 of the Code.

Floodplain Management

The application site does not lie within a Special Flood Hazard Zone as per determined the Federal Flood Insurance Rate Maps (FIRM) for Miami-Dade County however it is required to comply with Chapter 11C requirements for floodplain management. The County flood criterion for this site is 8.00 ft NGVD. The garage for the proposed single family residence as depicted in the zoning request for a variance of set backs must be 4 inches above the highest crown of road and County Flood Criteria. New sheet A-1, signed on April 14, 2013, has been revised to show the finish floor elevation of the garage at 12.60 ft which is in compliance with the Code. For more information please contact the Floodplain Program at 786-315-2800.

Wellfield Protection

The subject property is located within the Basic Day Pumpage Wellfield Protection Area of the Alexander Orr Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code. Since the proposed zoning request is for a residential land use, a hazardous wastes prohibition covenant is not required. However, as previously stated all development shall conform to code requirements.

Potable Water Service

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

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross) respectively. Based on the available information, the proposed single family residence to be served by septic tank and drainfield system would not exceed the maximum allowable sewage loading for the subject property.

Stormwater Management

The proposed variance 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.

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.

In summary, this application cannot be approved at this time and therefore should not be scheduled for public hearing.

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

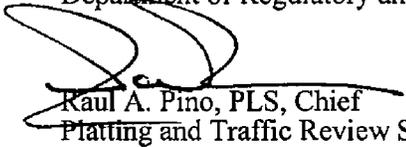
cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: April 16, 2013

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

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

Subject: Z2013000020
Name: Eric M. Blanco
Location: 7101 SW 80 Court
Section 27 Township 54 South Range 40 East

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

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

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

Memorandum



Date: April 30, 2013

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

From:  Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: #13-020
Eric M Blanco

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

According to Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, the property meets the definition of residential unit. The residential unit on the property currently receives, and shall continue to receive PWWM waste collection and recycling service. The current waste collection fee will cover all associated costs as the property is within the Department's waste collection service area. The application will have no impact or any associated costs for waste collection or recycling services.

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

Memorandum



Date: May 2, 2013

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

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

Subject: Z2013000020: ERIC M BLANCO
Review includes plans dated stamped received 4-18-2013

Application Name: ERIC M BLANCO

Project Location: The site is located at 7101 SW 80 CT, Miami-Dade County.

Proposed Development: The applicant is seeking approval for non-use variances for setbacks, lot area and lot coverage in order to replace an existing single family home on the site. Review includes plans dated stamped received 4-18-2013.

Impact and demand: The request of this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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, Parks Property Management Supervisor

Memorandum



Date: 11-APR-13
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2013000020

Fire Prevention Unit:

No objection to Letter of Intent.

Service Impact/Demand

Development for the above Z2013000020
 located at 7101 SW 80 CT, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1714 is proposed as the following:

<u>1</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 0.27 alarms-annually.
 The estimated average travel time is: 6:30 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 13 - East Kendall - 6000 SW 87 Avenue
 ALS 60' Aerial, Air Truck

Planned Service Expansions:

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

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent.

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

DATE: 01-MAY-13
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

ERIC M BLANCO

7101 SW 80 CT, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2013000020

HEARING NUMBER

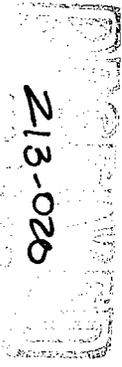
HISTORY:

ENFORCEMENT HISTORY; NC: No open cases. Prior case 201103009721 was opened October 5, 2011 for Failure to renew foreclosed property and a citation was issued October 20, 2012. Affidavit of compliance July 3, 2012. Case forwarded to collection October 22, 2012, rejected by lien December 21, 2012. Case resubmitted to collection February 26, 2013. Case 201203002460 was opened April 5, 2012 for foreclosure registry. Registry case not in violation April 24, 2012 and case closed. BNC: No bss cases open/closed.

Eric Blanco

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

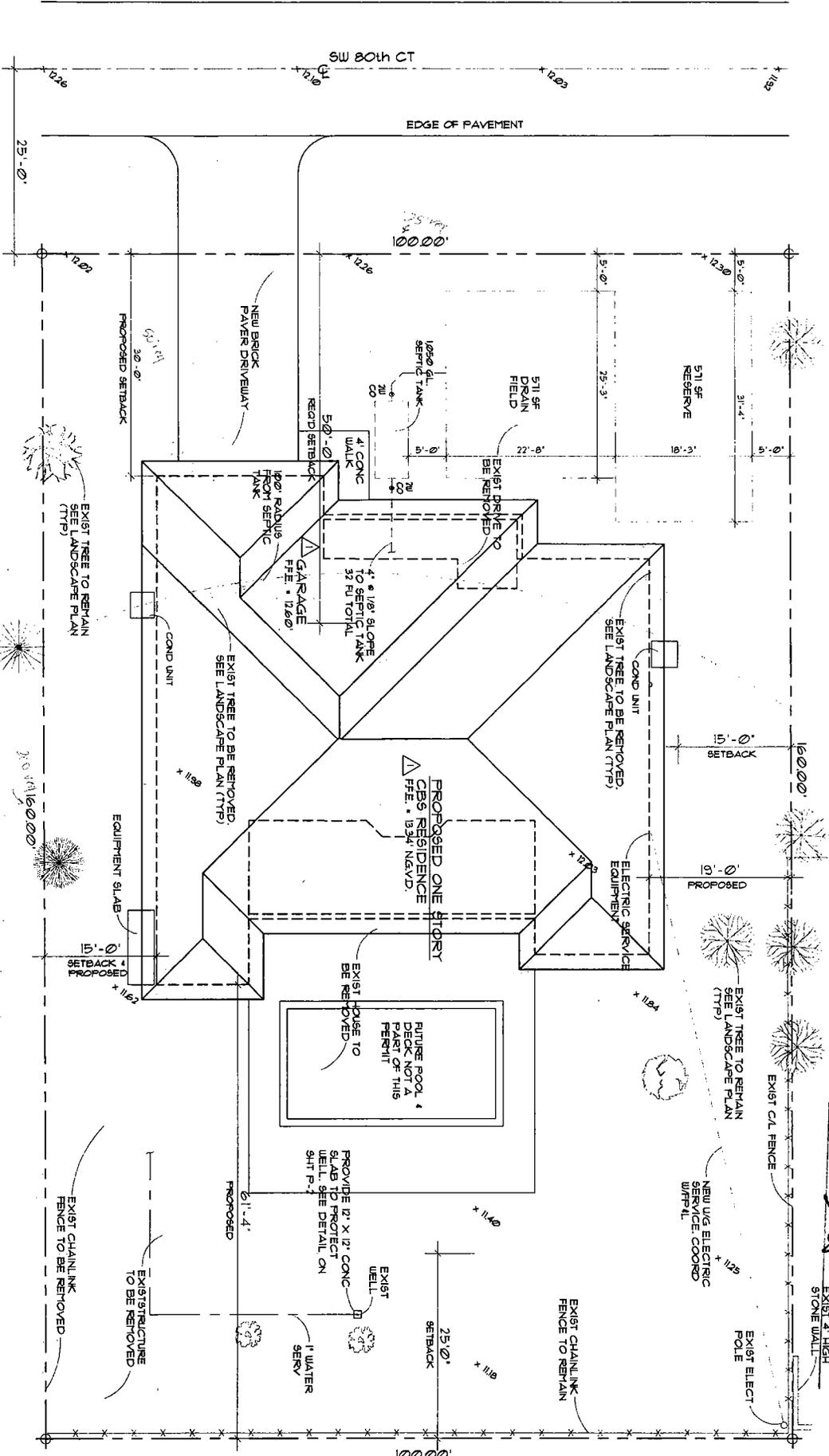
REPORTER NAME:



213-026

15

FLORIDA LAND SURVEYING DEPT.
BY AW



SEPTIC TANK NOTE:
THERE ARE NO PERTINENT FEATURES ON ADJACENT

NOTE:
ALL SPECIMEN SIZED TREES TO BE PRESERVED

LEGAL:
THE SOUTH 1/2 OF THE NORTH 3/4 OF THE EXIST 160 FT
OF THE EAST 1/4 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4
OF SECTION 21 TWP 54 S RANGE 40E ALL LYING AND BEING
HAIN-DAYE COUNTY, FLORIDA

ENLARGED SITE PLAN

213-020

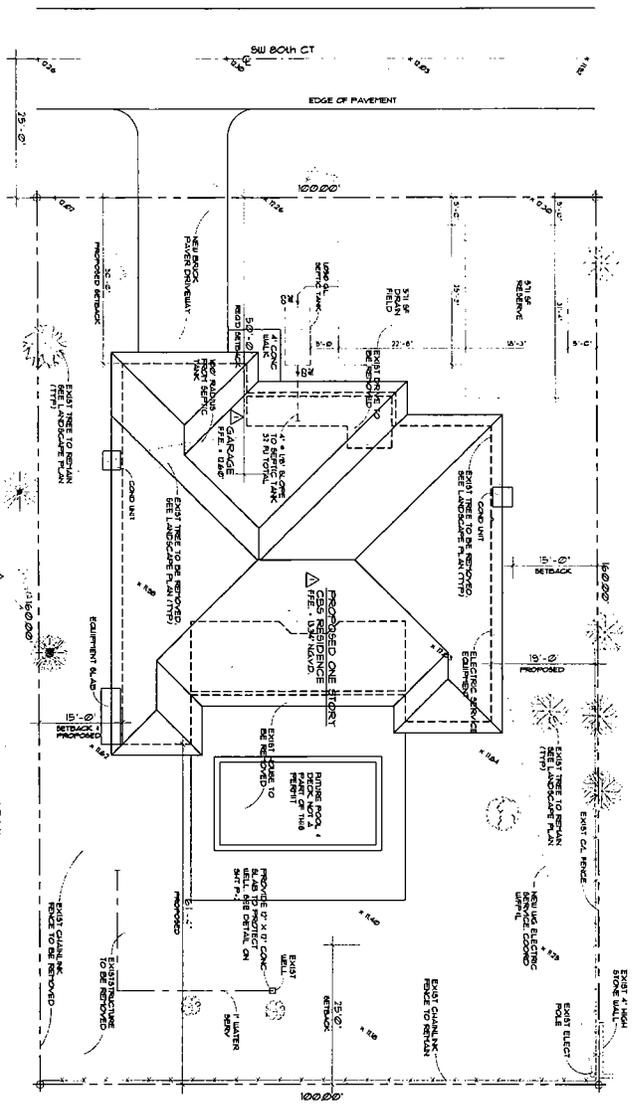
FLOOD PROGRAM LEGEND
 For Compliance with Chapter 16 of the State Building Code

Special Flood Hazard Areas - Outside Special Flood Hazard Areas
 Residential

New Construction
 Substantial Improvement and/or Addition of Attachment (50% or Greater New Attachment) Attached to Existing Structure
 Addition of Attachment to Existing Structure
 Addition of Attachment to Existing Structure (50% or Greater New Attachment) Attached to Existing Structure
 Addition of Attachment to Existing Structure (50% or Greater New Attachment) Attached to Existing Structure

Process: _____ Zoning: _____ Subj: _____
 Lot: _____ Block: _____ Parcel: _____ Page: _____
 Address: _____ Height: _____
 Elevation: _____
 Elevation: _____
 Elevation: _____
 Elevation: _____

The Flood Hazard Ordinance is intended to protect public health, safety and property by requiring that construction of new buildings and other structures be sited and constructed in accordance with the Flood Hazard Ordinance. The Flood Hazard Ordinance is intended to protect public health, safety and property by requiring that construction of new buildings and other structures be sited and constructed in accordance with the Flood Hazard Ordinance. The Flood Hazard Ordinance is intended to protect public health, safety and property by requiring that construction of new buildings and other structures be sited and constructed in accordance with the Flood Hazard Ordinance.



SEPTIC TANK NOTE:
 SEE PLAN FOR SEPTIC TANK LOCATION AND SIZE.
 THE SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI CODES.

SITE PLAN

AREA TABULATION

LOT AREA, WATER SURFACE AREA, COVERED AREAS (SQ. FT.)	AREA #
BUILDING AREA	1,234 sq. ft.
WATER SURFACE AREA	567 sq. ft.
COVERED TERRACE	890 sq. ft.
TOTAL LOT AREA	2,691 sq. ft.
ACTUAL COVERAGE	3,456 sq. ft.
VARIANCE APPLICATION TO BE SUBMITTED	

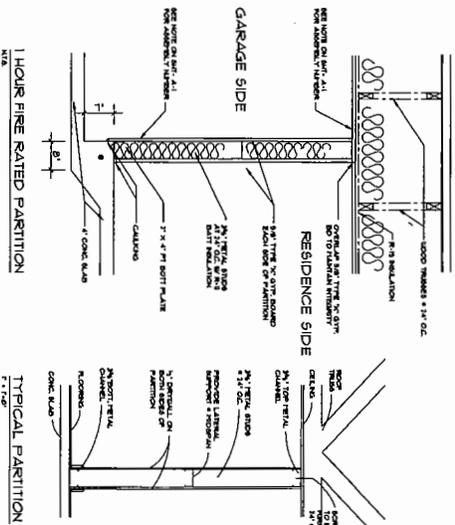
213-020
 PLANNING DEPARTMENT
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY: *[Signature]*

LEGAL:
 THE ENTIRE LOT OF THE ABOVE DESCRIBED PROPERTY IS BEING OFFERED FOR DEVELOPMENT IN ACCORDANCE WITH THE CITY OF MIAMI ZONING ORDINANCE AND THE CITY OF MIAMI PLANNING DEPARTMENT RECORDS.

ZONING LEGEND
 SINGLE-FAMILY / DUPLEX

NOTICE:
 ANY APPLICABLE RESOLUTION: _____

Date: 2/21/13	Proposed single family residence for: ERIC M. BLANCO 1101 SW 80th COURT MIAMI, FLORIDA	CONTACT: TEL: 305-286-0000	WILLIAM FLASENCIA, R.A. Architect 1100 N KENDALL DR #506 Miami, Florida 33166 Tel: (305) 223-2333 wflase@aol.com Fla Reg # AR 6007693	ZONING DEPT RES 4/6/0
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WINDOW SCHEDULE

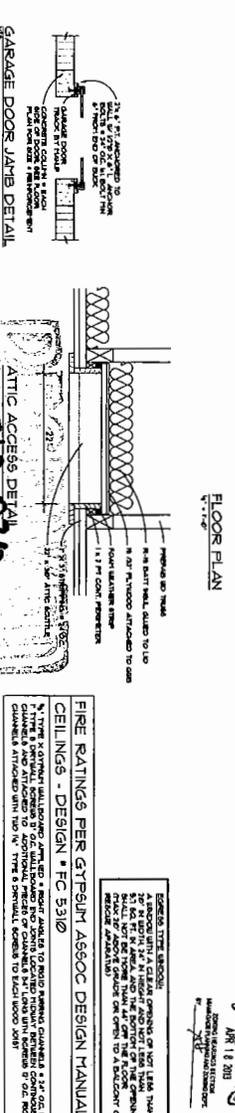
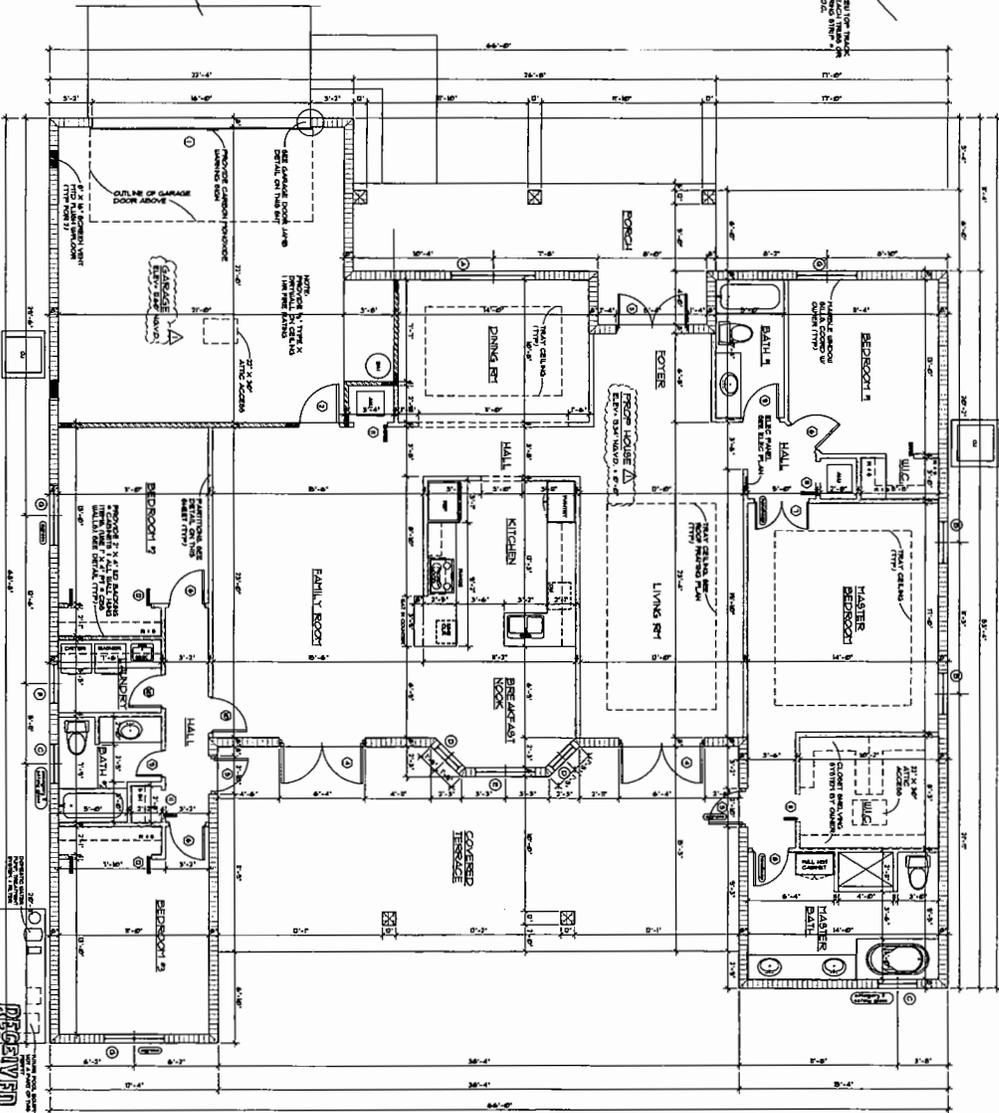
NO.	TYPE	FINISH	GLASS	OPERATION
1	1/2\"/>			

DOOR SCHEDULE

NO.	TYPE	FINISH	GLASS	OPERATION
1	1/2\"/>			

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	CEILING	TRIM	DETAILS
Garage	CONC	CONC	CONC	CONC	CONC	CONC
Living Room	CONC	CONC	CONC	CONC	CONC	CONC
Bedroom 1	CONC	CONC	CONC	CONC	CONC	CONC
Bedroom 2	CONC	CONC	CONC	CONC	CONC	CONC
Bedroom 3	CONC	CONC	CONC	CONC	CONC	CONC
Bedroom 4	CONC	CONC	CONC	CONC	CONC	CONC
Bedroom 5	CONC	CONC	CONC	CONC	CONC	CONC
Bedroom 6	CONC	CONC	CONC	CONC	CONC	CONC
Bedroom 7	CONC	CONC	CONC	CONC	CONC	CONC
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Bedroom 9	CONC	CONC	CONC	CONC	CONC	CONC
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Bedroom 100	CONC	CONC	CONC	CONC	CONC	CONC



PROPOSED SINGLE FAMILY RESIDENCE FOR: ERIC M. BLANCO

1701 SW 80TH COURT
MIAMI, FLORIDA

CONTACT: TEL: 305-286-0000

WILLIAM PLASENCIA, R.A.
Architect

1100 N KENDALL DR. #506
MIAMI, FLORIDA 33156
TEL: (305) 235-5211
architect@williamplascencia.com
PLA Reg # AR 60006-03

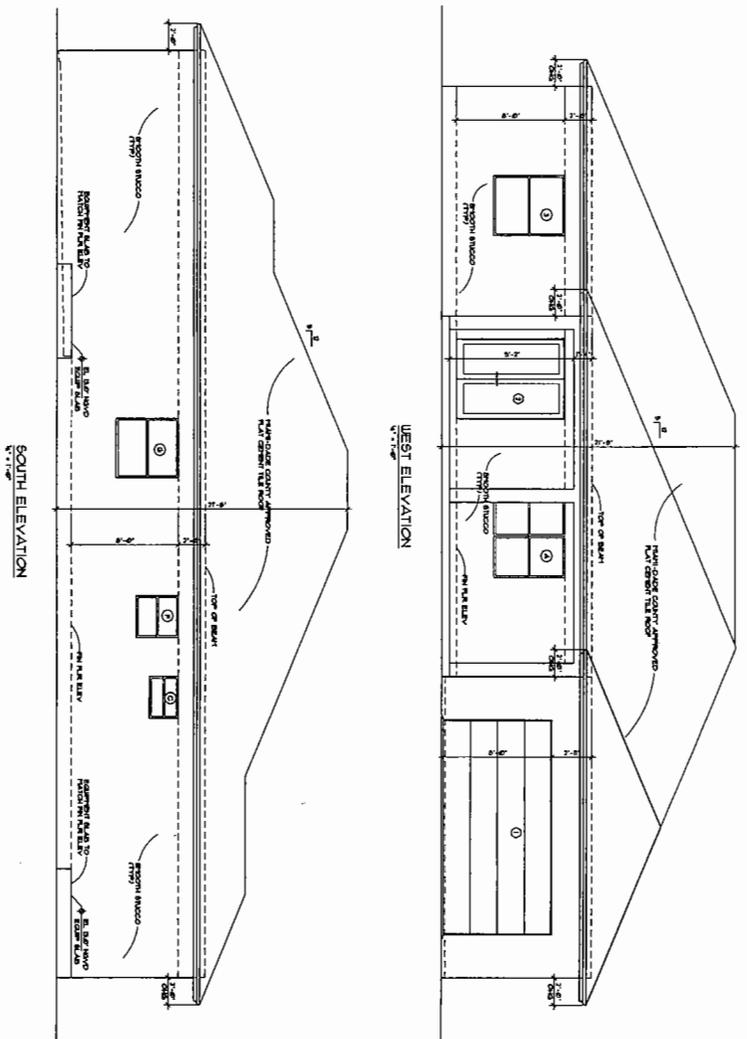
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Zone Dept Reg: []

Arch: []

PREPARED BY: [Signature]

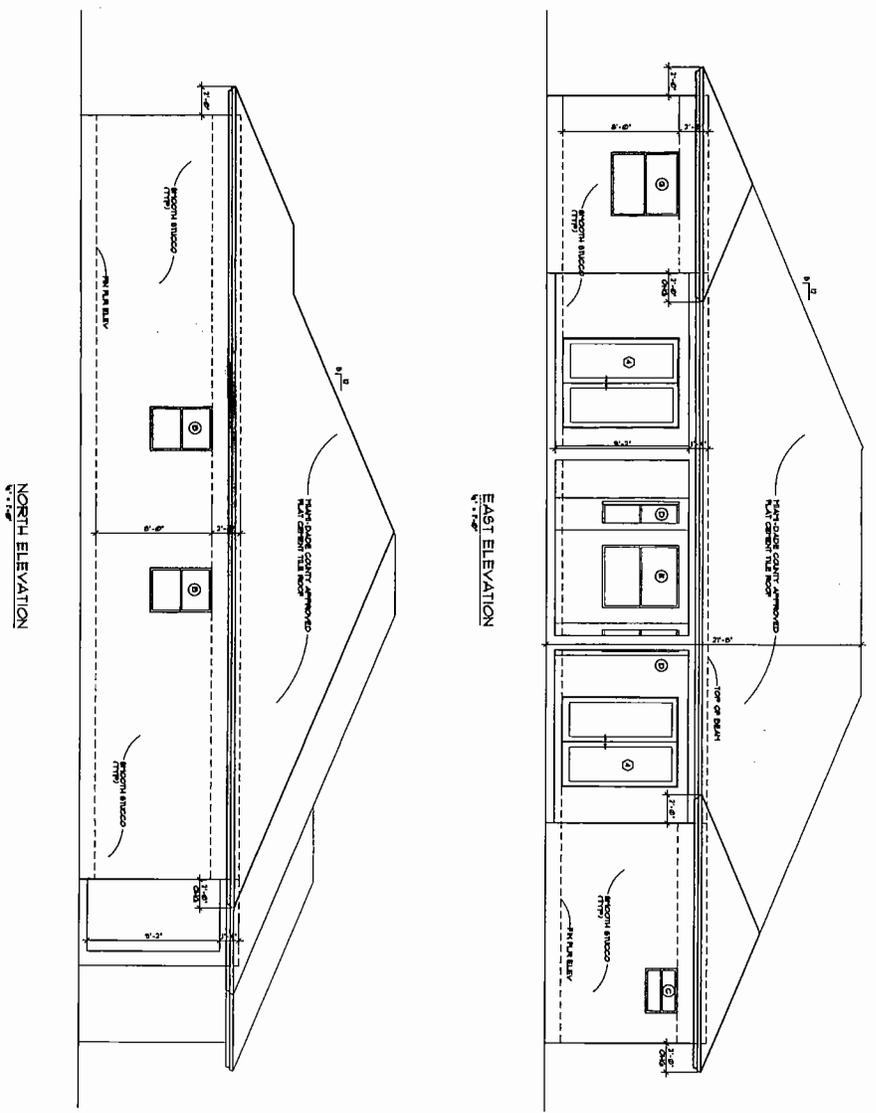


213-020
 04/10/03

ZONING DEPARTMENT OF THE CITY
 PLANNING AND ZONING DEPT.
 BY SAH

RECEIVED
 4/10/03

A-3	DATE: 2/27/03	 WILLIAM PLASENCIA, RA. Architect	TUDOR HOSPITAL DR. 15006 MIAMI, FLORIDA 33156 TEL: (305) 235-1511 wplase@earthlink.net Fla Reg # AR 0005653
	Proposed single family residence for: ERIC M. BLANCO 1101 SW 80th COURT MIAMI, FLORIDA		

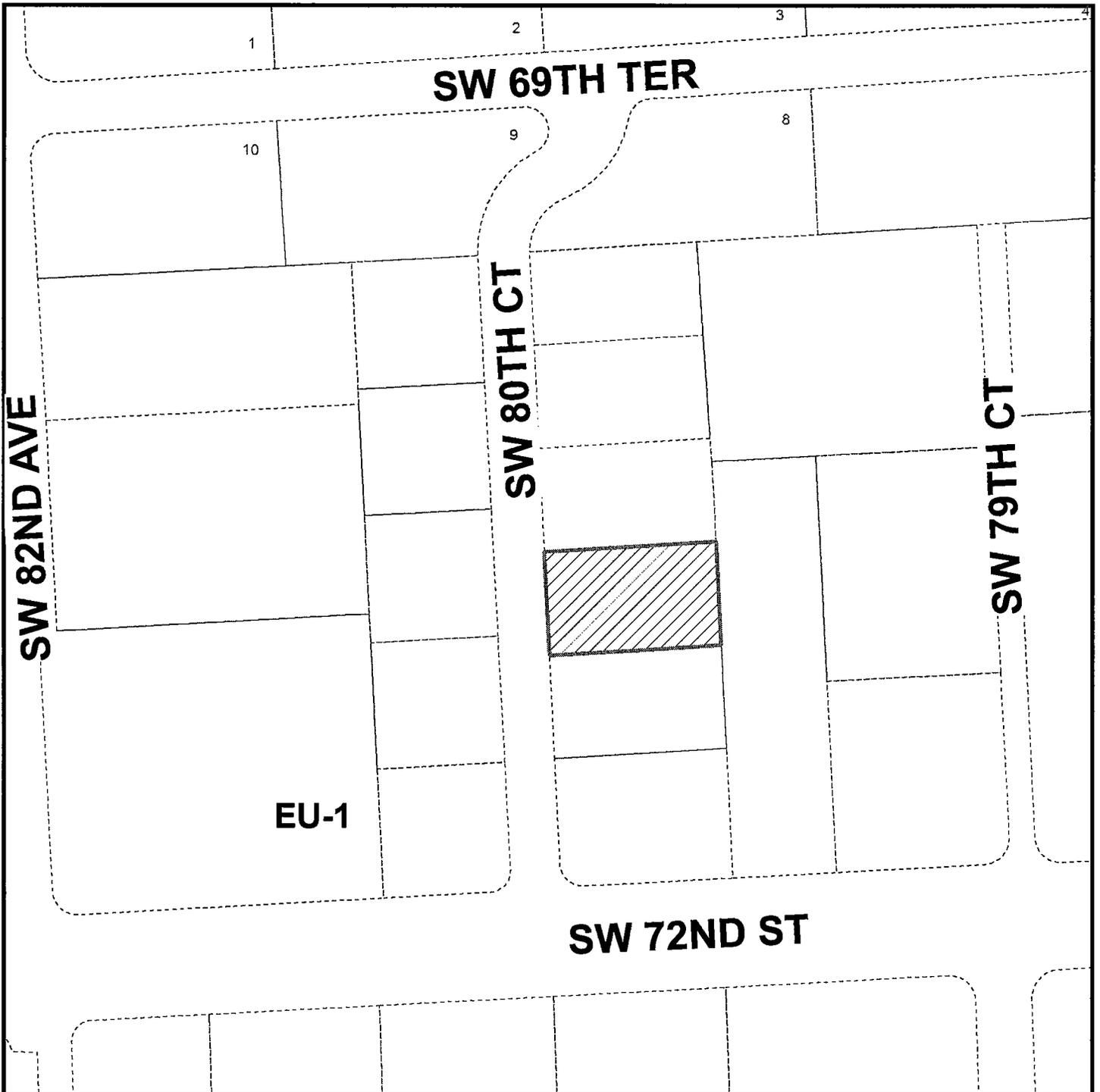


RECEIVED
 HAWAIIAN COUNTY
 ENGINEERING DEPARTMENT
 1111 KALANOAU AVE
 HONOLULU, HI 96813

BY WPL

213-020

A-4	Date: 2/7/15	WILLIAM PLASENCIA ARCHITECT	1180 N KENDALL DR. 506 MIAMI, FLORIDA 33186 Tel: (305) 730-5011 wplarchitect@bellsouth.net Fla Reg # AR 2227613
	Proposed single family residence for: ERIC M. BLANCO 1161 SW 80th COURT MIAMI, FLORIDA	CONTACT: TEL: 305-786-2020	



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2013000020



Section: 27 Township: 54 Range: 40
 Applicant: ERIC M BLANCO
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

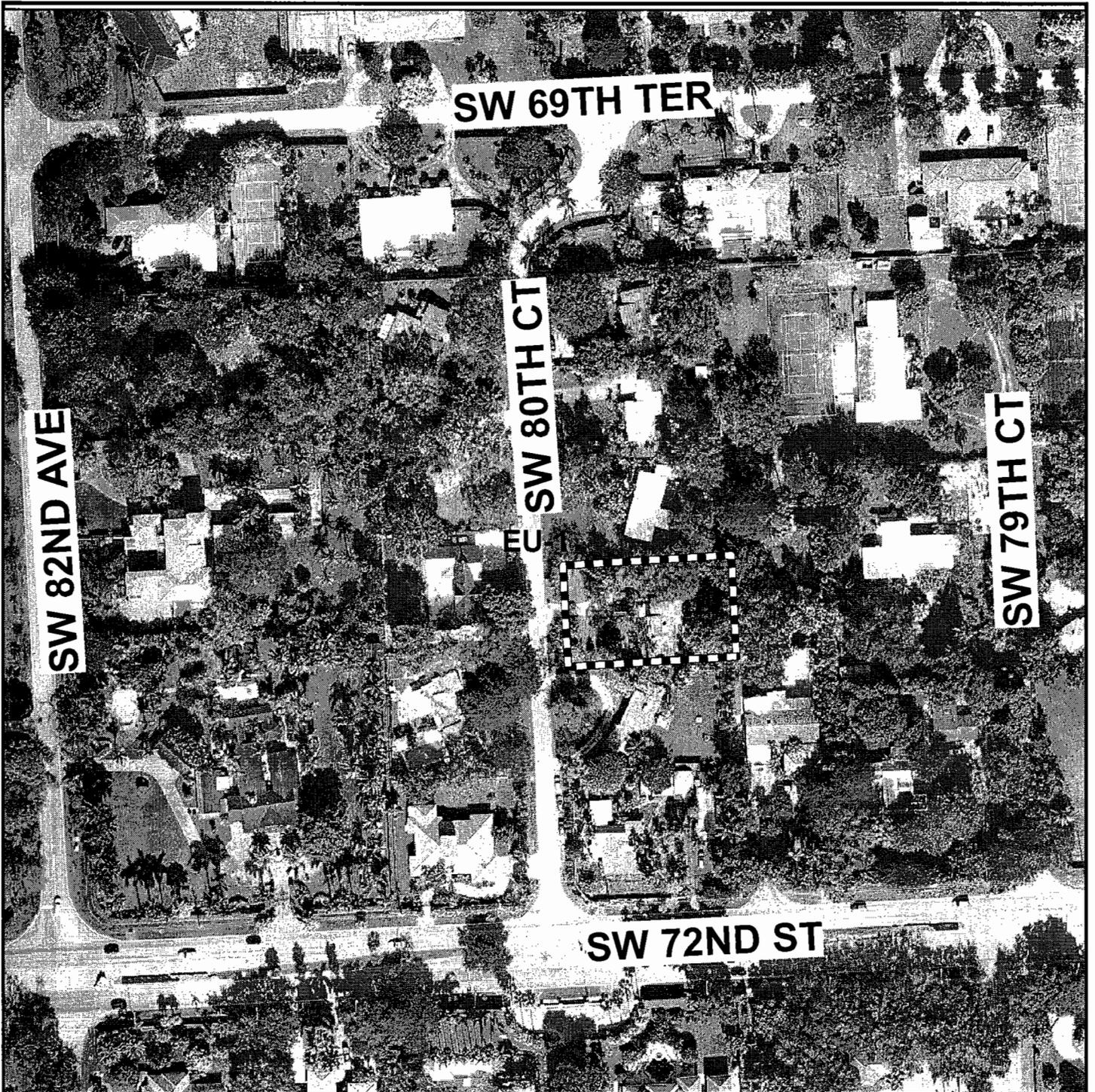
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 Subject Property Case



SKETCH CREATED ON: Wednesday, March 20, 2013

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
AERIAL YEAR 2012

Process Number
Z2013000020



Section: 27 Township: 54 Range: 40
 Applicant: ERIC M BLANCO
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

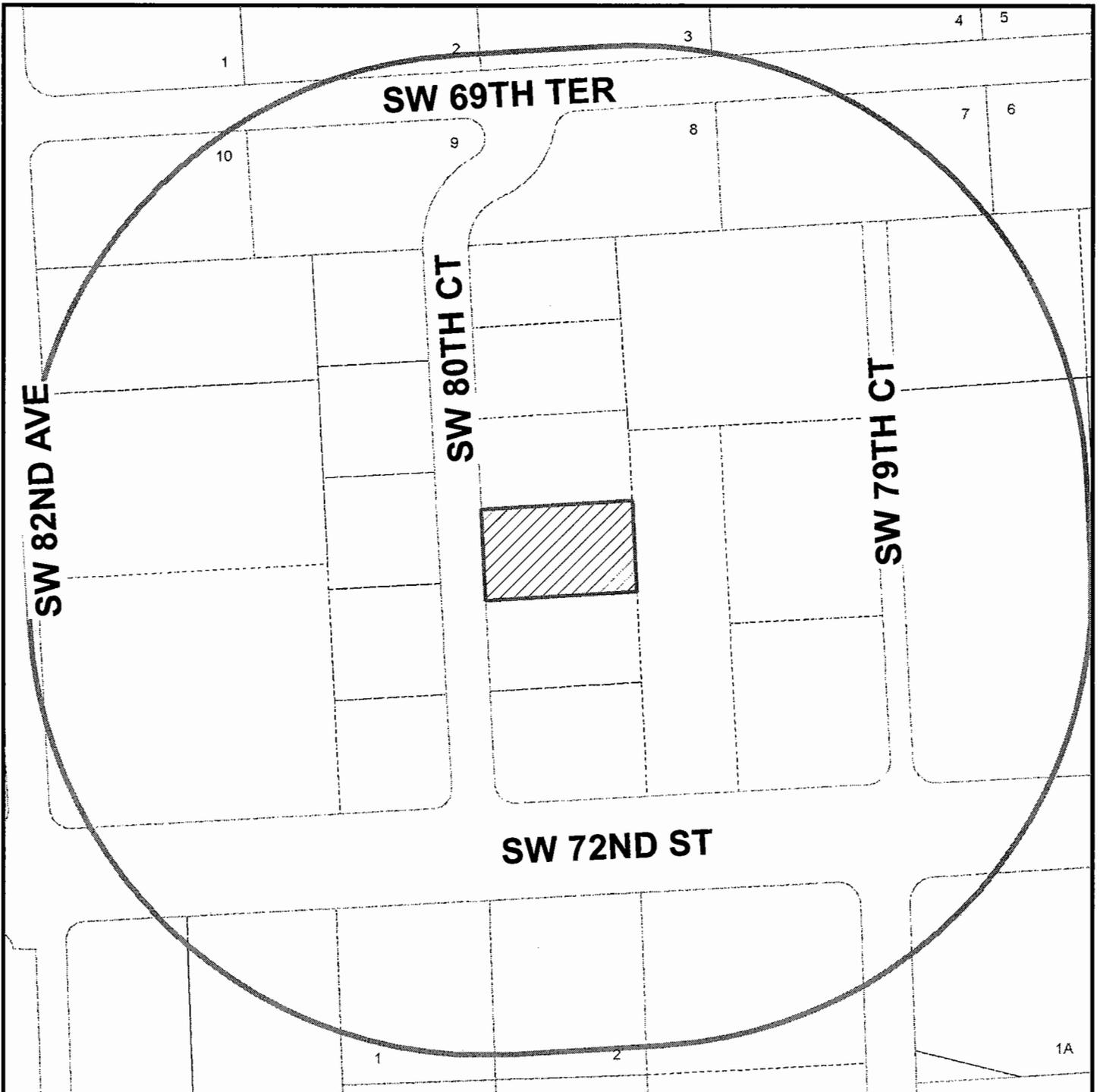
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 Subject Property



SKETCH CREATED ON: Wednesday, March 20, 2013

REVISION	DATE	BY
		<i>22</i>



MIAMI-DADE COUNTY
RADIUS MAP

Section: 27 Township: 54 Range: 40
 Applicant: ERIC M BLANCO
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Process Number
Z2013000020
 RADIUS: 500



Legend

-  Subject Property
-  Buffer



SKETCH CREATED ON: Wednesday, March 20, 2013

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2013000020



Section: 27 Township: 54 Range: 40
 Applicant: ERIC M BLANCO
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, March 20, 2013

REVISION	DATE	BY