

# FINAL AGENDA

6-11-2012 Version # 2



COMMUNITY ZONING APPEALS BOARD 12  
KENDALL VILLAGE CENTER - CIVIC PAVILLION  
8625 SW 124 Avenue, Miami  
Tuesday, July 7, 2015 at 6:30 p.m.

## PREVIOUSLY DEFERRED

- |                |                                       |        |          |   |
|----------------|---------------------------------------|--------|----------|---|
| A. 15-3-CZ12-4 | <u>PINEWOOD ACRES DEVELOPMENT LLC</u> | 14-118 | 04-55-40 | N |
| B. 15-6-CZ12-1 | <u>MARIA FANTI</u>                    | 14-48  | 27-54-40 |   |



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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### COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, JULY 7, 2015

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

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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](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

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

**PH: Z14-118 (15-3-CZ12-4)**

**July 7, 2015**

Item No. A

<b>Recommendation Summary</b>	
<b>Commission District</b>	7
<b>Applicant</b>	Pinewood Acres Development, LLC
<b>Summary of Requests</b>	The applicant is seeking to permit two residential lots with less lot frontage than is required.
<b>Location</b>	Lying North SW 93 Street, approximately 140' west of SW 94 Place, Miami-Dade County, Florida.
<b>Property Size</b>	0.70 Acre +/-
<b>Existing Zoning</b>	EU-M, Single-Family Modified Estate District
<b>Existing Land Use</b>	Vacant land
<b>2020-2030 CDMP Land Use Designation</b>	Estate Density Residential (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions</b>

On March 3, 2015, the application was deferred indefinitely by the Community Zoning Appeals Board (CZAB) #12 with instructions for the applicant to provide a site plan.

**REQUEST:**

NON-USE-VARIANCE to permit 2 residential lots with a minimum frontage of 99.01' (120' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Waiver of Plat Boundary Survey" as prepared by Engineering & Surveying Consultant, dated stamped received 10-8-14, consisting of one sheet and plans entitled "Pinewood Estates", preparer unknown, dated stamped received 4/13/15, consisting of 6 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND HISTORY:**

Per the Board's request, the applicant submitted a site plan on April 13, 2015 that shows a 3,974 sq. ft. residence on Parcel A and a 3,995.2 sq. ft. residence on Parcel B. Staff notes that the two proposed residences meet all the requirements of the Code for lot coverage and setbacks.

The subject property is a part of a larger tract of land that was approved pursuant to Resolution #CZAB12-29-01, to allow a district boundary change from EU-1, Single-family one acre Estate District to EU-M, Single-Family Modified Estate District for two residential parcels.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	EU-M; vacant lot	Estate Density Residential (1-2.5 dua)
<b>North</b>	EU-M; single-family residence	Estate Density Residential (1-2.5 dua)
<b>South</b>	EU-M; single-family residences	Estate Density Residential (1-2.5 dua)
<b>East</b>	RU-1; single-family residences	Estate Density Residential (1-2.5 dua)
<b>West</b>	EU-1; vacant lot, single-family residence	Estate Density Residential (1-2.5 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is located in an area with residential uses developed under EU-M regulations to the north and south, RU-1, Single-Family Residential district to the east and EU-1, Single-Family One Acre Estate District to the east.

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide additional housing in this section of the County. Based on memoranda from various Departments, staff opines that approval of the application would not have negative impacts to traffic or services in the area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Estate Density Residential*** (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* This would allow the applicant to develop the 0.70 Acre +/- parcel with a maximum of 2 residential units which is the maximum allowed under the density threshold of the CDMP Estate-Density Residential designation on the LUP map.

The applicant seeks to subdivide the existing parcel in order to create two (2) residential lots, which staff opines would be within the density threshold allowed for the subject property under the Land Use Element text for properties designated Estate Density Residential. Therefore, staff opines that approval of the application would be **consistent** with the density threshold of the Estate Density Residential of the parcel on the CDMP Land Use Plan map.

**ZONING ANALYSIS:**

As per the Board's instructions for a site plan, the applicant submitted a site plan on April 13, 2015, that shows a 3,974 sq. ft. residence on Parcel A and a 3,995.2 sq. ft. residence on Parcel B. Staff notes that the two proposed residences meet all of the requirements of the Code in regards to lot

coverage and setbacks. Therefore, the only request that is needed by the applicant is to permit 2 residential lots with a minimum frontage of 99.01' (120' required).

When said request is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that approval with conditions of same would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. Staff found a similar and/or more intensive approval for lot frontage in the area. For example, a tract of land (EU-M zoned property) located south of the subject property across SW 93 Street, was approved pursuant to Resolution #4-ZAB-168-69 to permit five (5) lots with frontages of 100'. Staff opines that the proposed frontages of 99.01' and 100' for the two proposed lots on the subject site are similar to the frontages of the EU-M properties to the south and similar to the RU-1 zoned properties that abuts the subject property from the east. As such, staff opines that the approval of the application would be **compatible** with the surrounding area. **Therefore, staff recommends approval of the application with conditions under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

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

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

**OTHER:** Not applicable.

**RECOMMENDATION:** Approval with conditions.

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Waiver of Plat Boundary Survey" as prepared by Engineering & Surveying Consultant, dated stamped received 10-8-14, consisting of one sheet and plans entitled "Pinewood Estates", preparer unknown, dated stamped received 4/13/15, consisting of 6 sheets.
3. That the use be established and maintained in accordance with the approved plan.

NK:MW:NN:CH:EJ

  
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Nathan Kogon, AICP, Assistant Director  
Development Services Division  
Miami-Dade County  
Regulatory and Economic Resources Department

# ZONING RECOMMENDATION ADDENDUM

Applicant: Pinewood Acres Development, LLC  
PH: Z14-118

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Parks, Recreation and Open Space	No objection
Miami-Dade Transit	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p><b><i>Estate Density Residential (Pg. I-31)</i></b></p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i></p>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

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

**15-3-CZ12-4 (14-118)**  
**Area 12/District 08**  
**Hearing Date: 07/07/15**

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>
2001	Marquise's investments, LLC	- Zone change from EU-1 to EU-M. - Non-Use Variance to permit proposed lots with less lot frontage, Denied Without Prejudice.	C12	Approved with Condition(s)

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**

#4

APPLICANT'S NAME: PINEWOOD ACRES DEVELOPMENT LLC

REPRESENTATIVE: BEN FERNANDEZ

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
15-3-CZ12-4 (14-118)	March 3, 2015	CZAB12 <span style="margin-left: 20px;">15</span>

**REC: Approval with conditions.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:       INDEFINITELY       TO: \_\_\_\_\_       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:

Defer to meet with neighbors and provide plans, which will require re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy <b>BRODEUR</b>			X
COUNCILMAN		Javier <b>GONZALEZ-ABREU</b>	X		
COUNCILMAN		Matthew <b>LARSH</b>	X		
COUNCILMAN		Alberto <b>SANTANA</b>	X		
VICE CHAIRWOMAN	M	Angela M. <b>VAZQUEZ</b>	X		
COUNCILMAN	S	Elliot N. <b>ZACK</b>	X		
CHAIRMAN		Jose I. <b>VALDES</b> (C.A.)	X		
VOTE:			6	0	

EXHIBITS:  YES     NO

COUNTY ATTORNEY: Sabrina Levin

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# Memorandum



**Date:** October 27, 2014

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

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

**Subject:** C-12 #Z2014000118  
Pinewood Acres Development LLC  
North SW 93<sup>rd</sup> Street/140' W of SW 95<sup>th</sup> Ave, Miami-Dade County,  
To permit a lot width less than required  
(EU-M) (0.7 Acres)  
04-55-40

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

#### Wellfield Protection

The subject property is located within the Average Day Pumpage Wellfield Protection Area 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 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.

Civil drawings for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the DERM Environmental Wastewater Permitting Section, prior to approval of final development orders.

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

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the

system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

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

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

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

#### Tree Preservation

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

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

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

#### Enforcement History

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

#### Concurrency Review Summary

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

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

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

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

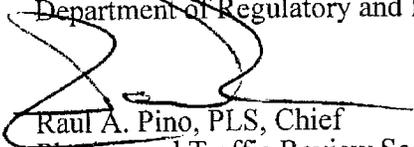
cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** October 24, 2014

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

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

**Subject:** Z2014000118  
Name: Pinewood Acres Development, LLC  
Location: North SW 93 Street Approximately 140 feet west of SW 95 Avenue  
Section 04 Township 55 South Range 40 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **3 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
9704	SW 97 Ave s/o SW 88 St to SW 112 St	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:** October 21, 2014

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

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

**Subject:** Pinewood Acres Development, LLC (#14\_118)

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The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-13574. **The PWWM has no objections to the proposed application.**

**Application:** *Pinewood Acres Development, LLC* is requesting a non-use variance of frontage requirements for two parcels for a property zoned in an Estate Modified, Single Family district (EU-M).

**Size:** The subject property is 0.7 acres.

**Location:** The subject property is located at 9520 SW 93<sup>rd</sup> Street, 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 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

### 2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, development on a property zoned in an Estate Modified, Single Family district, meets the County Code definition of residential units.

As such, according to the Code, each residential unit will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

### 3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidade.gov/publicworks/recycling.asp>

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

### 4. Waste Storage/Setout Considerations

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

### 5. Site Circulation Considerations

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

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

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

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** October 22, 2014

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

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

**Subject:** Z2014000118: PINWOOD ACRES DEVELOPMENT LLC

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**Application Name:** PINWOOD ACRES DEVELOPMENT LLC

**Project Location:** The site is located at that area lying NORTH SW 93 ST/APPROX. 140' W. OF SW 95 AVE, Miami-Dade County.

**Proposed Development:** The request is for non-use variances for lot width less than required for development of 2 single-family dwelling units.

**Impact and demand:** This application proposes a development not to exceed 2 single-family dwelling units resulting in a de minimis impact to Level of Service. The site is located in Park Benefit District 2 which has a surplus of 491.32 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor



# Memorandum

**Date:** 05-JAN-15  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2014000118

**Fire Prevention Unit:**

13

**Service Impact/Demand**

Development for the above Z2014000118 located at lying NORTH SW 93 ST, APPROX. 140' West OF SW 94 place, MIAMI-DADE COUNTY, FLORIDA. in Police Grid 1828 is proposed as the following:

<u>2 DU</u>	dwelling units	<u>industrial</u>	square feet
residential		Residential	square feet
<u>0.54</u>	square feet	<u>institutional</u>	
Office		Residential	square feet
<u>No Impact</u>	square feet	<u>nursing home/hospitals</u>	
Retail			

Based on this development information, estimated service impact is: 0.54 alarms-annually.  
 The estimated average travel time is: 8:04 minutes

**Existing services**

The Fire station responding to an alarm in the proposed development will be:  
 No objection to the site plan with n October 8, 2014 RER received date.

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development:  
 N/A

**Fire Planning Additional Comments**

N/A

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

DATE: 23-OCT-14

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

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

PINEWOOD ACRES  
DEVELOPMENT LLC

NORTH SW 93 ST/APPROX.140' W.  
OF SW 95 AV, MIAMI-DADE  
COUNTY, FLORIDA.

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APPLICANT

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ADDRESS

Z2014000118

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HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201302008298 was opened September 12, 2013 for recreational vehicle illegally parked on vacant lot, warning issued. Vehicle removed and case closed on October 28, 2013. BNC; No bss cases opened/closed.

Pinewood Acres

**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: Pinewood Acres Development, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Niles Manzieri, 7111 SW 42<sup>nd</sup> Street, Miami, FL 33155</u>	<u>50%</u>
<u>Nelson Hernandez, 7111 SW 42<sup>nd</sup> Street, Miami, FL 33155</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME  

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
 <u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </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>
<u> </u>	<u> </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: \_\_\_\_\_

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

Signature: \_\_\_\_\_

(Applicant)

Sworn to and subscribed before me this 9th day of July, 2014. Affiant is personally know to me or has produced FLD as identification.

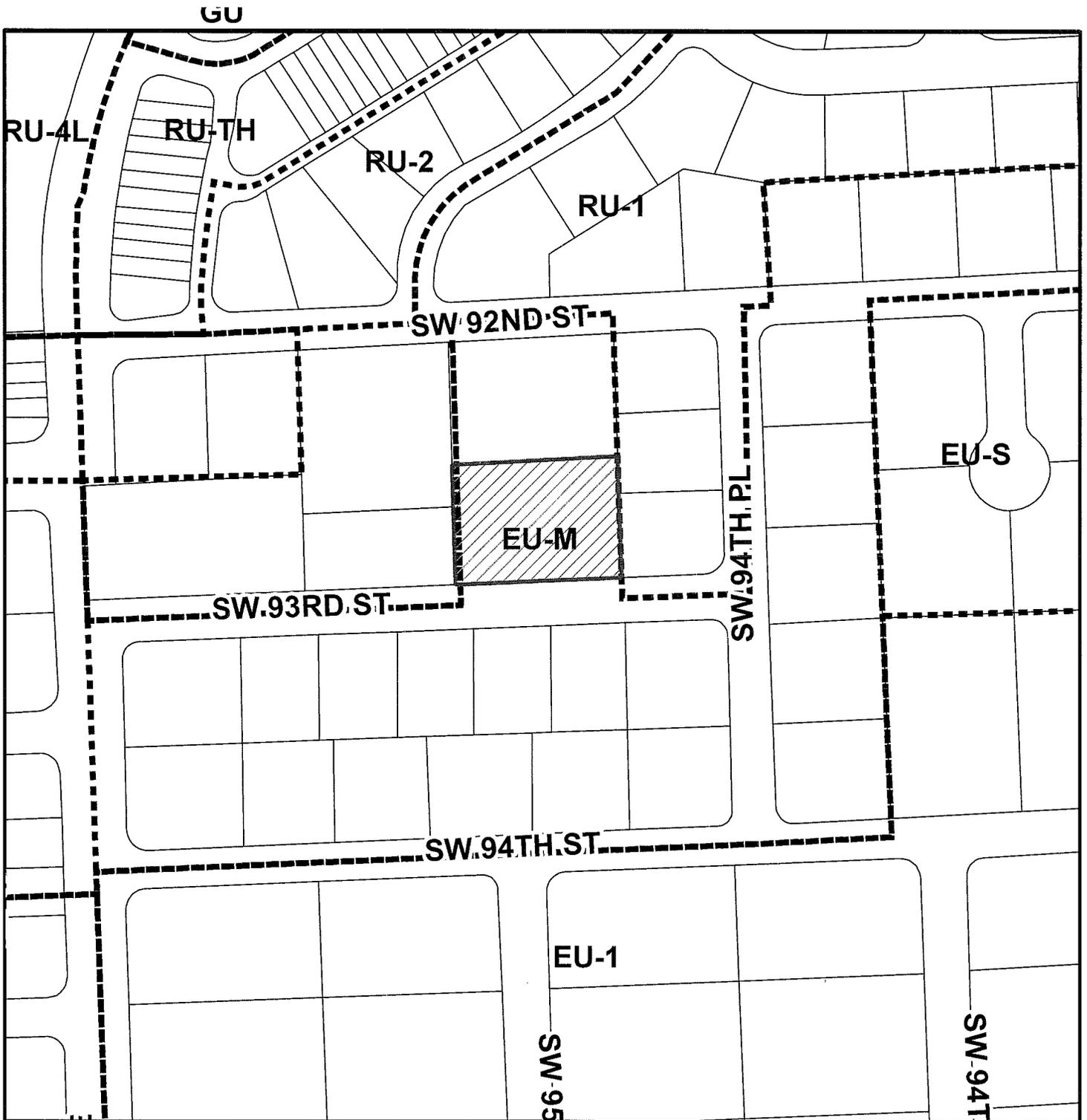
E. Amador  
(Notary Public)



My commission expires: June 15, 2016

\*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.





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

Process Number

**Z2014000118**



Section: 04 Township: 55 Range: 40  
 Applicant: PINWOOD ACRES DEVELOPMENT LLC  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: GGARCIA  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, October 8, 2014

REVISION	DATE	BY
		19



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

Process Number  
**Z2014000118**

Section: 04 Township: 55 Range: 40  
 Applicant: **PINEWOOD ACRES DEVELOPMENT LLC**  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: GGARCIA  
 Scale: NTS

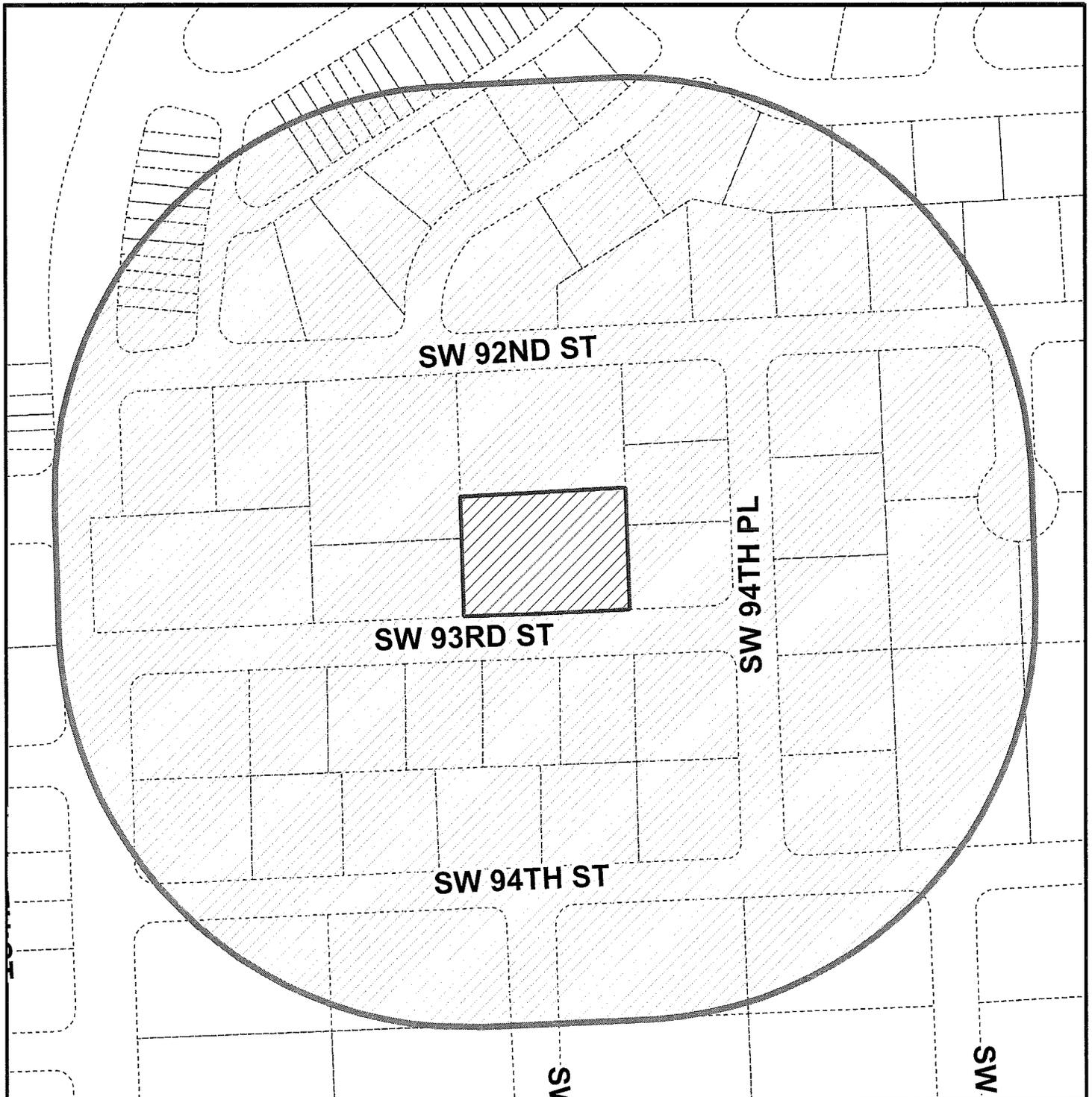
**Legend**

-  MDC STL Index Poly
-  Subject Property
-  Zoning



SKETCH CREATED ON: Wednesday, October 8, 2014

REVISION	DATE	BY
		20



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

Process Number  
**Z2014000118**  
 RADIUS: 500

Section: 04 Township: 55 Range: 40  
 Applicant: PINWOOD ACRES DEVELOPMENT LLC  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: GGARCIA  
 Scale: NTS

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, October 8, 2014

REVISION	DATE	BY
		21



DIUM DENSITY  
(LMDR) 6-13 DU/AC

MED  
RESIDENT

SW 92ND ST

SW 93RD ST

SW 94TH PL

ESTATE DENSITY RESIDENTIAL  
(EDR) 1-2.5 DU/AC

SW 94TH ST

NTIAL

SW

SW

MIAMI-DADE COUNTY  
CDMP MAP

Process Number

**Z2014000118**



Section: 04 Township: 55 Range: 40  
Applicant: PINWOOD ACRES DEVELOPMENT LLC  
Zoning Board: C12  
Commission District: 7  
Drafter ID: GGARCIA  
Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, October 8, 2014

REVISION	DATE	BY
		22

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

**PH: Z14-048 (14-4-CZ12-1)**

**July 7, 2015  
Item No. B**

<b>Recommendation Summary</b>	
<b>Commission District</b>	7
<b>Applicants</b>	Maria Fanti
<b>Summary of Requests</b>	The applicant seeks to split the existing 1.5 acre parcel into two lots, with variances to the lot frontage, lot area and lot depth requirements. Additionally, the applicant seeks to permit proposed residences on the parcels with setback less than required from property lines, and with more lot coverage than allowed by the zoning district regulations.
<b>Location</b>	Lying approximately 141' south of SW 69 terrace, between theoretical SW 79 Avenue and SW 79 Court AKA 7001 SW 79 Court, Miami-Dade County, Florida.
<b>Property Size</b>	1.5 acres
<b>Existing Zoning</b>	EU-1, Single-Family One Acre Estate District
<b>Existing Land Use</b>	vacant
<b>2020-2030 CDMP Land Use Designation</b>	Estate Density Residential, 1 to 2.5 dua (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with interpretative text, goals, objectives and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b), Non-Use Variance standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Denial without prejudice.</b>

The application was deferred from the June 9, 2015 hearing of Community Zoning Appeals Board (CZAB) #12 to allow the applicant to meet with staff.

**REQUESTS:**

**REQUESTS #1 THROUGH  
#3 ON PARCEL "A"**

1. NON-USE VARIANCE to permit proposed Parcel "A" with an area of 30,359 (43,560 sq. ft. required), a frontage of 50' (125' minimum required) and a lot depth of 160' (200' minimum required).
2. NON-USE VARIANCE to permit a lot coverage of 26% (20% maximum permitted).
3. NON-USE VARIANCE to permit the proposed building to setback 25' (50' required) from the front (east) property line and setback 23'-25" (25' required) from the rear (west) property line.

**REQUESTS #4 AND #5 ON PARCEL "B"**

4. NON-USE VARIANCE to permit the proposed Parcel "B" with an area of 37,455 sq. ft. (43,560 sq. ft. required).

5. NON-USE VARIANCE to permit a proposed lot coverage of 22.17% (20% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "New Residence for Mr. & Mrs. Doner Garcia" as prepared by Richard Cortes Architect, Sheets A-1, A-2, A-3 & A-4 dated stamped received 10/22/14, Sheets, SP-1.2, A-1.2, A-2.1 & L-1.2 dated stamped received 2/27/15 and the remaining 2 sheets dated stamped received 11/6/14 for a total of 10 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The subject property has a gross area of 69,056 sq. ft. (1.5 acres). The applicant seeks to subdivide the subject property into two (2) parcels (Parcel "A" and "B"). The site plan shows Parcel A with a proposed 7,896 sq. ft. single-family residence and Parcel B with a proposed 7,277 sq. ft. single-family residence.

<b><u>NEIGHBORHOOD CHARACTERISTICS</u></b>		
	<b>Zoning and Existing</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	EU-1; vacant lots	Estate Density Residential (1 to 2.5 dua)
<b>North</b>	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
<b>South</b>	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
<b>East</b>	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)
<b>West</b>	EU-1; single-family residence	Estate Density Residential (1 to 2.5 dua)

**NEIGHBORHOOD COMPATIBILITY:**

The subject property is zoned EU-1, Single-Family One Acre Estate District, and lying approximately south of SW 69 Terrace, between theoretical SW 79 Avenue and SW 79 Court. The area surrounding the subject property is primarily characterized by single-family residences developed under the EU-1 zoning district regulations

**SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide additional housing in this section of the County. However, approval of the requests could have a visual impact on the surrounding properties, and could negatively impact traffic on the abutting roadways based on memorandum submitted by the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Estate Density Residential**. Approval of these requests would result in the construction of two (2) single-family residential units on the 1.5-gross acre parcel, which meets

the density threshold of the land use designation. Staff opines that because this application does not propose a use different from those allowed in this land use category and does not generate any additional units, approval of the requests is **consistent** with the uses allowed under the Estate Density Residential Land use category text and the density threshold of CDMP Estate Density Residential Communities LUP map designation.

### **ZONING ANALYSIS:**

The applicant has meet with staff and on June 19, 2015 has submitted a revised site. When analyzing the requests on Parcel A, to permit the parcel with less lot area, less lot frontage, and less lot depth than is required (request #1), to permit the parcel with less lot coverage than is required (request #2) and to permit a proposed residence on this parcel setback less than required from the front and rear property lines (requests #3), under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff opines that approval of these requests would be **incompatible** with the surrounding area for the reasons stated below. The 1.5 gross acre subject property is zoned EU-1, and the applicant seeks to create two contiguously owned non-conforming lots (Parcel A and Parcel B), on which the applicant is proposing to develop two single-family residences.

In request #1, the applicant seeks to permit proposed Parcel "A" with an area of 30,359 sq. ft. (required 43,560 sq. ft.), a frontage of 50' (125' minimum required) and a lot depth of 160' (200' minimum required). The applicant also seeks to access to Parcel A from SW 70 Street located to the east. Staff did research of the area and found similar approvals for lot area and lot depth. However, staff did not find any similar approvals in the area for lot frontage, which staff opines is too intensive and would be out of character with the area. Because the requested lot area and lot depth are contingent on the requested lot frontage, and the requests are inextricably intertwined, staff therefore opines that request #1 in its entirety would be incompatible with the surrounding area. In addition, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) has stated their objection to the proposed access from SW 70 Street, as it could negatively impact traffic on the abutting roadways, SW 70 Street and SW 79 Avenue. Without access from SW 70<sup>th</sup> Street, there would be no street access to Parcel A, and for this additional reason, staff opines that the request would be incompatible with the surrounding area.

In analyzing request #2, to permit a lot coverage of 26% (20% minimum required) and request #3, to permit the proposed building to setback 25' (50' required) from the front (east) property line and setback 23'-25" (25' required) from the rear (west) property line, staff did research of the area, and found similar or more intensive approvals for lot coverage and front and rear setbacks. However, the requested lot coverage and the requested front and rear setbacks for Parcel A are inextricably intertwined with request #1 for Parcel A, and cannot stand on their own, and staff therefore opines that requests #2 and 3 would be **incompatible** with the surrounding area.

In analyzing requests on Parcel "B" to permit a lot area of 37,455 sq. ft. (43,560 sq. ft. required) (request #4) and to permit a proposed lot coverage of 22.17% (20% maximum permitted) (request #5), under the Non-Use Variance (NUV) Standards, staff opines that the requests would not be compatible with the surrounding area for the reasons stated herein. Staff did research of the area and found similar or more intensive approvals for lot area and lot coverage. However, staff opines that these requests for Parcel B are inextricably intertwined with the requests on Parcel A, and the requests for Parcel B cannot stand on their own. As previously

discussed, the requests for Parcel A are too intensive and are not compatible with the surrounding area. Therefore, for the reasons that were previously explained in the above mentioned zoning analysis, approval of the requests for both Parcel A and Parcel B, which are inextricably intertwined, would not maintain the basic intent of the zoning, subdivision and other land use regulations, and would be incompatible with surrounding area. **Based on the foregoing analysis, staff recommends that the application be denied without prejudice under the NUV Standards, Section 33-311(A)(4)(b).**

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

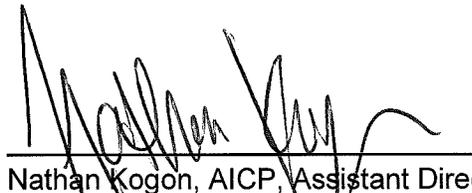
**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

**RECOMMENDATION:** Denial without prejudice.

**CONDITIONS FOR APPROVAL:** None.

NK:MW:NN:CH:EJ



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

# ZONING RECOMMENDATION ADDENDUM

Applicant: Maria Fanti  
PH: Z14-048

<b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	*Objects
Parks	No objection
Fire Rescue	No objection
Police	No comment
Public Works and Waste Management Department	No comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<b>Estate Density Residential (Pg. I-31)</b>	<i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Estate Density Residential use. This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.</i>
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## PERTINENT ZONING REQUIREMENTS/STANDARDS

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

**15-6-CZ12-1 (14-048)**  
**Area 12/District 07**  
**Hearing Date: 07/07/15**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
None				

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: MARIA FANTI

REPRESENTATIVE: RICHARD CORTES

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-6-CZ12-1 (14-048)	June 9, 2015	CZAB12	17	15

**REC: Denial without prejudice.**

WITHDRAW:  APPLICATION       ITEM(S): \_\_\_\_\_

DEFER:     INDEFINITELY       TO: 7/7/15       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:

Deferred so that applicant can work with the Platting and Traffic Review Section of RER to develop solution for the location of the proposed driveway.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN		Peggy BRODEUR			X
COUNCILMAN		Javier GONZALEZ-ABREU			X
COUNCILMAN	M	Matthew LARSH	X		
COUNCILMAN		Alberto SANTANA	X		
VICE CHAIRWOMAN	S	Angela M. VAZQUEZ	X		
COUNCILMAN		Elliot N. ZACK	X		
CHAIRMAN		Jose I. VALDES (C.A.)	X		
VOTE:			5	0	

EXHIBITS:  YES     NO

COUNTY ATTORNEY: Sabrina Levin

4

# Memorandum



**Date:** March 16, 2015

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

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

**Subject:** C-12 #Z2014000048-2<sup>nd</sup> Revision  
Maria Fanti  
7001 SW 79<sup>th</sup> Court, Miami, FL 33143  
7900 SW 70 Street, Miami, FL 33143  
Non-Use Variance of lot area and lot frontage requirements.  
(EU-1) (1.57 Acres)  
27-54-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez".

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

#### Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Alexander Orr Wellfield. The site is situated within the 100-day and 210-day travel time contour of the Alexander Orr Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in Section 24-43 of the Code.

As per the Code, resources that generate, handle, dispose of, discharge or store hazardous materials are not allowed on the property. Applicant is advised that the only fuel allowed for the proposed generator is natural gas.

#### Potable Water Service

##### **Parcel "A":**

Public water is not available to the subject property. DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply system. A minimum separation distance of 100 feet is required between any well and all septic tank drainfields, all surface waters and any other source of contamination.

##### **Parcel "B":**

The closest public water main is located approximately 390 feet from the subject property. Based on the proposed request, the subject property is within feasible distance for connection to public water. Therefore, connection of the proposed development on Parcel "B" to the public water supply system shall be required in accordance with the Code requirements. The required water main extension permit is issued by the Florida Department of Health. Civil drawings for the proposed water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Plan Review Specialty Section of DERM.

### Wastewater Disposal

#### **Parcel "A":**

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield, provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded. Based on available information, the proposed single-family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

### Wastewater Disposal

#### **Parcel "B":**

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. Based on available information, the proposed single-family residence or duplex served by a septic tank would not exceed the maximum allowable sewage loading for the subject property.

### Stormwater Management

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 may be applicable, since the site is located within the 100-day and 210-day travel time contour of the Alexander Orr Wellfield.

### Tree Preservation

The subject properties contain specimen-sized (trunk diameter 18 inches or greater) trees. Please note that Section 24-49 of the Code and CON 8A of the CDMP provide for the preservation and protection of specimen trees. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of the Code as well as CON 8A of the Comprehensive Development Master Plan. The landscape plans submitted depict specimen sized trees to be preserved on-site however non specimen trees will be removed.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by the Code shall be removed from all portions of the property prior to development, or redevelopment and developed

parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

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

#### Enforcement History

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

#### Concurrency Review Summary

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

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

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

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** December 19, 2014

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

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

**Subject:** Z2014000048  
Name: Maria Fanti  
Location: 9001 SW 79 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 objects for the following reasons:

This Department objects to the request to permit the easterly lot to be accessed from SW 70<sup>th</sup> Street. Proposed driveway off of SW 70<sup>th</sup> Street will not comply with Standard Detail R12.1 of The Public Works Manual of Miami-Dade County. The applicant must provide an ingress/egress easement along the westerly lot to provide access to the easterly lot as previously discussed with applicant. Said easement is to be provided by plat.

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **2 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta.#		LOS present	LOS w/project
F-1068	SW 72 St. w/o Palmetto Expwy	C	C

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

# Memorandum



**Date:** May 21, 2014

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

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

**Subject:** Maria Fanti (#14\_048)

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The Department's review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager of the Fiscal Management and Planning Division, at 305-514-6661. **The PWWM has no objections to the proposed application.**

**Application:** *Maria Fanti* is requesting a use variance to divide a lot with two separate folio numbers in two halves and allow two separate residences. The property is currently zoned Estates, single family (EU-1).

**Size:** The subject property is 1.57 acres.

**Location:** The subject property is located at 7001 SW 79<sup>th</sup> 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 25, 2013, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

### 2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management the single family residences to be developed on the property will meet the County Code definition of residential units. As such, according to the Code, the residential units will

receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area.

### 3. Recycling

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

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

### 4. Waste Storage/Setout Considerations

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

### 5. Site Circulation Considerations

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

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

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

# Memorandum



**Date:** March 23, 2015

**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:** Z2014000048: MARIA FANTI  
Revised Plans Submitted Dated Stamped Received 2/27/2015

---

**Application Name:** MARIA FANTI

**Project Location:** The site is located at 9001 SW 79 CT, Miami-Dade County.

**Proposed Development:** The request is for a non-use variance(s) for a lot split.

**Impact and demand:** This application proposes a development of 2 residential dwelling units resulting in a de minimis impact to Level of Service. The site is located in Park Benefit District 2 which has a surplus of 504.72 acres of local parkland and therefore meets concurrency when analyzed in terms of (2.75) acres per 1,000 unincorporated areas residents within this Park Benefits District.

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

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

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

**Furney, Susan (RER)**

---

**From:** Castillo, Guillermo (MDFR)  
**Sent:** Thursday, March 19, 2015 3:19 PM  
**To:** Holness, Damon (RER)  
**Cc:** Furney, Susan (RER); Connally, Ronald (RER); Gutierrez, Franklin (RER); Heredia, Carlos (MDFR)  
**Subject:** Zoning Hearings Document Distribution (Case #Z2014000048)

The Miami-Dade Fire Rescue Department has reviewed the subject application and has the following comments:

- There has been no new site plan since 10/22/14 site plan that resulted in a no objection disposition

Thank you,

Guillermo E. Castillo, Principal Planner  
Planning Section  
Miami Dade Fire Rescue Department  
9300 NW 41 St., Miami - FL 33178  
786-331-4545 Direct Phone  
786-331-4540 Main Phone  
786-331-5259 Fax Number  
[Castilo@miamidade.gov](mailto:Castilo@miamidade.gov)  
[www.miamidade.gov](http://www.miamidade.gov)  
"Delivering Excellence Every Day"

**DATE:** 28-OCT-14  
REVISION 1

**BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT**

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

MARIA FANTI

7001 SW SW 79 CT, MIAMI-DADE  
COUNTY, FLORIDA.

---

**APPLICANT**

---

**ADDRESS**

Z2014000048

---

**HEARING NUMBER**

**HISTORY:**

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

Maria Fanti

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

**REPORTER NAME:**



5958 SW 70th Ave  
Miami, FL 33143 - approximate address  
NEW Street View as of 2/13



**RECEIVED**  
*714-048*  
70000 BEL... SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY *[Signature]*



**GENERAL NOTES:**

1. THE EXISTING SITE SHALL BE MAINTAINED AS FAR AS POSSIBLE IN VIEW OF ANY REQUIRED CONSTRUCTION AND THE EXISTING SITE SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE INDICATED ON THESE PLANS.
3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CURBS, GUTTERS, AND SIDEWALKS UNLESS OTHERWISE INDICATED ON THESE PLANS.
7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND PAVEMENT UNLESS OTHERWISE INDICATED ON THESE PLANS.
8. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING FENCES AND BARRIERS UNLESS OTHERWISE INDICATED ON THESE PLANS.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING UNLESS OTHERWISE INDICATED ON THESE PLANS.
10. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE INDICATED ON THESE PLANS.

**EXISTING UTILITIES**

CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THESE PLANS BEFORE CONSTRUCTION.

UTILITY	DEPTH	LOCATION	REMARKS
WATER	48"	100' E OF LOT LINE	12" DIA. DUCTILE IRON
SEWER	48"	100' E OF LOT LINE	12" DIA. VITRIFIED CLAY
ELECTRIC	24"	100' E OF LOT LINE	4" DIA. ALUMINUM
TELEPHONE	24"	100' E OF LOT LINE	2" DIA. PLASTIC

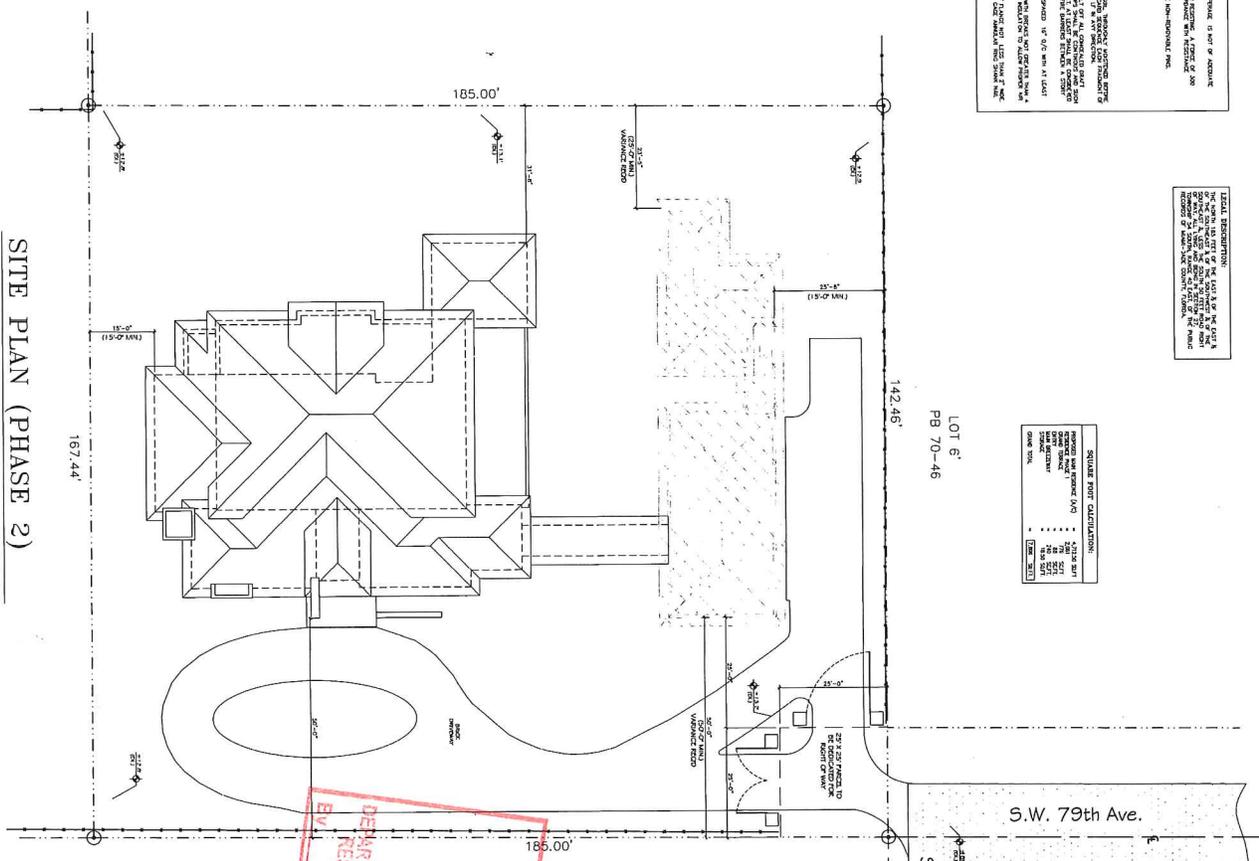
**CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THESE PLANS BEFORE CONSTRUCTION.**

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ELECTRIC	24"	100' E OF LOT LINE	4" DIA. ALUMINUM
TELEPHONE	24"	100' E OF LOT LINE	2" DIA. PLASTIC

PARCEL B



SITE PLAN (PHASE 2)

**SQUARE FOOT CALCULATION:**

DESCRIPTION	AREA (SQ. FT.)
Lot Area	26,550.00
Building Footprint	15,000.00
Parking Area	8,000.00
Driveway	1,000.00
Other	2,550.00
<b>TOTAL</b>	<b>26,550.00</b>

**RECEIVED**  
 Z14-048  
 FEB 27 2015  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF PERMITS, INSPECTION AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES

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 FEB 27 2015  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF PERMITS, INSPECTION AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES

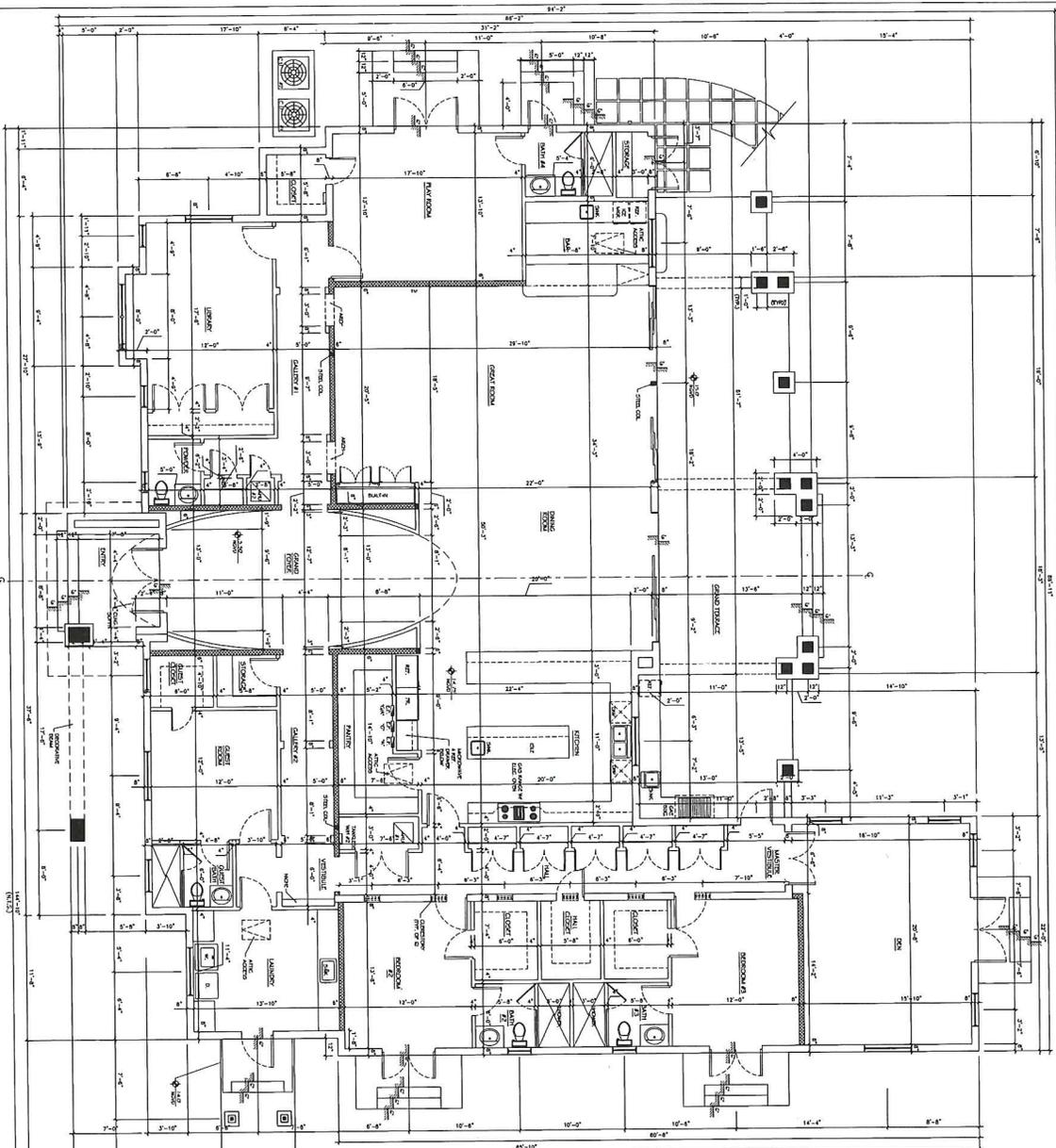
**NEW RESIDENCE FOR:**  
 MR. & MRS. DONER GARCIA  
 7001 SW 79TH COURT  
 MIAMI, FL. 33143

**RICHARD RICHARDS ARCHITECTS**  
 7700 SW 115 ST  
 PINECREST, FL 33186  
 PHONE: 305-231-0438  
 rrichards@richardsarch.com

**SP-1.2**  
 SHEET No.

DATE: 2/17/15  
 DRAWN BY: C.C.  
 SCALE: 1/8" = 1'-0"

20



FLOOR PLAN (PHASE 2)

SSS: 1/4" = 1'-0"

RECEIVED

2-14-15  
FEB 27 2015

DEPARTMENT OF RECREATION AND ECONOMIC RESOURCES DIVISION OF PLANNING SERVICES

NEW RESIDENCE FOR:

MR. & MRS. DONER GARCIA  
7001 SW 79TH COURT  
MIAMI, FL. 33143

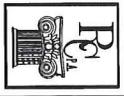
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FLOOR PLAN

DATE  
2/17/15

SCALE  
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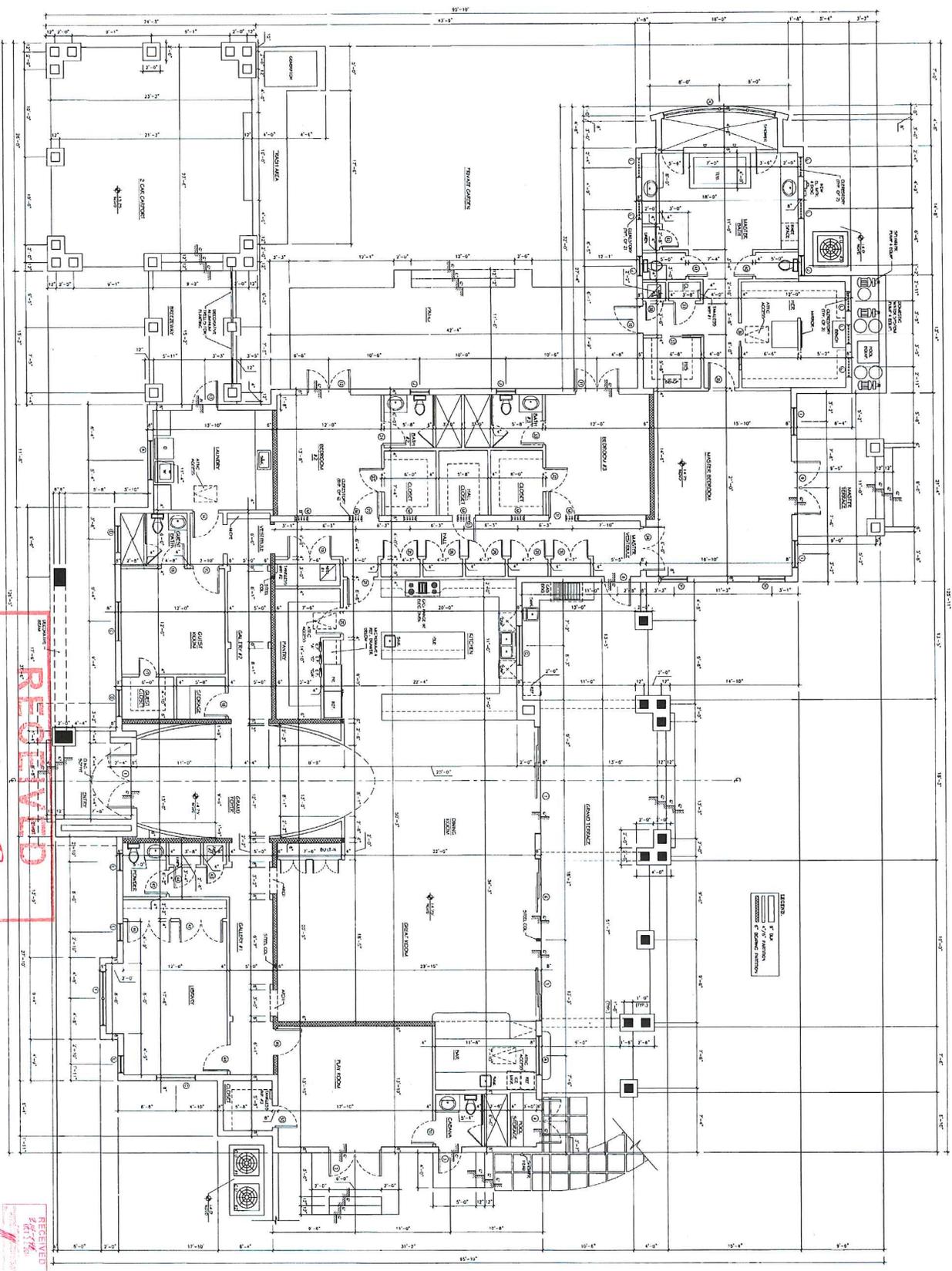
DRAWN BY  
C.C.

NO. 1  
A-1.2



RICHARD COATES  
LICENSED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
LICENSE NO. 44401438  
7700 SW 118 ST  
MIAMI, FL 33156  
TEL: 305-253-4554  
CELL: 305-253-4554  
COMMERCIAL ENGINEERING





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14-048

FEB 27 2015

MIAMI-DADE COUNTY  
 DEPARTMENT OF HOUSING AND ECONOMIC  
 AFFAIRS  
 RESOURCES MANAGEMENT SERVICES  
 By

FLOOR PLAN

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

RECEIVED

FEB 27 2015

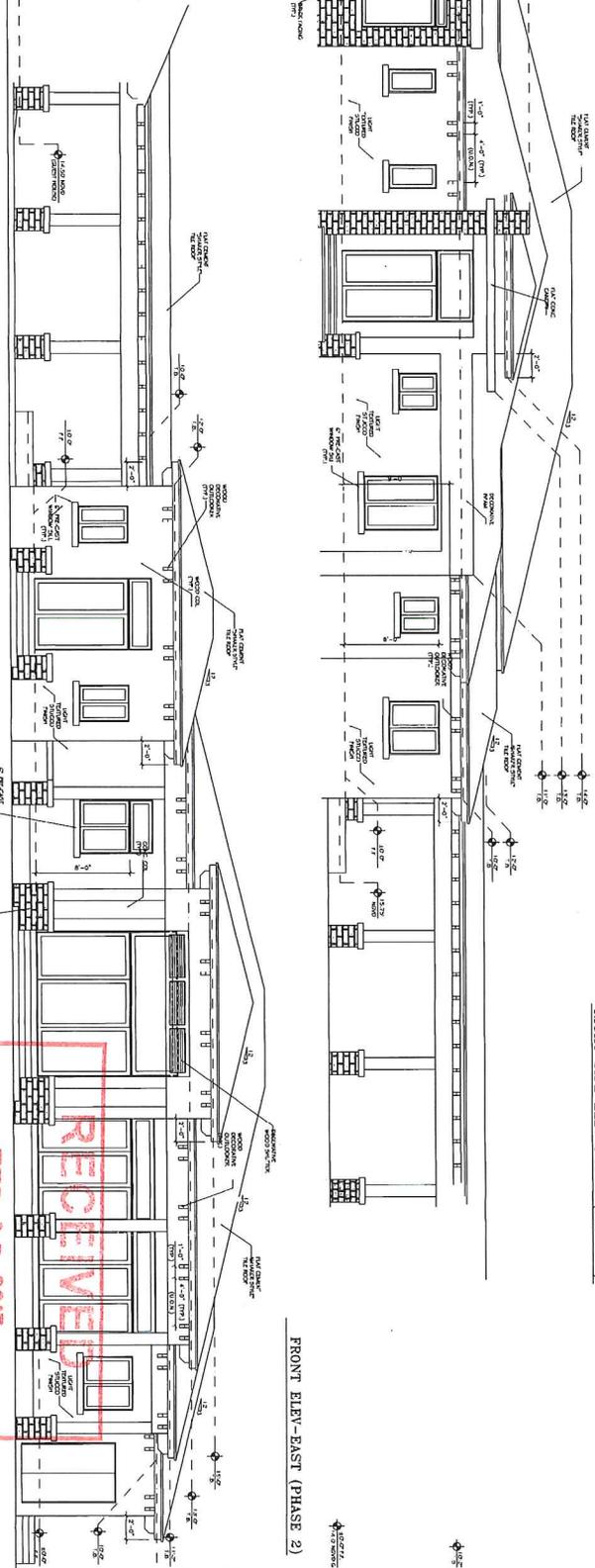
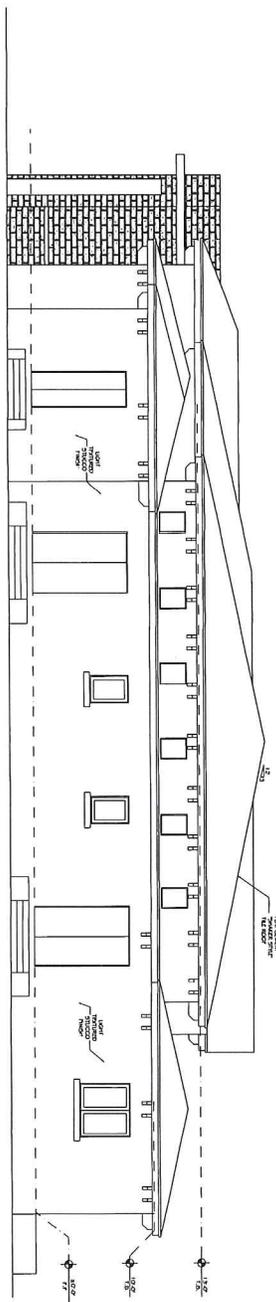
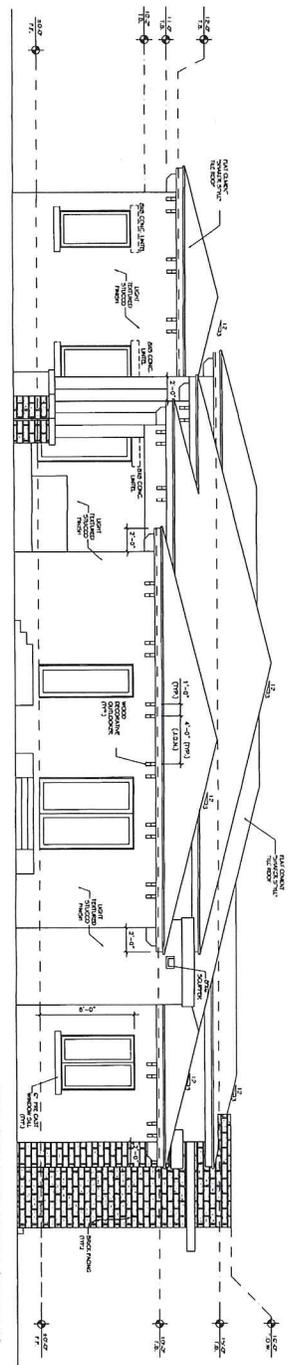
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SHEET NAME	FLOOR PLAN

NEW RESIDENCE FOR:

MR. & MRS. DONER GARCIA  
 7001 SW 79th COURT  
 MIAMI, FL. 33143

SEAL

RICHARD CORTES  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 No. 11357  
 EXPIRES 12/31/14  
 7001 SW 79th Ct  
 Miami, FL 33143  
 TEL: 305-553-4668  
 FAX: 305-553-4668  
 rcc@rcc-engineer.com



ELEVATIONS (PHASE 2)

SPC: 1/4"=1'-0"

RECEIVED

FEB 27 2015

210

MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATION AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES

BY

 NORTH SHEET NO.	A-2.1	DATE: 2/17/15 DRAWN BY: C.C.	SCALE: 1/4"=1'-0"	SHEET NAME ELEVATIONS	NEW RESIDENCE FOR: MR. & MRS. DONER GARCIA 7001 SW 79TH COURT MIAMI, FL. 33143		RICHARD CORTES ARCHITECT 7001 SW 115 ST PINECREST, FL 33196 PH: 305-233-0958 FID: 12000 richardcortes.com
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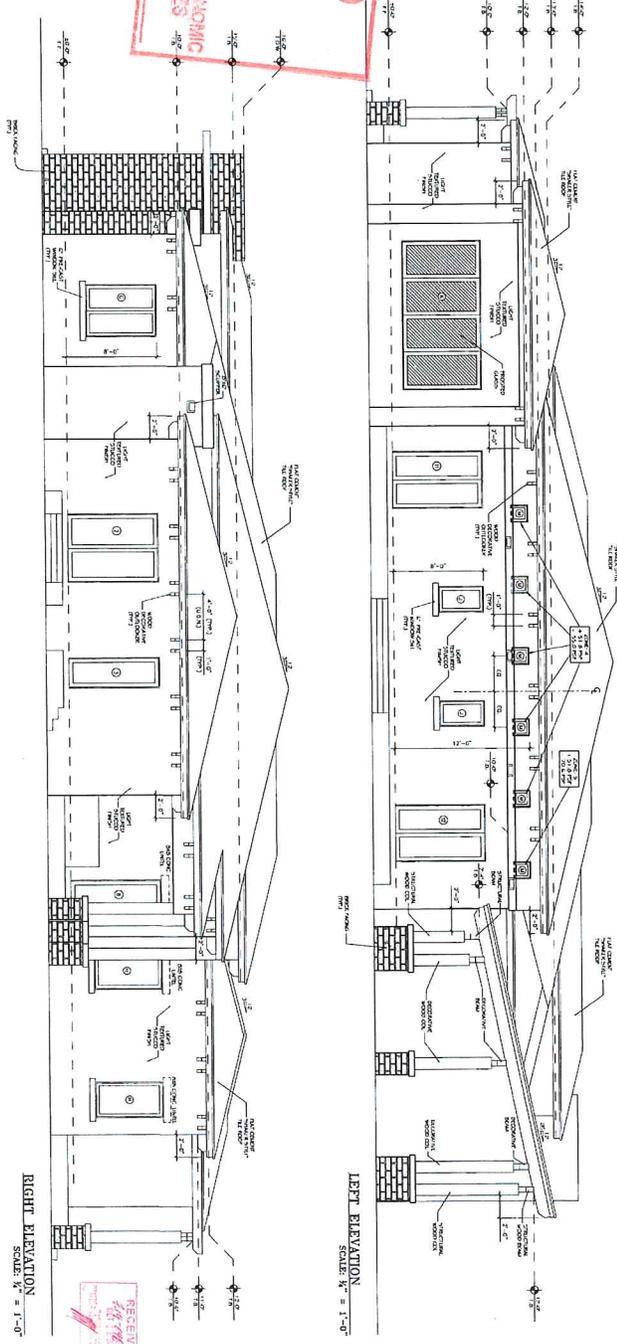
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214-848

OCT 22 2014

DEPARTMENT OF HEALTH AND ECONOMIC RESOURCES  
MUNICIPALITY OF MIAMI  
COMMUNITY DEVELOPMENT SERVICES



NEW RESIDENCE FOR:

MR. & MRS. DONER GARCIA  
7001 SW 79th COURT  
MIAMI, FL. 33143

SHEET NAME

ELEVATIONS

DATE: 02/24/14

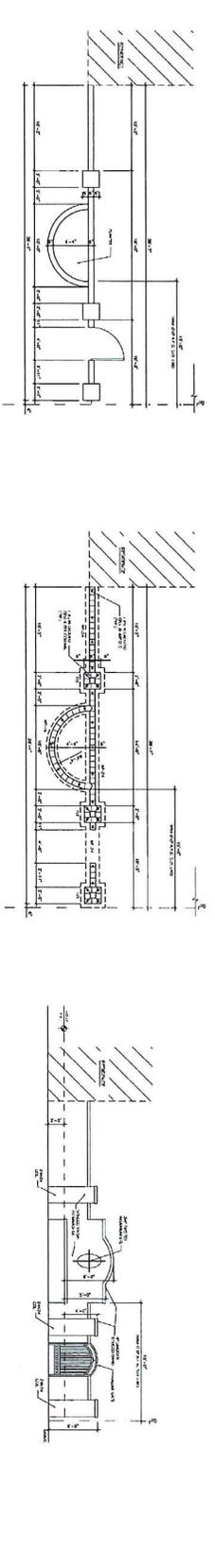
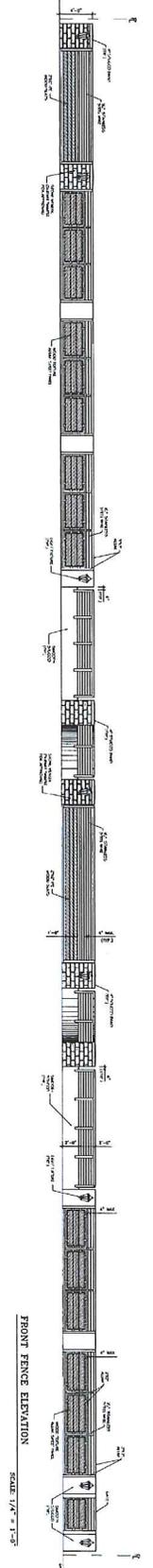
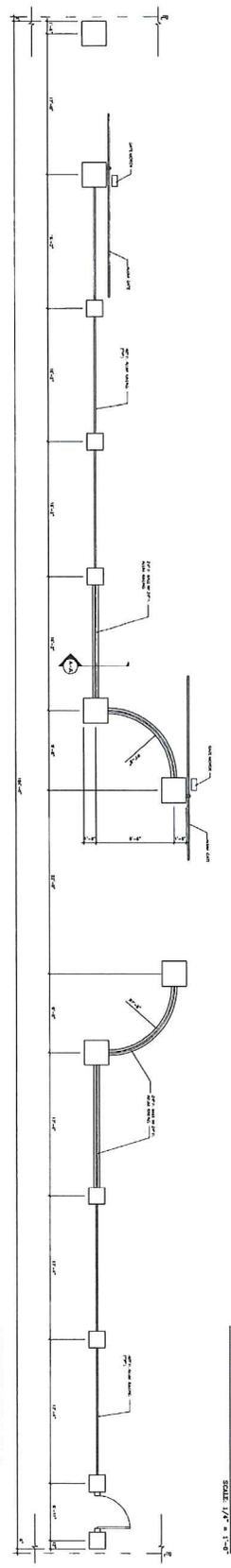
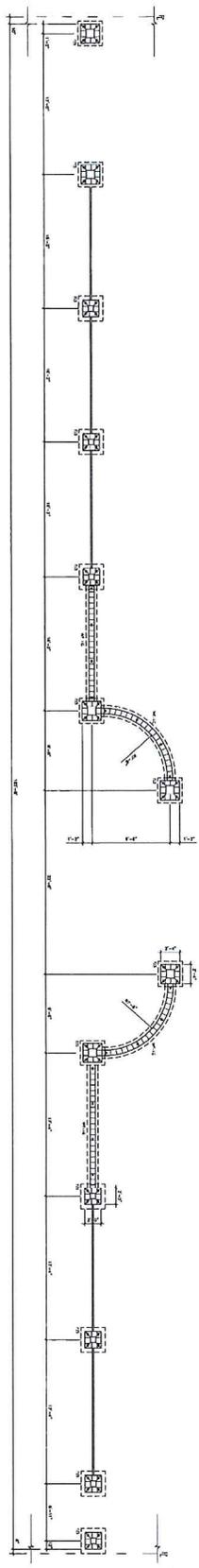
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DRWN: PMP

SCALE: 1/4" = 1'-0"



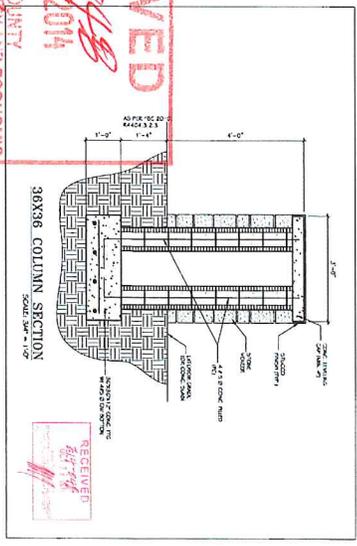
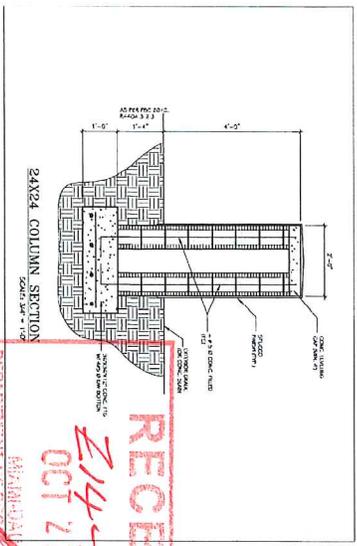
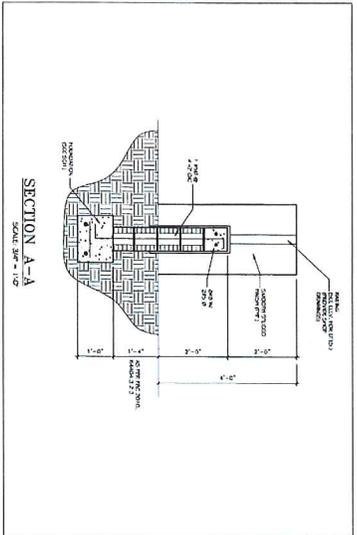
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INTERIOR FENCE FLOOR PLAN  
SCALE 1/4" = 1'-0"

INTERIOR FENCE FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

INTERIOR FENCE FRONT ELEVATION  
SCALE 1/4" = 1'-0"



RECEIVED

214-048

OCT 22 2014

MARIANNA SOLIMITY

DEPARTMENT OF HOUSING AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

BY

RECEIVED

10/22/14

NEW RESIDENCE FOR:

**MR. & MRS. DONER GARCIA**  
7001 SW 79th COURT  
MIAMI, FL. 33143

**RICHARD JONES**  
CORPUS  
7700 SW 115 ST  
PINECREST, FL 33156  
PH: 305-555-0000  
rjones@rjones.com

<p><b>REVISIONS</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR PERMITS</td> <td>02/24/14</td> </tr> <tr> <td>2</td> <td>REVISED PER COMMENTS</td> <td></td> </tr> <tr> <td>3</td> <td>REVISED PER COMMENTS</td> <td></td> </tr> <tr> <td>4</td> <td>REVISED PER COMMENTS</td> <td></td> </tr> </table>	NO.	DESCRIPTION	DATE	1	ISSUED FOR PERMITS	02/24/14	2	REVISED PER COMMENTS		3	REVISED PER COMMENTS		4	REVISED PER COMMENTS		<p><b>PROJECT INFORMATION</b></p> <p>SHEET NAME: FENCE</p> <p>DATE: 02/24/14</p> <p>DRAWN BY: PVP</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 02/24/14</p> <p>DRAWN BY: PVP</p>
NO.	DESCRIPTION	DATE														
1	ISSUED FOR PERMITS	02/24/14														
2	REVISED PER COMMENTS															
3	REVISED PER COMMENTS															
4	REVISED PER COMMENTS															

NORTH

**A-4**

SHEET NO.

52





**EXPLANATORY NOTES:**

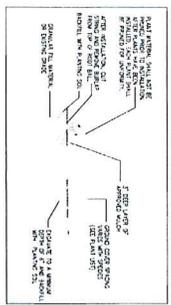
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS AND THE FLORIDA LANDSCAPE ARCHITECTURE BOARD'S PLANTING SPECIFICATIONS.
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**TREE SCHEDULE**

NO.	TYPE	REMARKS	QUANTITY	PLANTING	PLANTING
1	1" PALM TREE	1" PALM TREE	10	10	10
2	2" PALM TREE	2" PALM TREE	10	10	10
3	3" PALM TREE	3" PALM TREE	10	10	10
4	4" PALM TREE	4" PALM TREE	10	10	10
5	5" PALM TREE	5" PALM TREE	10	10	10
6	6" PALM TREE	6" PALM TREE	10	10	10
7	7" PALM TREE	7" PALM TREE	10	10	10
8	8" PALM TREE	8" PALM TREE	10	10	10
9	9" PALM TREE	9" PALM TREE	10	10	10
10	10" PALM TREE	10" PALM TREE	10	10	10
11	11" PALM TREE	11" PALM TREE	10	10	10
12	12" PALM TREE	12" PALM TREE	10	10	10
13	13" PALM TREE	13" PALM TREE	10	10	10
14	14" PALM TREE	14" PALM TREE	10	10	10
15	15" PALM TREE	15" PALM TREE	10	10	10
16	16" PALM TREE	16" PALM TREE	10	10	10
17	17" PALM TREE	17" PALM TREE	10	10	10
18	18" PALM TREE	18" PALM TREE	10	10	10
19	19" PALM TREE	19" PALM TREE	10	10	10
20	20" PALM TREE	20" PALM TREE	10	10	10
21	21" PALM TREE	21" PALM TREE	10	10	10
22	22" PALM TREE	22" PALM TREE	10	10	10
23	23" PALM TREE	23" PALM TREE	10	10	10
24	24" PALM TREE	24" PALM TREE	10	10	10
25	25" PALM TREE	25" PALM TREE	10	10	10
26	26" PALM TREE	26" PALM TREE	10	10	10
27	27" PALM TREE	27" PALM TREE	10	10	10
28	28" PALM TREE	28" PALM TREE	10	10	10
29	29" PALM TREE	29" PALM TREE	10	10	10
30	30" PALM TREE	30" PALM TREE	10	10	10

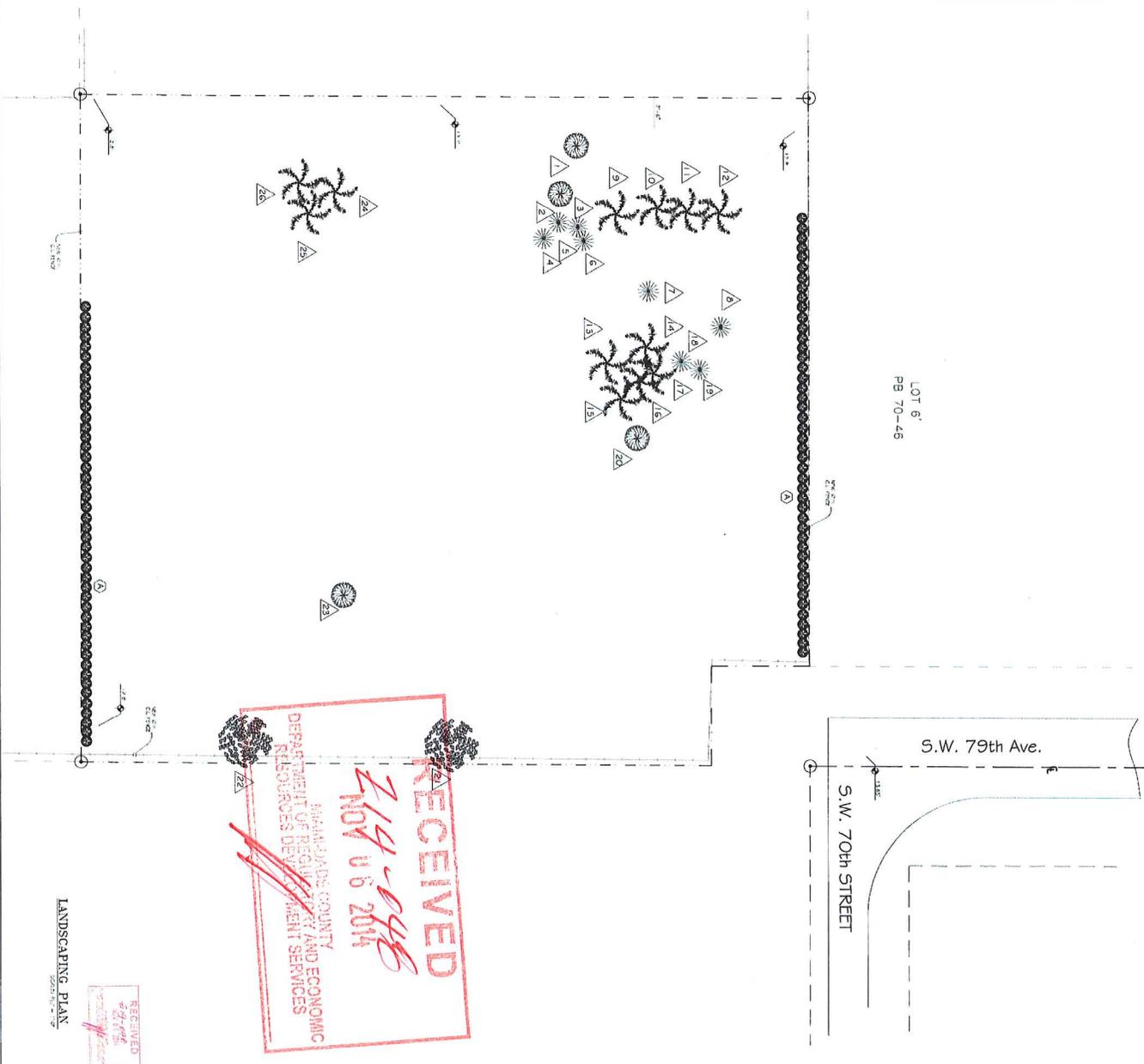
**SHRUB SCHEDULE**

NO.	TYPE	REMARKS	QUANTITY	PLANTING	PLANTING
1	1" PALM TREE	1" PALM TREE	10	10	10
2	2" PALM TREE	2" PALM TREE	10	10	10
3	3" PALM TREE	3" PALM TREE	10	10	10
4	4" PALM TREE	4" PALM TREE	10	10	10
5	5" PALM TREE	5" PALM TREE	10	10	10
6	6" PALM TREE	6" PALM TREE	10	10	10
7	7" PALM TREE	7" PALM TREE	10	10	10
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10	10" PALM TREE	10" PALM TREE	10	10	10
11	11" PALM TREE	11" PALM TREE	10	10	10
12	12" PALM TREE	12" PALM TREE	10	10	10
13	13" PALM TREE	13" PALM TREE	10	10	10
14	14" PALM TREE	14" PALM TREE	10	10	10
15	15" PALM TREE	15" PALM TREE	10	10	10
16	16" PALM TREE	16" PALM TREE	10	10	10
17	17" PALM TREE	17" PALM TREE	10	10	10
18	18" PALM TREE	18" PALM TREE	10	10	10
19	19" PALM TREE	19" PALM TREE	10	10	10
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29	29" PALM TREE	29" PALM TREE	10	10	10
30	30" PALM TREE	30" PALM TREE	10	10	10



**LANDSCAPE NOTES:**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS AND THE FLORIDA LANDSCAPE ARCHITECTURE BOARD'S PLANTING SPECIFICATIONS.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS AND THE FLORIDA LANDSCAPE ARCHITECTURE BOARD'S PLANTING SPECIFICATIONS.



NEW RESIDENCE FOR:  
 MR. & MRS. DONER GARCIA  
 79xx SW 70th Street  
 MIAMI, FL. 33143

RECEIVED  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REVENUE AND ECONOMIC  
 RESOURCES DEVELOPMENT SERVICES  
 NOV 06 2014

RECEIVED  
 11/11/14

DATE: 03/08/14  
 DRAWN BY: FMP  
 SCALE: 1"=10'-0"

LANDSCAPING PLAN  
 SHEET NO. L-1

PROFESSIONAL SEAL  
 RICHARD  
 COURTES  
 ARCHITECT  
 AIA #001258  
 7700 SW 115 ST  
 MIAMI, FL 33156  
 PH: 305-552-1654  
 FAX: 305-552-1654  
 COURTES@AIAFLORIDA.COM



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

Process Number  
**Z2014000048**



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

**Legend**  
 Subject Property Case



SKETCH CREATED ON: Monday, June 9, 2014

REVISION	DATE	BY
		29



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2013**

Process Number  
**Z2014000048**

Legend

 Subject Property

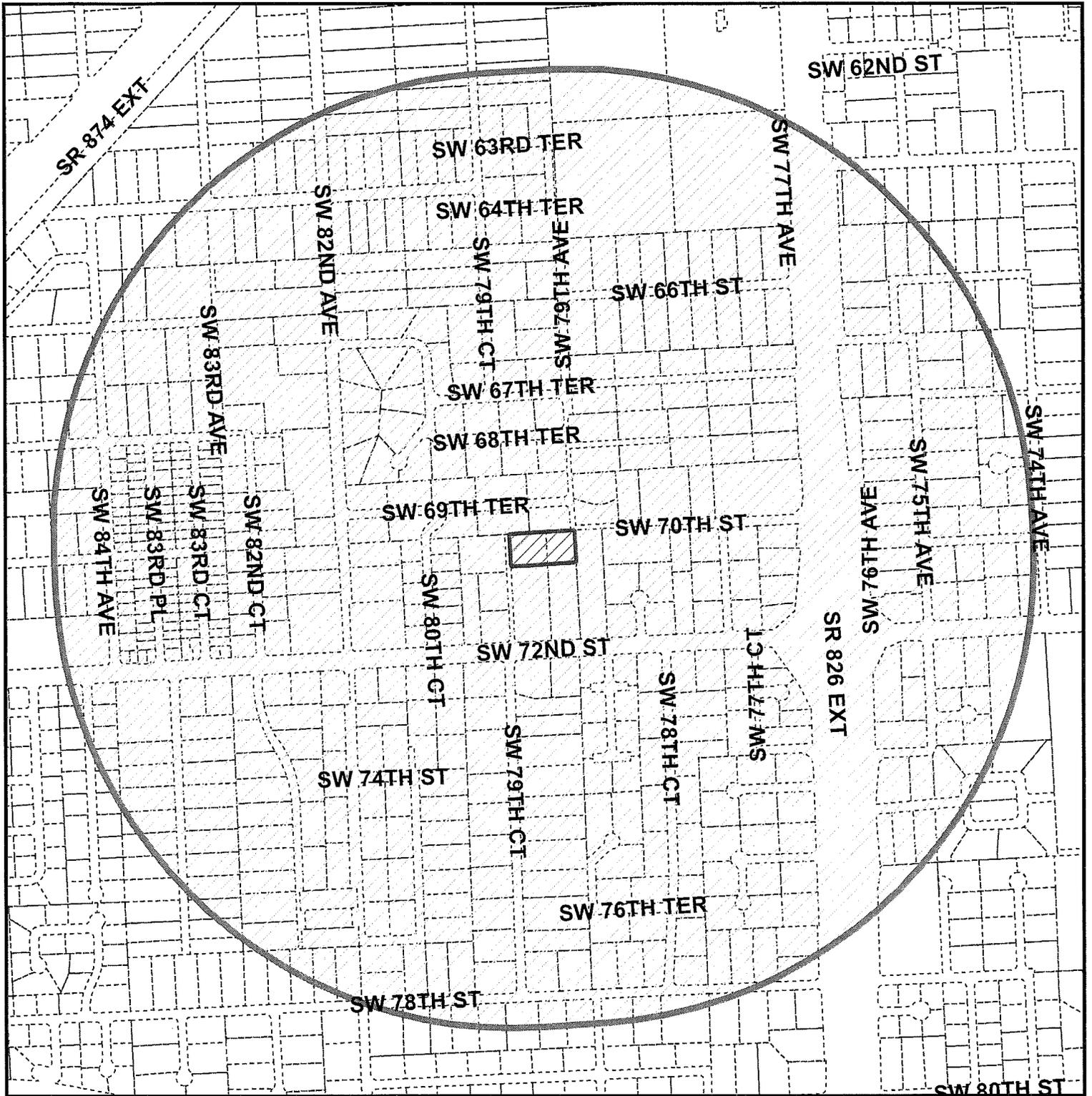


Section: 27 Township: 54 Range: 40  
 Applicant: MARIA FANTI  
 Zoning Board: C12  
 Commission District: 7  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS



SKETCH CREATED ON: Monday, June 9, 2014

REVISION	DATE	BY
		30



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

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

Process Number  
**Z2014000048**  
 RADIUS: 2640

**Legend**

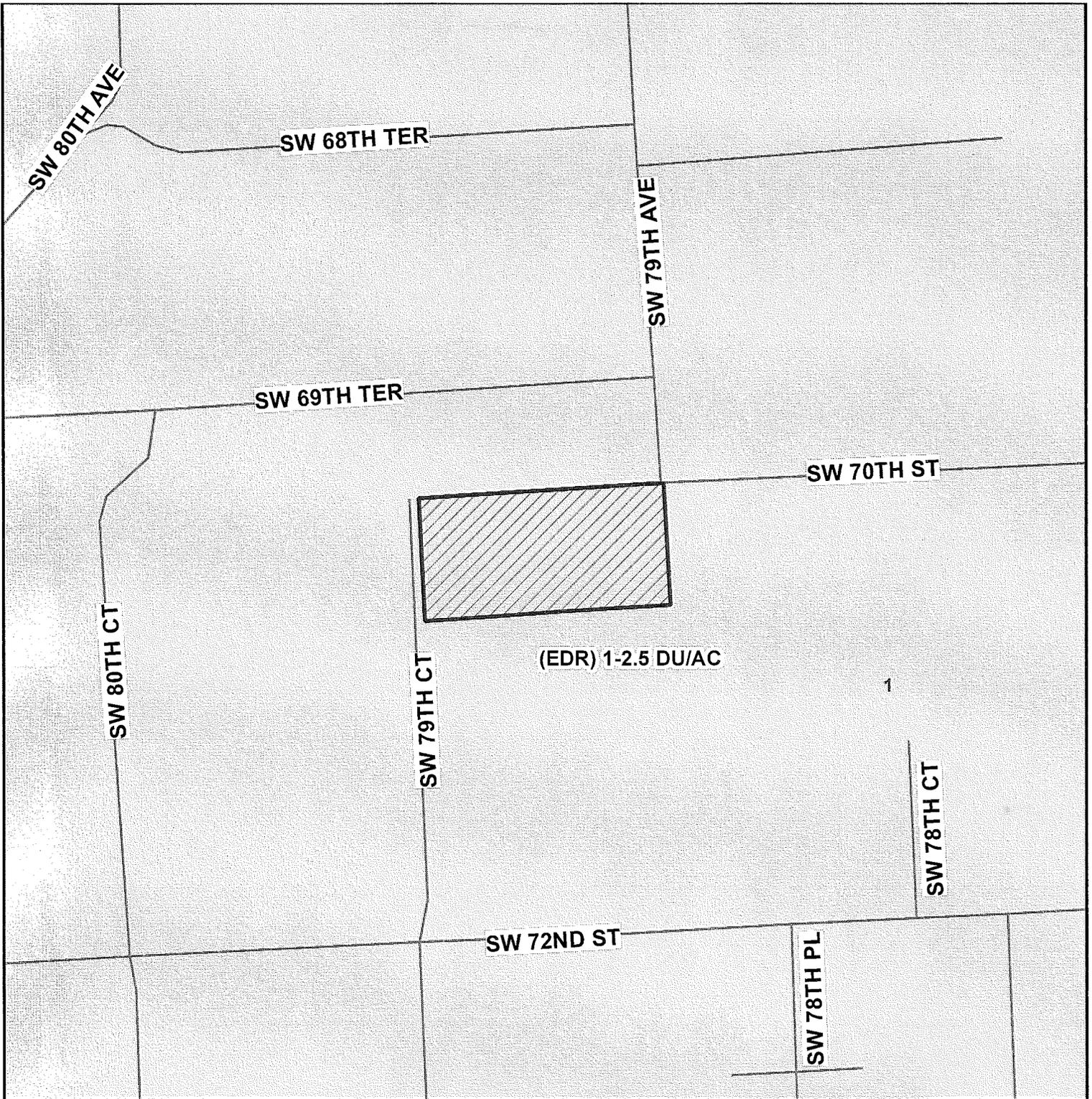
-  Subject Property
-  Buffer
-  Street (Centerline)
-  Property Boundaries



SKETCH CREATED ON: Monday, June 9, 2014

REVISION	DATE	BY
		31





**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2014000048**



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

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, June 9, 2014

REVISION	DATE	BY