

FINAL AGENDA

7-28-2015 Version # 1



COMMUNITY ZONING APPEALS BOARD 12
KENDALL VILLAGE CENTER - CIVIC PAVILLION
8625 SW 124 Avenue, Miami
Tuesday, September 1, 2015 at 6:30 p.m.

PREVIOUSLY DEFERRED

A. 15-6-CZ12-1 MARIA FANTI 14-48 27-54-40 N

CURRENT

1. 15-7-CZ12-1 WILLIAMSON 100, LLC 14-36 03-55-40 N

2. 15-7-CZ12-2 DUFFIELD W. MATSON, III & SARA MATSON 15-11 31-54-41 N

3. 15-7-CZ12-3 JAMES & ROSEMARY HARTIGAN 15-44 10-55-40 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

Revised Agenda for:
Item #2 – Z15-011
Waivers 4

COMMUNITY ZONING APPEALS BOARD - AREA 12

MEETING OF TUESDAY, SEPTEMBER 1, 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

(4) NON-USE VARIANCE to permit the proposed accessory building with a rear yard area coverage of 10.1% (5% permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 4960 Sunset Drive, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.98 Gross Acre

Department of Regulatory and Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

Waivers: 4

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED _____

3. JAMES & ROSEMARY HARTIGAN (15-9-CZ12-3/15-044)

**10-55-40
Area 12/District 08**

(1) NON-USE VARIANCE to permit a proposed guest house resulting in a rear lot coverage of 10.6% (5% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Guest House Addition" as prepared by Jose Diaz Architect dated stamped received 5/18/15 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 8201 SW 111 Terrace, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.63 Acre

Department of Regulatory and Economic Resources
Recommendation:

Approval with conditions.

Protests: 0

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.

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

PH: Z14-048 (15-9-CZ12-A)

September 1, 2015

Item No. A

Recommendation Summary	
Commission District	7
Applicants	Maria Fanti
Summary of Requests	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 and to permit access from a public street to a private easement.
Location	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.
Property Size	1.5 acres
Existing Zoning	EU-1, Single-Family One Acre Estate District
Existing Land Use	Vacant
2020-2030 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.

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. Subsequently, the application was deferred from the July 7, 2015 meeting of CZAB #12, with leave to amend to add an additional request.

REQUESTS:

REQUESTS #1 THROUGH
#4 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.
4. NON-USE VARIANCE of Zoning and Subdivision Regulations requiring lot frontage on a public street; to waive same to permit a lot with 0' frontage (125' required) on a public street, and to permit access to a public street by means of a private easement.

REQUESTS #5 AND 6 ON PARCEL "B"

5. NON-USE VARIANCE to permit the proposed Parcel "B" with an area of 37,455 sq. ft. (43,560 sq. ft. required).
6. 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, with sheets SP-1 & SP-2 dated stamped received 06/19/15, sheets A-1.2, A-2.1 & L-1.2 dated stamped received 02/27/15, sheets A-1, A-2 & L-1 dated stamped received 01/29/15, sheet L-1 dated stamped received 11/6/14 and sheet A-4 dated stamped received 10/22/14 for a total of 10 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

In the July 2015 hearing, the application was deferred by the Board to allow an additional request created from the revision of the site plan showing access to the proposed residence on Parcel "A" through a private easement.

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. In addition, the applicant now seeks to vary the subdivision regulations to allow access to one of the parcels through a private easement.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing	Land Use Designation
Subject Property	EU-1; vacant lots	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 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.

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, approval of the requests on Parcels "A" and "B" would be **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 submitted a revised site plan on June 19, 2015, which shows the access to Parcel "A" through a proposed private access from SW 79 Court instead of from SW 70 Street. At the July 9, 2015 hearing, the Board deferred the application with leave to amend to add an additional variance pertaining to the change in access. Said variance is to permit Parcel "A" of the subject property with the reduced frontage and to permit access to a public street by means of a private easement (request #4), which was created by the revised site plan.

Requests #1 through #4 are related to Parcel A, and staff opines that approval of these requests would be **compatible** with the surrounding area for the reasons stated below. Staff was strongly opposed to the prior plans, which, with the reduced frontage, lot depth and lot area on Parcel A (request #1), showed a driveway access from the parcel at the intersection of SW 79 Avenue and SW 70 Street. As noted at that time, the Platting and Traffic Review Section indicated in its memorandum that this access drive would have a negative impact on the aforementioned roadways, SW 70 Street and SW 79 Avenue. As such, staff opined that the combined effect of the variances of lot size, lot frontage on Parcel A, with this driveway access, would have been too intensive and would be detrimental to the surrounding residential community. For the reasons stated herein, staff is supportive of the revised plans, which show access to Parcel A by a private easement drive that runs through Parcel "B", from SW 79 Court.

Staff's research of prior zoning approvals in this area indicated that other properties were approved for similar requests for variances of lot area and lot depth as being currently sought in request #1. Similarly, staff opines that approval of the requests for reduced lot coverage (request #2) and reduced setbacks (request #3) on Parcel "A", would not have a major visual impact on the surrounding residences that are located on parcels that vary in size from approximately 33,000 sq. ft. (.75-acres) to 99,000 sq. ft.. Further, staff opines that the approval of these variances in requests #1 through #3, would not be out of character with other approvals of lot area, lot coverage and lot depth in this area. Staff opines that the proposed private easement to Parcel "A" from SW 79 Court, which is the subject of request #4, sufficiently reduces any impact on traffic on the abutting roadways (SW 79 Avenue and SW 70 Street), which previously, staff opined could have had a detrimental effect on the surrounding area. Although the request advertised a variance for zero feet of frontage, staff notes that the actual

frontage being proposed on Parcel "A" is 50'. Therefore, although the proposed development of two (2) separate residential sites with the variances being requested herein on both parcels could be deemed to be more intensive than that allowed by the EU-1 zoning district regulations, staff opines that the greatest negative impact from the prior plans would have been the impact on vehicular and pedestrian traffic along SW 70 Street and SW 79 Avenue, and that potential impact would be mitigated, in staff's opinion, by the proposed private easement in the revised plans. In light of this, staff opines that the approval of the requests on Parcel "A" would be **compatible** with the surrounding residential parcels developed under the EU-1 zoning district regulations. **Staff therefore, recommends approval with conditions of requests #1 through #3, under the Non-Use Variance standards, Section 33-311(A)(4)(b).**

In analyzing requests on Parcel "B" to permit a lot area of 37,455 sq. ft. (43,560 sq. ft. required) (request #5) and to permit a proposed lot coverage of 22.17% (20% maximum permitted) (request #6), under the Non-Use Variance (NUV) Standards, staff opines that these requests are contingent on the approval of requests #1 through #4 on Parcel "A", of which for the reasons stated above, staff has recommended approval. Staff notes that the proposed lot area and lot coverage (requests #5 and #6) on this parcel (Parcel "B"), is similar to that being requested on Parcel "A" to the west. Therefore, staff opines that approval of the requests would not be detrimental to the neighboring property or with the surrounding area. As such, staff opines that these requests for Parcel B are inextricably intertwined with the requests on Parcel A and that approval of the application would maintain the basic intent of the zoning, subdivision and other land use regulations, and would be **compatible** with surrounding area. **Staff therefore, recommends approval with conditions of requests #4 and #5 under the Non-Use Variance standards, Section 33-311(A)(4)(b).**

Based on the foregoing analysis, staff recommends that the application be approved with conditions 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.

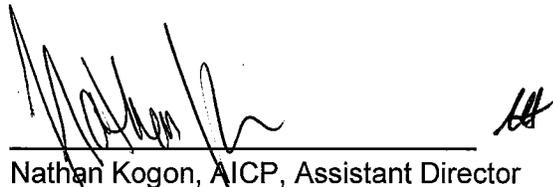
RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of 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 "New Residence for Mr. & Mrs. Doner Garcia" as prepared by Richard Cortes Architect, with sheets SP-1 & SP-2 dated stamped received 06/19/15, sheets A-1.2, A-2.1 & L-1.2 dated stamped received 02/27/15, sheets A-1, A-2 & L-1 dated stamped received 01/29/15, sheet L-1 dated stamped received 11/6/14 and sheet A-4 dated stamped received 10/22/14 for a total of 10 sheets.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant comply with all applicable conditions and requirements, if applicable, from the Division of Environmental Resources Management (DERM) of (RER) memoranda dated March 16, 2015.
6. That the applicant comply with all applicable conditions and requirements, if applicable from the Platting and Traffic Section of (RER) dated June 29, 2015.

NK:MW:NN:JV: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

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	*No objection
Platting and Traffic Review Section (RER)	*No objection
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

Estate Density Residential (Pg. I-31)	<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

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<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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A. MARIA FANTI
(Applicant)

15-6-CZ12-1 (14-048)
Area 12/District 07
Hearing Date: 09/01/15

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>
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

#B

APPLICANT'S NAME: MARIA FANTI

REPRESENTATIVE: RICHARD CORTES

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
14-4-CZ12-1 (14-048)	July 7, 2015	CZAB12	22	15

REC: Denial without prejudice

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: 9/1/15 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

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

EXHIBITS: YES NO

COUNTY ATTORNEY: LAUREN MORSE

**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

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 #Z2014000048-2nd Revision
Maria Fanti
7001 SW 79th 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

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: June 29, 2015

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

From: 
Kaul 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 does not object.

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)

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 79th 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: June 30, 2015

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

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

Subject: Z2014000048: MARIA FANTI
Revised Plans Submitted Dated Stamped Received 6/19/2015

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 Planning Section Supervisor

Memorandum



Date: 29-JUL-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000048

Recommendation:

No objection to the site plan with a 6/19/15 RER received date.

Service Impact/Demand

Development for the above Z2014000048
 located at LYING APPROXIMATELY 141' SOUTH OF SW 69 TERRACE, BETWEEN THEORETICALLY SW 79
 AVENUE & SW 79 COURT, AKA 7001 SW SW 79 CT, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1713 is proposed as the following:

2	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. 0.54 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 13
 The estimated average travel time is: 5:56 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MARIA FANTI

141' SOUTH OF SW 69 TER, BETWEEN SW 79 AVE &
79 CT
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

JULY 7, 2015

Z2014000048

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

JULY 2, 2015

NEIGHBORHOOD REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

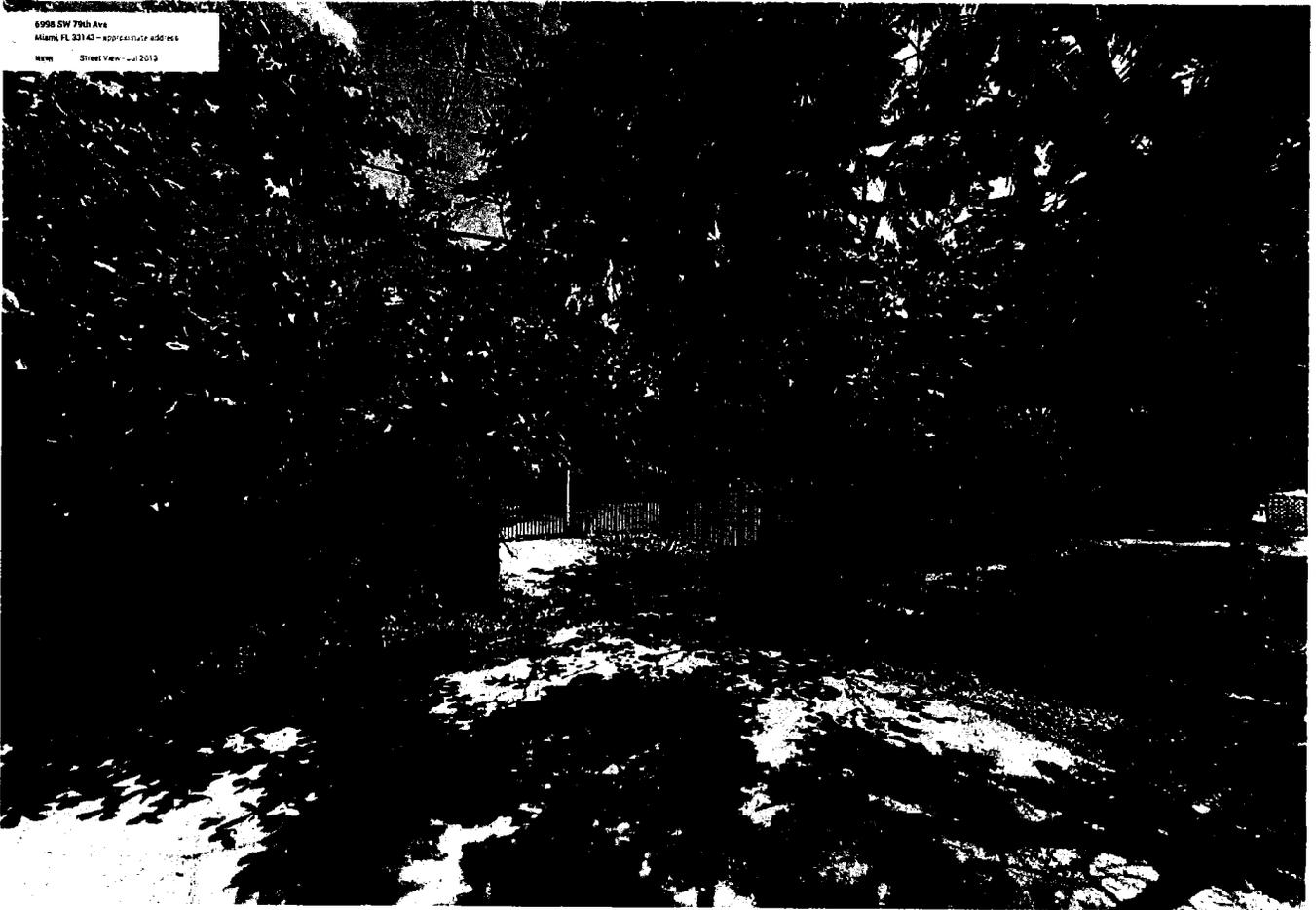
VIOLATOR:

MARIA FANTI

OUTSTANDING LIENS AND FINES:

AS OF JULY 2, 2015, THERE ARE NO OUTSTANDING LIENS OR FINES

8998 SW 79th Ave
Miami FL 33143 - approximate address
NEW Street View - Jul 2012

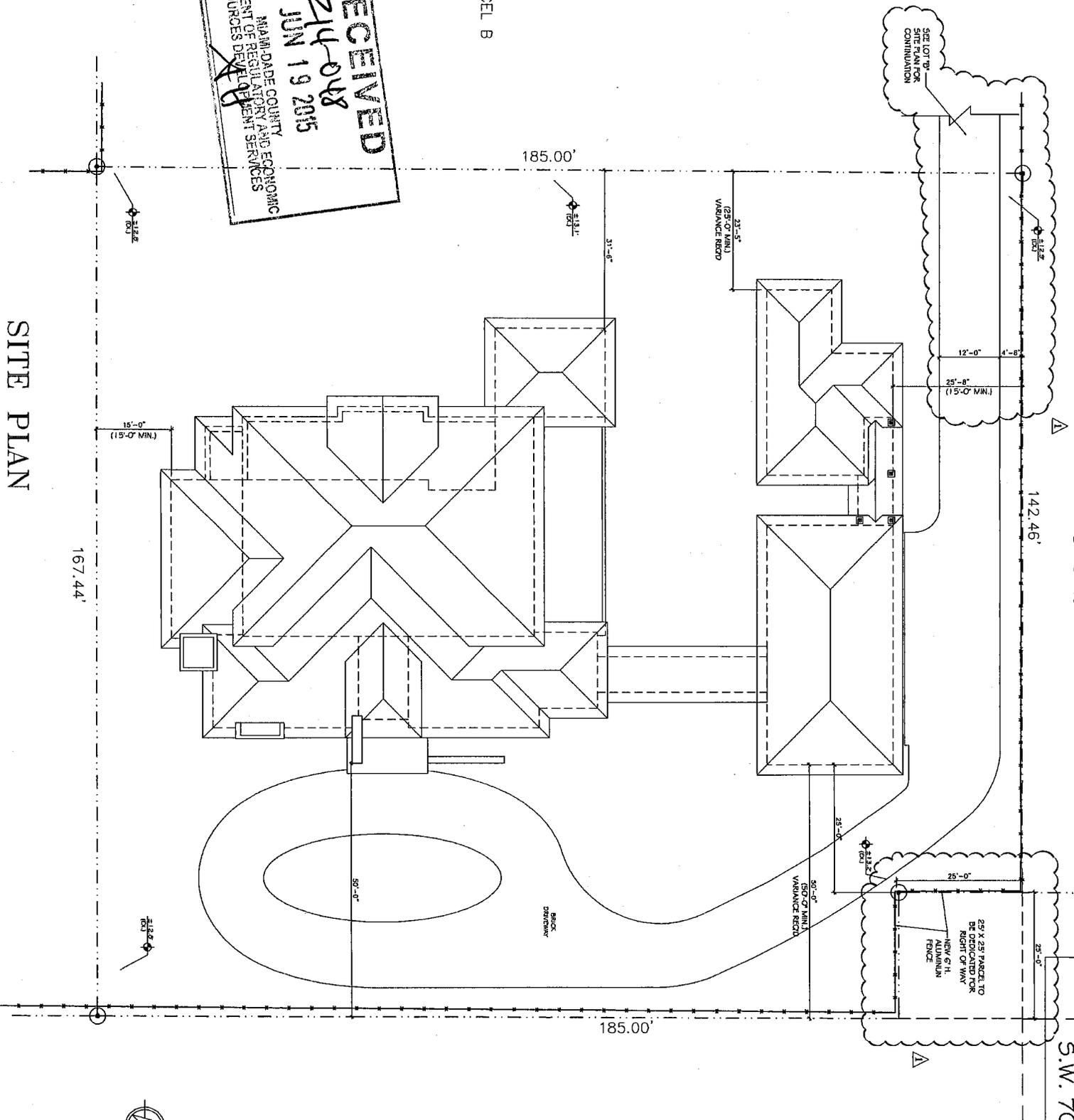


714-048

MIAMI-DADE COUNTY
BY  DEPT.

RECEIVED
 24-048
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 MIAMI DADE COUNTY
 DEPARTMENT OF REGULATOR AND ECONOMIC
 RESOURCES DEVELOPMENT
 By: *[Signature]*

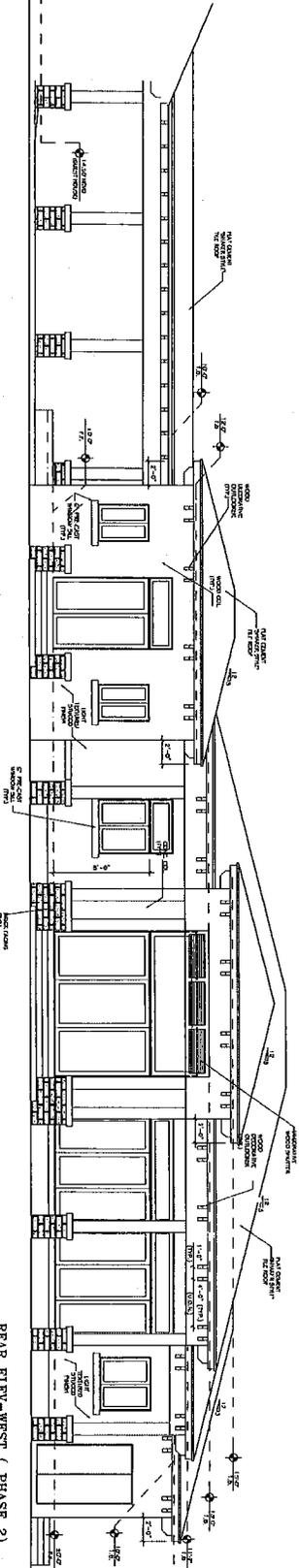
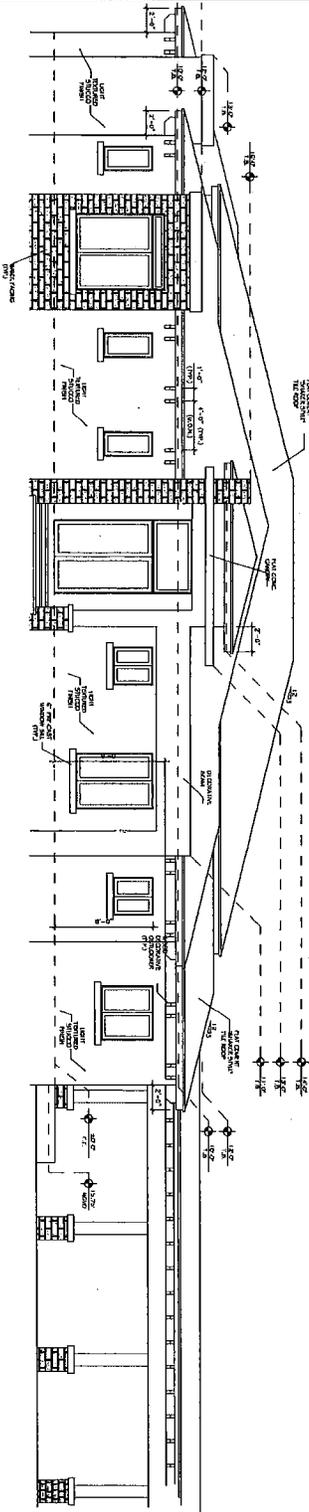
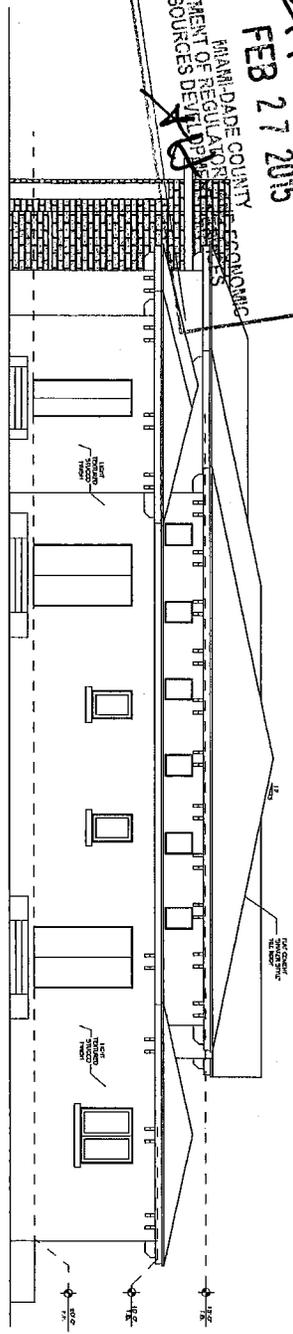
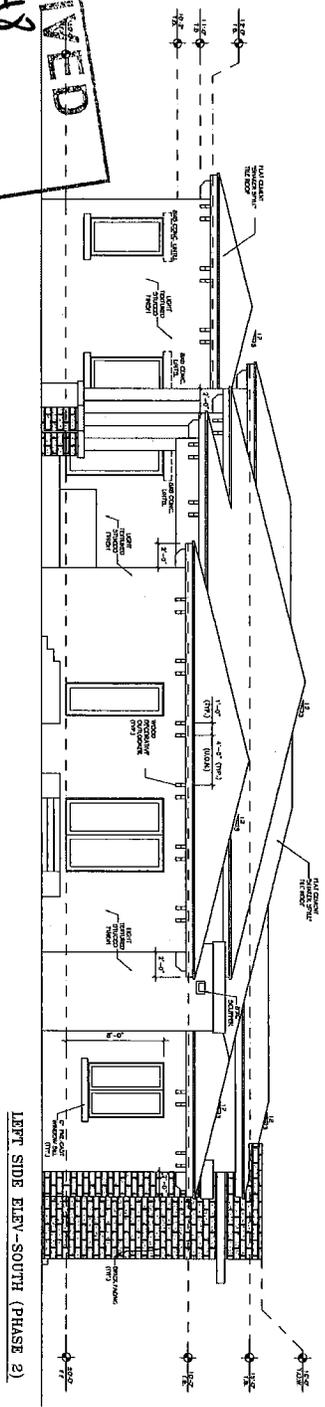
PARCEL B



SITE PLAN

FIG. 2-1-1-A

RECEIVED
 24-048
 FEB 27 2015
 MANI-DADE COUNTY
 DEPARTMENT OF REGULATION
 RESOURCES DEVELOPMENT



ELEVATIONS (PHASE 2)

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

2/17/15
 C.C.

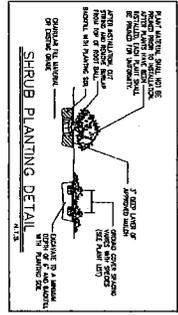
<p>NORTH</p> <p>A-2.1</p> <p>SHEET No.</p>	<p>DATE: 2/17/15</p> <p>DRAWN BY: C.C.</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>NEW RESIDENCE FOR:</p> <p>MR. & MRS. DONER GARCIA</p> <p>7001 SW 79TH COURT</p> <p>MIAMI, FL. 33143</p>	<p>SEAL</p> <p>1/20/15</p>	<p>7001 SW 112 ST #6</p> <p>MIAMI, FL 33143</p> <p>TEL: 305 551-4888</p> <p>FAX: 305 551-4888</p> <p>richardcortes@aol.com</p>	<p>RICHARD CORTES</p> <p>ARCHITECT</p> <p>AY 014236</p>	<p>24</p>
	<p>SHEET NAME</p> <p>ELEVATIONS</p>	<p>PROJECT NAME</p> <p>NEW RESIDENCE FOR MR. & MRS. DONER GARCIA</p>	<p>DATE: 2/17/15</p> <p>DRAWN BY: C.C.</p> <p>SCALE: 1/4" = 1'-0"</p>	<p>SEAL</p> <p>1/20/15</p>	<p>7001 SW 112 ST #6</p> <p>MIAMI, FL 33143</p> <p>TEL: 305 551-4888</p> <p>FAX: 305 551-4888</p> <p>richardcortes@aol.com</p>	<p>RICHARD CORTES</p> <p>ARCHITECT</p> <p>AY 014236</p>

PLANTING NOTES:

1. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND THE CITY ENGINEER.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S SPECIFICATIONS AND THE ARCHITECT'S NOTES.
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TREE SCHEDULE

NO.	SYMBOL	TRADE	QUANTITY	REMARKS
1		PLANTING	1	1" DB CALIPSO
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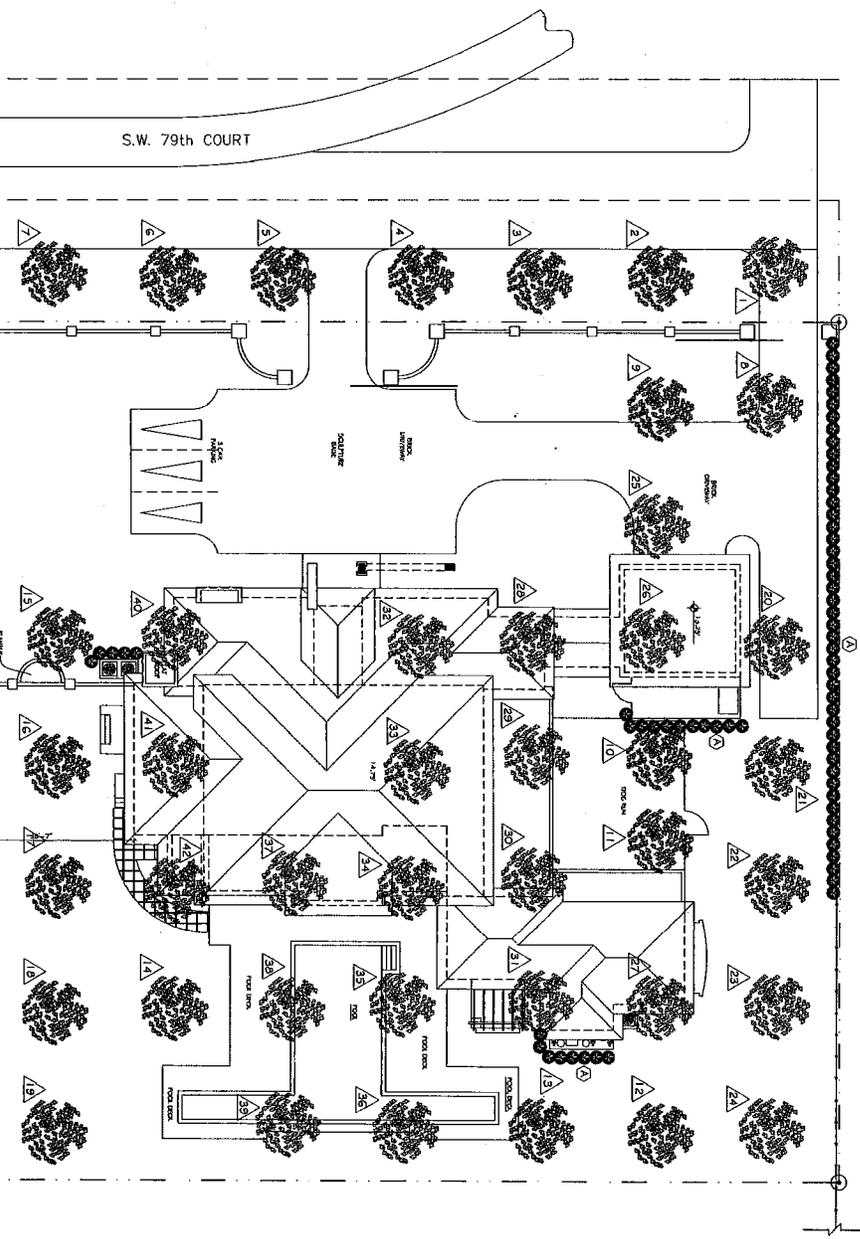


DATE	TYPE	REVISION	BY	QUANTITY	REMARKS
01/29/15	REVISED	1	BY	1	REVISED QUANTITY

LANDSCAPING NOTES:

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RECEIVED
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
MIAMI-DADE COUNTY
JAN 29 2015



Parcel B

RECEIVED
CONTRACTOR
JAN 29 2015

<p>NEW RESIDENCE FOR: MR. & MRS. DONER GARCIA 7001 SW 79TH COURT MIAMI, FL. 33143</p>		<p>SEAL </p>
<p>SHEET NAME LANDSCAPING PLAN</p>	<p>DATE 1/27/15</p>	<p>ARCHITECT RICHARD CORTES</p>
<p>SCALE 1/8" = 1'-0"</p>	<p>BY C.C.</p>	<p>PROJECT NO. 1501 SW 79th St</p>
<p>SHEET No. L-1</p>	<p>NO. 1-27-15</p>	<p>PHONE 305-225-0800</p>

26



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

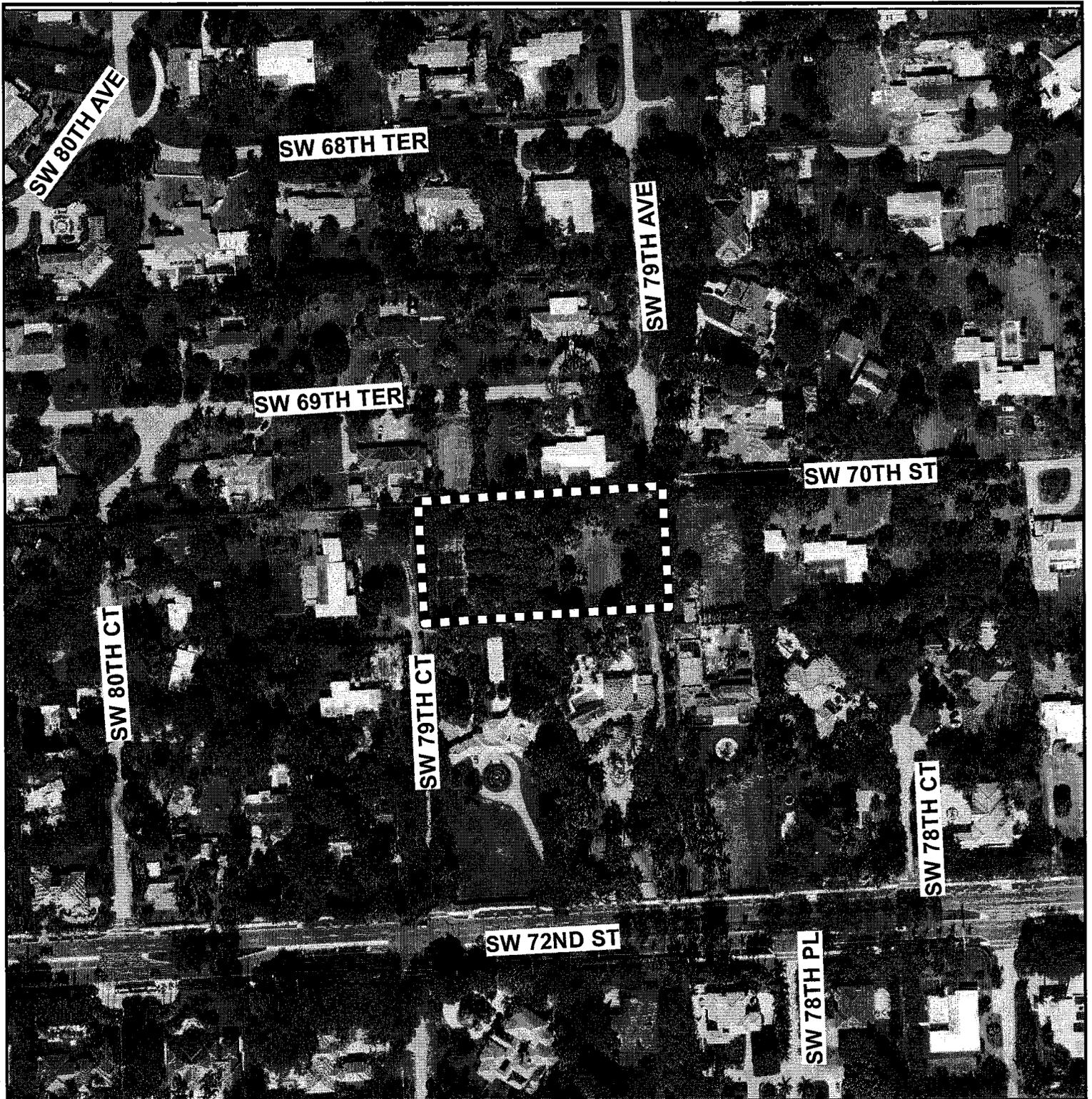
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, June 9, 2014

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number

Z2014000048

Legend

 Subject Property

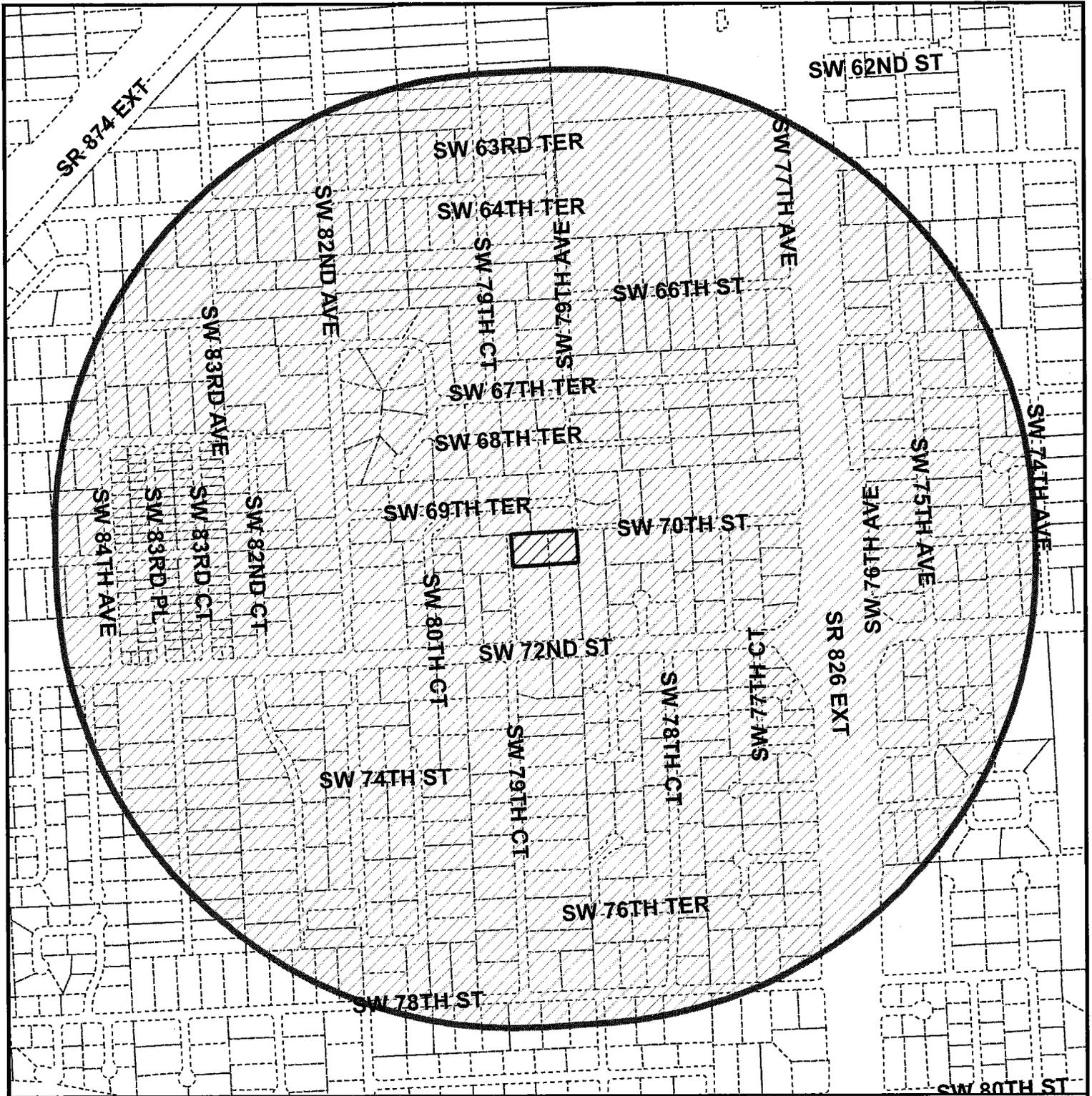


Section: 27 Township: 54 Range: 40
 Applicant: MARIA FANTI
 Zoning Board: C12
 Commission District: 7
 Drafter ID: JEFFER GURDIAN
 Scale: NTS



SKETCH CREATED ON: Monday, June 9, 2014

REVISION	DATE	BY
		29



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

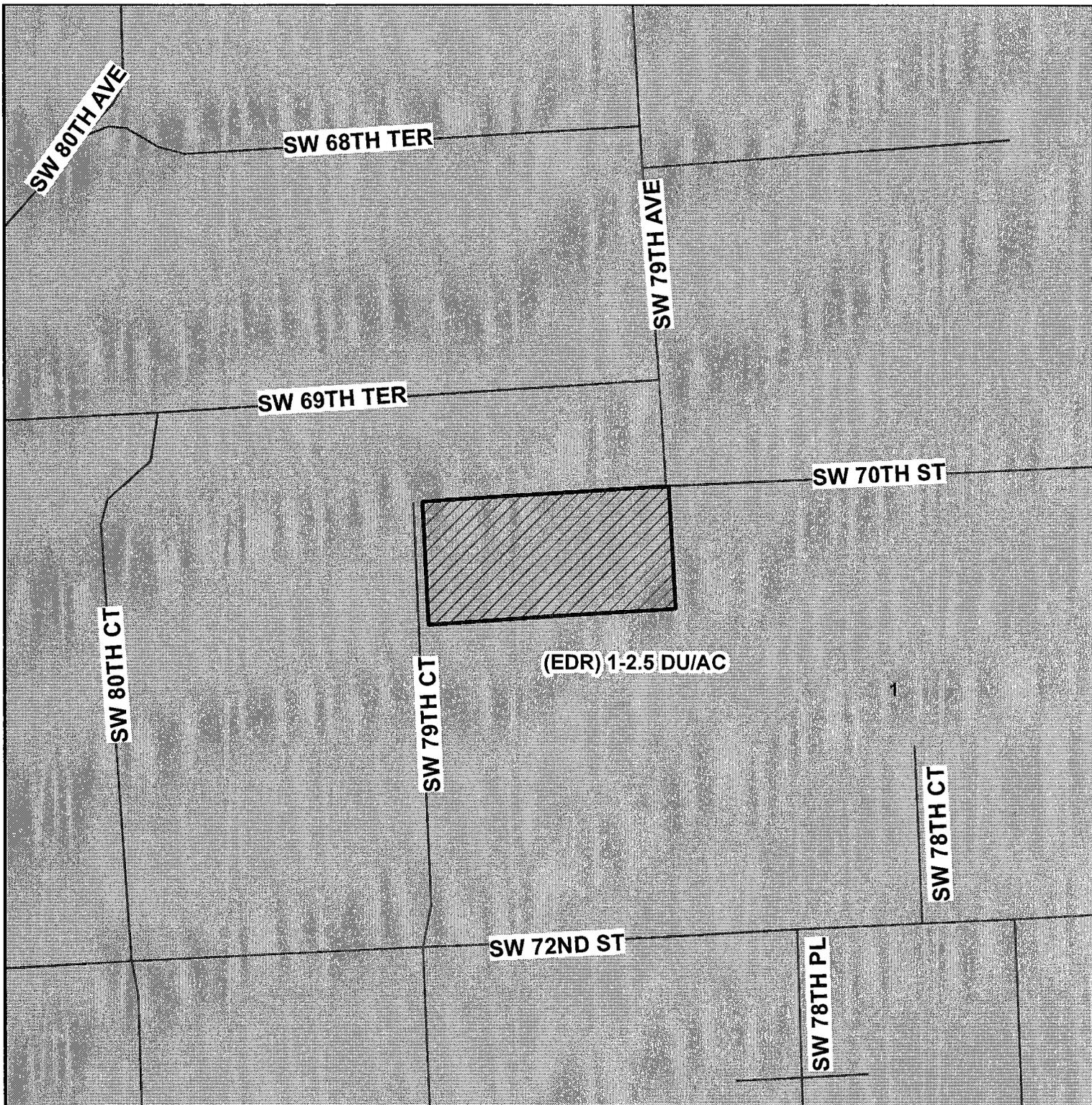
Process Number
Z2014000048
 RADIUS: 2640

Legend

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



REVISION	DATE	BY
		30



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

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

PH: Z14-036 (15-9-CZ12-1)

September 1, 2015

Item No. 1

Recommendation Summary	
Commission District	7
Applicant	Williamson 100, LLC
Summary of Requests	The applicant is seeking to permit an automotive facility spaced less than required from residential zoned properties, setback less than required from property lines and with a reduced greenbelt width.
Location	7700 SW 100 Street, Miami-Dade County, Florida.
Property Size	1.44-acres
Existing Zoning	IU-1, Light Industrial Manufacturing District
Existing Land Use	Warehouse
2020-2030 CDMP Land Use Designation	Medium-Density Residential, 13 – 25 dua, <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the CDMP Land Use Element interpretative text.
Applicable Zoning Code Section(s)	Special Exceptions, Unusual Uses and New uses, Section 33-311(A)(3) Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

1. SPECIAL EXCEPTION to permit an automotive repair facility with automobile storage setback less than the required 500' from RU zoned properties.
2. NON-USE VARIANCE to permit the facility to setback a minimum of 1'-4" (5' required) from the rear (south) property line.
3. NON-USE VARIANCE to permit a greenbelt with a width of 5' (8' wide required).

A plan is on file and may be examined in the Department of Regulatory and Economic Resources entitled, "For Williamson 100 LLC", as prepared by Offerle-Lerner AIA, consisting of 4 sheets and a landscape sheet, entitled Landscape site plan" as prepared by Arden Architectural Group, Inc. consisting of 1 sheet, for a total of 5 sheets, all sheets dated stamped received 06/03/15. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The applicant seeks to permit an automotive repair and storage facility in an existing warehouse building that was previously used as a storage facility. Said building abuts existing residential uses to the west, as well as, an existing automotive sale and service facility, which is located on contiguously owned property to the south. The entire subject parcel, a portion of which was last rezoned in 1956, pursuant to Resolution #9571, is zoned IU-1, Light Industrial Manufacturing District.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; storage building	Medium Density Residential, (13 – 25 dua)
North	GU; vacant BU-1A; offices	Business and Office
South	IU-1; auto dealership and repair shop	Medium Density Residential, (13 – 25 dua)
East	GU: Busway	Transportation
West	RU-4L; townhomes	Medium Density Residential, (13 – 25 dua)

NEIGHBORHOOD COMPATIBILITY:

Staff notes that the property to the south has an existing automotive use and the subject property abuts the Miami-Dade Transit Busway to the east. To the west is an existing townhome development.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide additional automotive uses within the existing industrially zoned strip abutting the Busway on which the subject parcel is located, and which, is similar to the existing automotive dealership on the adjacent parcel to the south. However, based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), approval will not create any new traffic impacts on the abutting roadways.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated **Medium Density Residential** on the CDMP LUP map, which allows a range in density of 13 to 25 dwelling units per gross acre. Staff notes that the entire subject property is zoned IU-1, Light Industrial Manufacturing District, the last portion of which was rezoned to the current zoning in 1956. The IU-1 zoning district, among other things permits uses such as the existing storage building, as well as, the proposed automotive repair and storage use. The CDMP Land Use Element interpretative text, states that existing zoning is deemed to be consistent with this Plan. As such, staff opines that due to the existing zoning, approval of the application to permit the aforementioned facility on the subject property would be **consistent** with the Medium Density Residential designation of the parcel on the CDMP Land Use Plan map, and the Land Use Element interpretative text under said category.

ZONING ANALYSIS:

When the applicant's request to permit an automotive repair and storage facility within 500' of a residentially zoned properties (request #1) is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses, staff opines that approval with conditions would be **compatible** with the surrounding area. Staff opines that the proposed use is similar in scale and intensity to the existing use of the property, which is a storage facility for a moving company. Further, staff notes that the applicant indicated that they intend "an adaptive re-use of the existing 2-story tall warehouse facility to operate a stand-alone, independent automotive repair

facility” on the first floor, as well as to construct a new internal second floor for the storage of automobiles and additional screened automobile storage areas on the roof of the existing building. Staff opines that the proposed use is similar to the automotive sales, service and storage uses on the property located to the south, which were approved pursuant to Resolution #CZAB12-15-98. Further, with additional conditions, which staff has recommended, such as the installation of landscaping abutting the residentially zoned parcels to the west, as well the soundproofing of the repair facility on the ground floor, staff opines that approval of this request would be **compatible** with the surrounding residential and commercial uses.

Additionally, based on the memoranda from the Departments reviewing the application, including the Platting and Traffic Review Section and the Division of Environmental Resource Management (DERM) of the Department of Regulatory and Economic Resources (RER), approval of this request will not have a negative impact on traffic on the abutting roadways and would not have an unfavorable impact on the environment, the natural resources of the County. Staff notes that the Miami-Dade Fire Rescue Department’s (MDFRD) memorandum does not object to the application. Therefore, staff opines that approval of this request will not 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. **Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New uses.**

The applicant also seeks to permit the proposed uses within the existing warehouse building which is set back less than required from property lines to the south (request #2), and with a reduced greenbelt width (request #3). When the aforementioned requests are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that approval of same would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Staff notes that the building is existing and that approval of this application will not change the location or height of the existing structure. Further, the proposed use is similar to that on the abutting parcel to the south. As such, staff opines that the approval of the 3.6’ encroachment into the south setback area, will not have any negative visual or aural impact on the property to the south. Further, staff opines that for the same reasons, the existing encroachment will not create any new visual impact on the busway located to the east. Additionally, staff opines that the plans indicate adequate buffering along the interior side (east) property line in the form of a continuous row of trees, which in staff’s opinion, will provide a welcome visual enhancement along this section of the busway.

Similarly, staff opines that the proposed landscape improvements to the site, adequately mitigate any negative visual impact of the reduced greenbelt width that is the subject of request #3. As such, staff opines that approval of the existing setback encroachments (request #2) along with the reduced greenbelt widths, will not affect the stability and appearance of the community and will not be out of character with same. **Therefore, staff recommends approval with conditions of requests #2 and #3, under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b) (NUV).**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

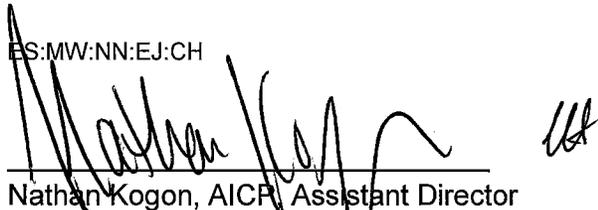
1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure 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 "For Williamson 100 LLC", as prepared by Offerle-Lerner AIA, consisting of 4 sheets and a landscape sheet, entitled Landscape site plan" as prepared by Arden Architectural Group, Inc. consisting of 1 sheet, for a total of 5 sheets, all sheets dated stamped received 06/03/15.
3. That the use be established and maintained in accordance with the approved plan.
4. That signage on the property be limited to the automotive repair and storage uses approved pursuant to this application.
5. That no vehicle display/showing be allowed for the public on the subject property.
6. That the landscaping indicated in the plans along the interior sides (east and west) property lines be installed prior to obtaining a Certificate of Use for the proposed automotive repair and storage uses on the subject property.
7. That only security lighting shall be permitted between the west wall of the existing building, and that any outside lighting on the property shall be oriented away from the residences to the west to prevent the spillage of light onto said residential uses.
8. That sound proofing shall be installed along the ground floor and the ground floor walls that abut the residential properties to the west and that air compressors used in connection with the automotive repair uses be comprised of a radial (silenced) design.
9. That the hours of operation for the automotive repairs shall be as follows: Monday through Saturday only, 7:00 a.m. to 7:00 p.m. (Open for pick-up until 8:00 p.m.); There shall be no service or repair work of any kind performed on the Property outside of these hours of operation.
10. That the use of outdoor speakers shall be prohibited.

Williamson 100, LLC

Z14-036

Page | 5

ES:MW:NN:EJ:CH



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

ZONING RECOMMENDATION ADDENDUM

Applicant: *Williamson 100, LLC*
PH: Z14-036

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 objection
*Subject to conditions in their memorandum.	

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

Medium Density Residential (Page I-30)	<i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i>
Uses and Zoning Not Specifically Depicted (Pg. I-33)	<p><i>As provided in the previous paragraphs, mixing of different housing types and densities is allowed within certain unit areas. The average gross residential densities depicted on the Land Use Plan map reflect such averaging. They also reflect certain non-residential use sites previously credited in accordance with the section titled "Gross Residential Density" and its predecessor standard.</i></p> <p><i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i></p>
Uses and Zoning Not Specifically Depicted on the LUP Map (Pg. I-77)	<i>Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur. Many existing uses and zoning classifications are not specifically depicted on the Plan map. This is due largely to the scale and appropriate specificity of the countywide LUP map, graphic limitations, and provisions for a variety of uses to occur in each LUP map category. In general, 5 acres is the smallest site depicted on the LUP map, and smaller existing sites are not shown. All existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the criteria set forth below; and (b) the implementation of such a finding will not result in a temporary or permanent taking or in the abrogation of vested rights as determined by the Code of Miami-Dade County, Florida. The criteria for determining that an existing use or zoning is inconsistent with the plan are as follows: 1) Such use or zoning does not conform with the conditions, criteria or standards for approval of such a use or zoning in the applicable LUP map category; and 2) The use or zoning is or would be incompatible or has, or would have, an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area</i>

ZONING RECOMMENDATION ADDENDUM

Applicant: *Williamson 100, LLC*
PH: Z14-036

	<p><i>ratio or design would detrimentally impact the surrounding area. Also deemed to be consistent with this Plan are uses and zoning which have been approved by a final judicial decree, which has declared this Plan to be invalid or unconstitutional as applied to a specific piece of property. The presence of an existing use or zoning will not prevent the County from initiating action to change zoning in furtherance of the Plan map, objectives or policies where the foregoing criteria are met. The limitations outlined in this paragraph pertain to existing zoning and uses. All approval of new land uses must be consistent with the LUP map and the specific land use provisions of the various LUP map categories, and the objectives and policies of this Plan. However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

1. WILLIAMSON 100, LLC
(Applicant)

15-9-CZ12-1 (14-036)
Area 12/District 07
Hearing Date: 09/01/15

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>
1956	Planning Zoning & Building Dept.	- Zone change from IU-3 to IU-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: June 25, 2015

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

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

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

Subject: C-12 #Z2014000036-2nd Revision
Williamson 100, LLC
7700 SW 100th Street, Miami, FL 33156
A Non-Use Variance to permit an automotive repair facility and storage of automobiles setback less than required from property lines; Special Exception to permit the automotive repair facility spaced less than required from a residential zoning district; and Non-Use Variance to permit a lesser greenbelt than required.
(IU-1) (1.519 Acres)
03-55-40

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.

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

The subject property is currently served by septic tank and drainfield as a means for the disposal of domestic liquid waste.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage.

The proposed automotive repair facility will generate liquid waste other than domestic sewage and is not permitted by the Code if the building is served by a septic tank and drainfield. Therefore, the proposed development is required to connect to the public sanitary sewer system in accordance with Code requirements.

Accordingly, the applicant submitted an executed Miami-Dade Water and Sewer Agreement (ID #21975) indicating that the proposed development will connect to the public sanitary sewer system. Therefore the proposed development will be in compliance with the Code for wastewater disposal.

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 site contains a specimen sized (trunk diameter 18 inches or greater) ficus tree; however, the proposal will not impact tree resources. Be advised that a Miami-Dade County Tree Removal/Relocation Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

Air Quality Preservation

In the event of any kind of renovation or demolition activity, an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A notice of asbestos renovation or demolition form must be filed with the Air Quality Management Division of DERM for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Enforcement History

The subject property has one (1) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

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.

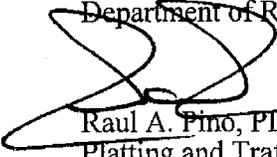
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: May 30, 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: Z2014000036
Name: Williamson 100, LLC
Location: 7700 SW 100 Street
Section 03 Township 55 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.

Furney, Susan (RER)

From: Hays, David (PWWM)
Sent: Monday, June 29, 2015 6:44 PM
To: Furney, Susan (RER); Rodriguez, Leandro (RER)
Cc: Shen, Joan (PWWM); Khan, Muhammad (PWWM)
Subject: RE: Zoning Hearings Distribution of Revision (Case # Z2014000036)

Comments as follows:

Connect existing sidewalk at NE corner to internal sidewalk network. Sidewalk should extend through and across driveway openings along back of right of way.

At east entrance you need to allow for entering vehicles to not incur a parked car pulling out for at least a car length into the property. The first four parking spaces at the end do not allow this.

Signing and marking details will have to be included with paving and drainage plans.

Thank you,

David W Hays, P.E.
Traffic Engineering Division
Miami-Dade County Public Works and Waste Management Department
111 NW 1st Street • Suite 1510 • Miami, FL 33128-1970
305-375-1019 Phone 305-372-6064 Fax
<http://www.miamidade.gov/pubworks/>
"Delivering Excellence Every Day"

From: Eymil, Yelenys (PWWM) **On Behalf Of** Shen, Joan (PWWM)
Sent: Monday, June 08, 2015 12:40 PM
To: Khan, Muhammad (PWWM); Hays, David (PWWM)
Cc: Shen, Joan (PWWM)
Subject: FW: Zoning Hearings Distribution of Revision (Case # Z2014000036)

Please review and advise – due 6/29

From: Furney, Susan (RER)
Sent: Monday, June 08, 2015 12:38 PM
To: Harrison, Carl (RER); Velazquez, Christine (RER); Cotarelo, Antonio (PWWM); Anorga, Estelle (RER); VVILLAAMIL@DADESCHOOLS.NET; RGARCIA@MIAMIDADE.GOV; Sanchez, Alfredo B. (WASD); Mallary, Lakisha (RER); Rincon, Ninfa (RER); Gavilan, Ricardo (PWWM); Zambrana, Rosa (RER); Tola, Tony (MDFR); Heredia, Carlos (MDFR); Castillo, Guillermo (MDFR); IRODRIGU@DADESCHOOLS.NET; Rodriguez, Leandro (RER); Mendelsberg, Scott (MDFR); Connally, Ronald (RER); Bennett, Ron (MDFR); Pino, Raul (RER); Koper, Randy (MDPR); Goldenberg, Bertha M. (WASD); Valdes, Maria A. (WASD); Robinson, Douglas K. (MDT); Carranza, Jacqueline (MDT); Turteltaub, Alissa (MDPR); Riaz, Ammad (Aviation); Cartaya, Nilia M. (MDT); Bowers, John (MDPR); Cata, Elena (RER); Mansuri, Mohammed (RER); Shen, Joan (PWWM); Mitchell, Shauna (RER)
Subject: Zoning Hearings Distribution of Revision (Case # Z2014000036)

Attached is a link to the above referenced Zoning Hearings application which contains the documents for your review. Please process your review and upload your comments/memos within 21 days (29-JUN-15).

The following Documents have a Revision:

- ELEVATION PLAN 1: (08-JUN-15) See revised sheets dated 6/3/15
- FLOOR PLAN 1: (06-OCT-14) See revise sheets dated stamped received 10/02/14.
- FLOOR PLAN 1: (08-JUN-15) See revised sheets dated 6/3/15
- LANDSCAPE PLAN 1: (08-JUN-15) See revised sheets dated 6/3/15
- SITE PLAN 1: (08-JUN-15) See revised sheets dated 6/3/15

https://www.miamidade.gov/RER/Track/zoning_show.aspx?proc_num=Z2014000036

Thank you.
(E-id# 45)

Memorandum



Date: June 10, 2015

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: Z2014000036: WILLIAMSON 100, LLC
Revised Plans Submitted Dated Stamped Received 6-3-2015

Application Name: WILLIAMSON 100, LLC

Project Location: The site is located at 7700 SW 100 ST, Miami-Dade County.

Proposed Development: The request is for a non-use variance and special exception for an auto repair use within 500 feet of a residential district.

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

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. 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, Park Planning Section Supervisor



Memorandum

Date: 22-JUN-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2014000036

Recommendation:

No objection to the site plan with a 6/3/15 RER received date.

Service Impact/Demand

Development for the above Z2014000036
 located at 7700 SW 100 ST, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1831 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 23
 The estimated average travel time is: 6:15 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

No objection.

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

DATE: 23-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

WILLIAMSON 100, LLC

7700 SW 100 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2014000036

HEARING NUMBER

HISTORY:

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

Williamson 100 LLC

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

If a CORPORATION/LLC 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].

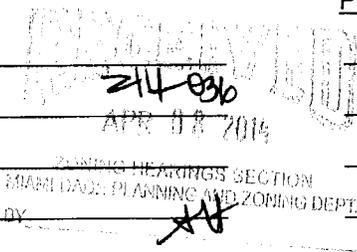
CORPORATION/LLC NAME: Williamson 100, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>George E. Williamson, II</u>	<u>50%</u>
<u>7815 SW 104 Street</u>	
<u>Miami, FL 33156</u>	
<u>George E. Williamson, III</u>	<u>50%</u>
<u>7815 SW 104 Street</u>	
<u>Miami, FL 33156</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 N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</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: N/A

<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: N/A

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

N/A

_____	_____
_____	_____
_____	_____
_____	_____

214-036

 APR 08 2014

 ZONING HEARINGS SECTION

 MIAMI-DADE PLANNING AND ZONING DEPT

 BY: *[Signature]*

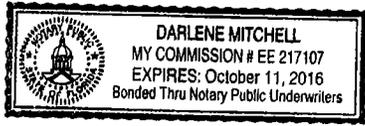
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: *George E. Williamson, II*
George E. Williamson, II, Authorized Member of Williamson 100, LLC (Applicant)

Sworn to and subscribed before me this 7 day of April, 2014. Affiant is personally know to me or has produced _____ as identification.

Darlene Mitchell
(Notary Public)



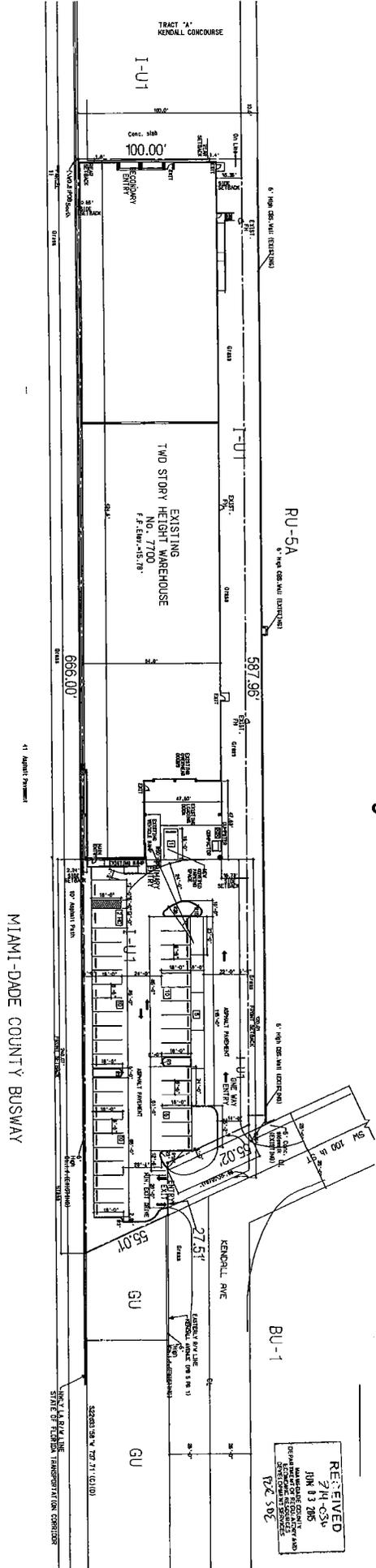
My commission expires: 10/11/2016

Seal

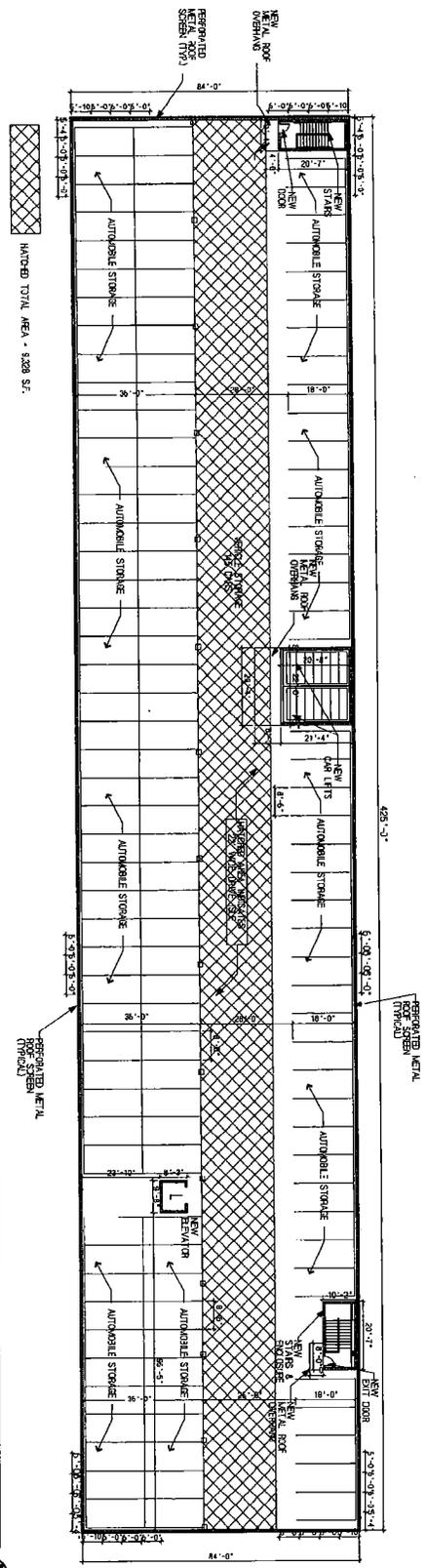
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

RECEIVED
 214-036
 JUN 03 2005
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGISTRATION AND ECONOMIC
 REDEVELOPMENT SERVICES
 BY *XFD*

"enlarge site plan"



ROOF PLAN - PROPOSED



1/16"

RECEIVED
 JUN 03 2015
 214-036
 FAX
 DEPARTMENT OF PERMITS AND REGULATORY
 COMMUNITY DEVELOPMENT SERVICES
 MIAMI DADE COUNTY

RECEIVED
 JUN 13 2015
 2:14-CA
 F.A. SUE

COMMISSION 2014.001.001	ROOF PLAN PROPOSED
SHEET A-2.1	ADAPTIVE REUSE A-1 FARGO STORAGE, 7700 SW 100 ST., MIAMI, FL 33156 FOR: WILLIAMSON 100 LLC 7815 SW 104 ST, MIAMI, FL 33156 305.670.7000
REVISION	

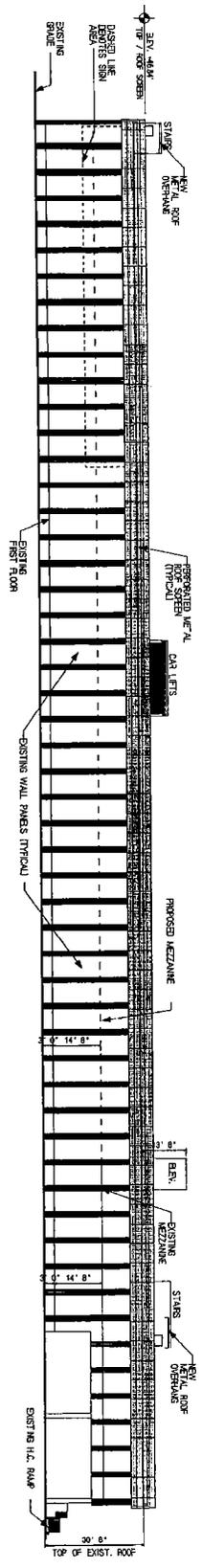
DATE DRAWN	
DRAWN	
ISSUED FOR PERMIT APPLICATION	

OFFERLE-LERNER AIA
 ARCHITECTS AND PLANNERS
 13100 B.W. 18TH STREET, SUITE 208
 MIAMI FLORIDA 33186
 305-585-1700
 ALAN D. LERNER AIA ARCHITECT
 #18 0002184
 #18 0001194

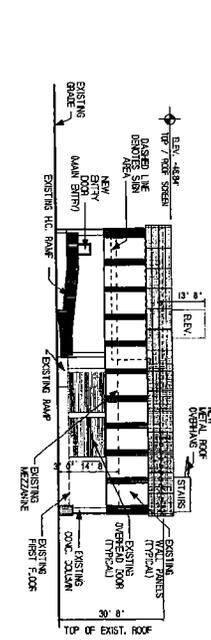
JUN 02 2015

REV.	DATE	REVISION

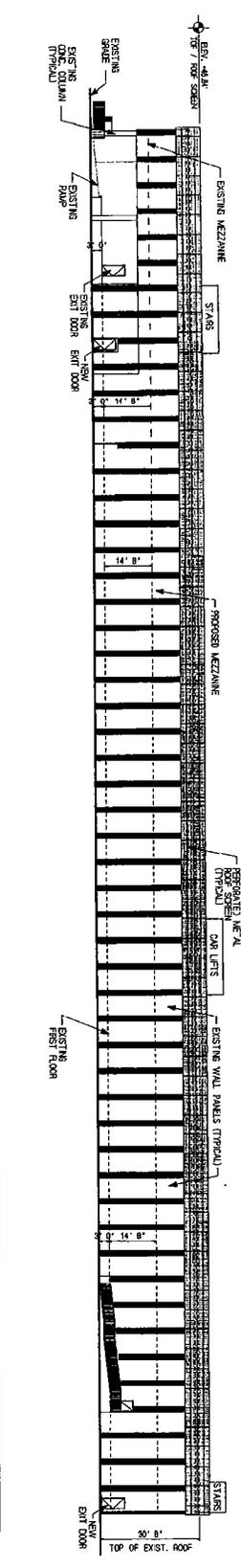
SOUTH EAST ELEVATION



NORTH EAST ELEVATION

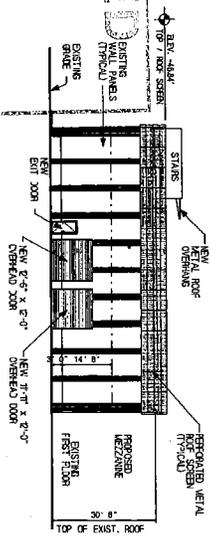


NORTH WEST ELEVATION



RECEIVED
 JUN 03 2015
 214-036
 IMPERIAL COUNTY
 DEPARTMENT OF PUBLIC WORKS AND SERVICES
 RECEIVED FOR PERMIT APPLICATIONS

SOUTH WEST ELEVATION



RECEIVED
 JUN 03 2015
 214-036
 IMPERIAL COUNTY
 DEPARTMENT OF PUBLIC WORKS AND SERVICES
 RECEIVED FOR PERMIT APPLICATIONS

ADMINISTRATIVE 2014.001.001
SHEET
A-3.0
REVISION

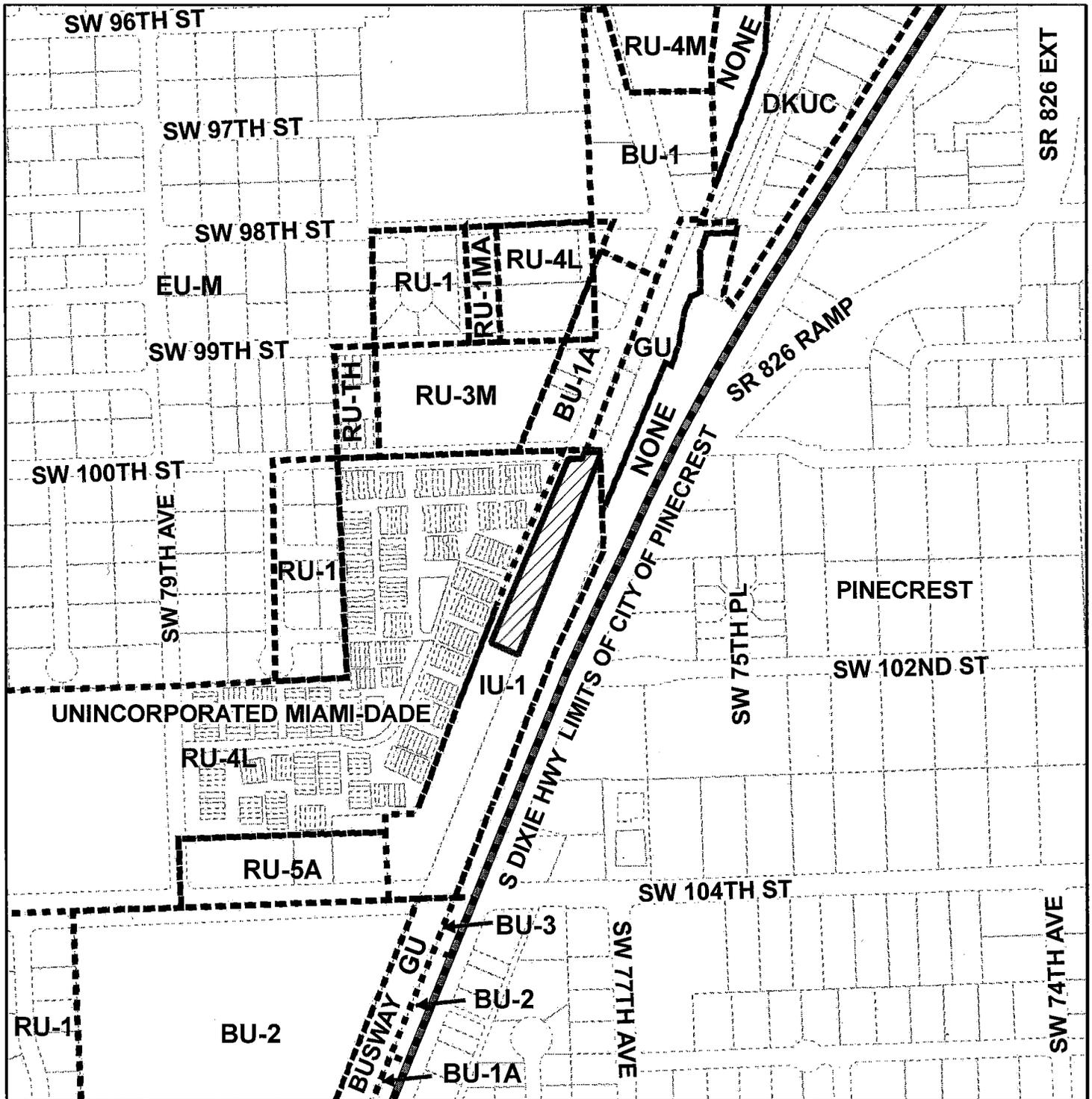
EXTERIOR BUILDING ELEVATIONS	
ADAPTIVE REUSE A-1 FARGO STORAGE, 7700 SW 100 ST., MIAMI, FL 33156 FOR: WILLIAMSON 100 LLC 7615 SW 104 ST. MIAMI, FL 33156 305.670.7000	

DATE DRAWN	DATE PERMIT APPLICATION

OFFERLE-LENER AIA
 ARCHITECTS AND PLANNERS
 13180 S.W. 154TH STREET, SUITE 208
 MIAMI FLORIDA 33187
 305-395-1700
 ALAN D. LENER AIA ARCHITECT
 748 0000748
 305-395-1700

STATE OF FLORIDA
 SEAL OF THE ARCHITECTS
 ALAN D. LENER
 JUN 02 2015

REV.	DATE	REVISION



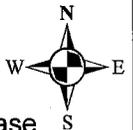
MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2014000036

Section: 02/03 Township: 55 Range: 40
 Applicant: WILLIAMSON 100, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

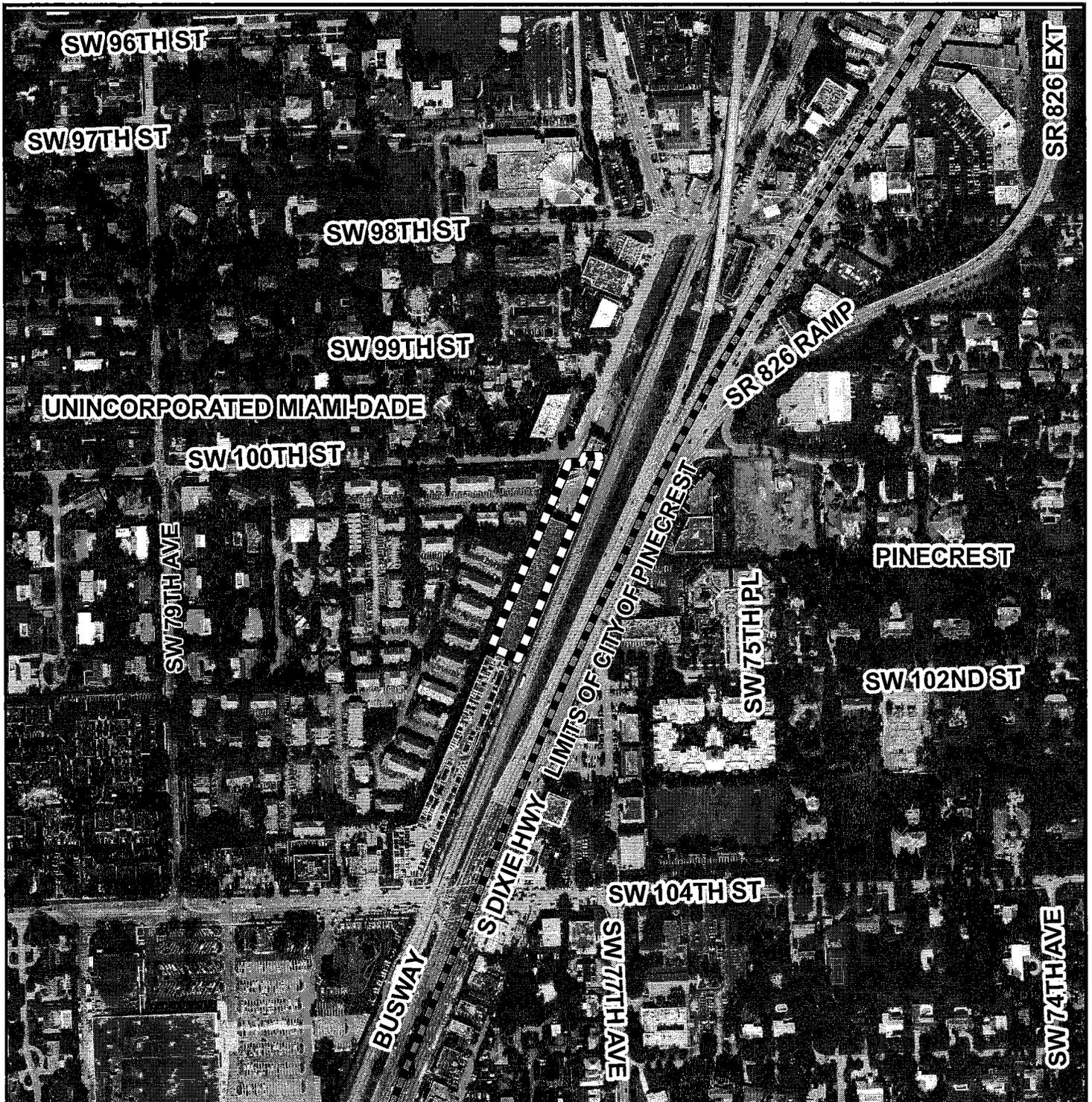
Legend

-  Subject Property Case
-  Zoning
-  Municipalities



SKETCH CREATED ON: Monday, June 29, 2015

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000036

Legend

 Subject Property

 Municipalities



Section: 02/03 Township: 55 Range: 40

Applicant: WILLIAMSON 100, LLC

Zoning Board: C12

Commission District: 7

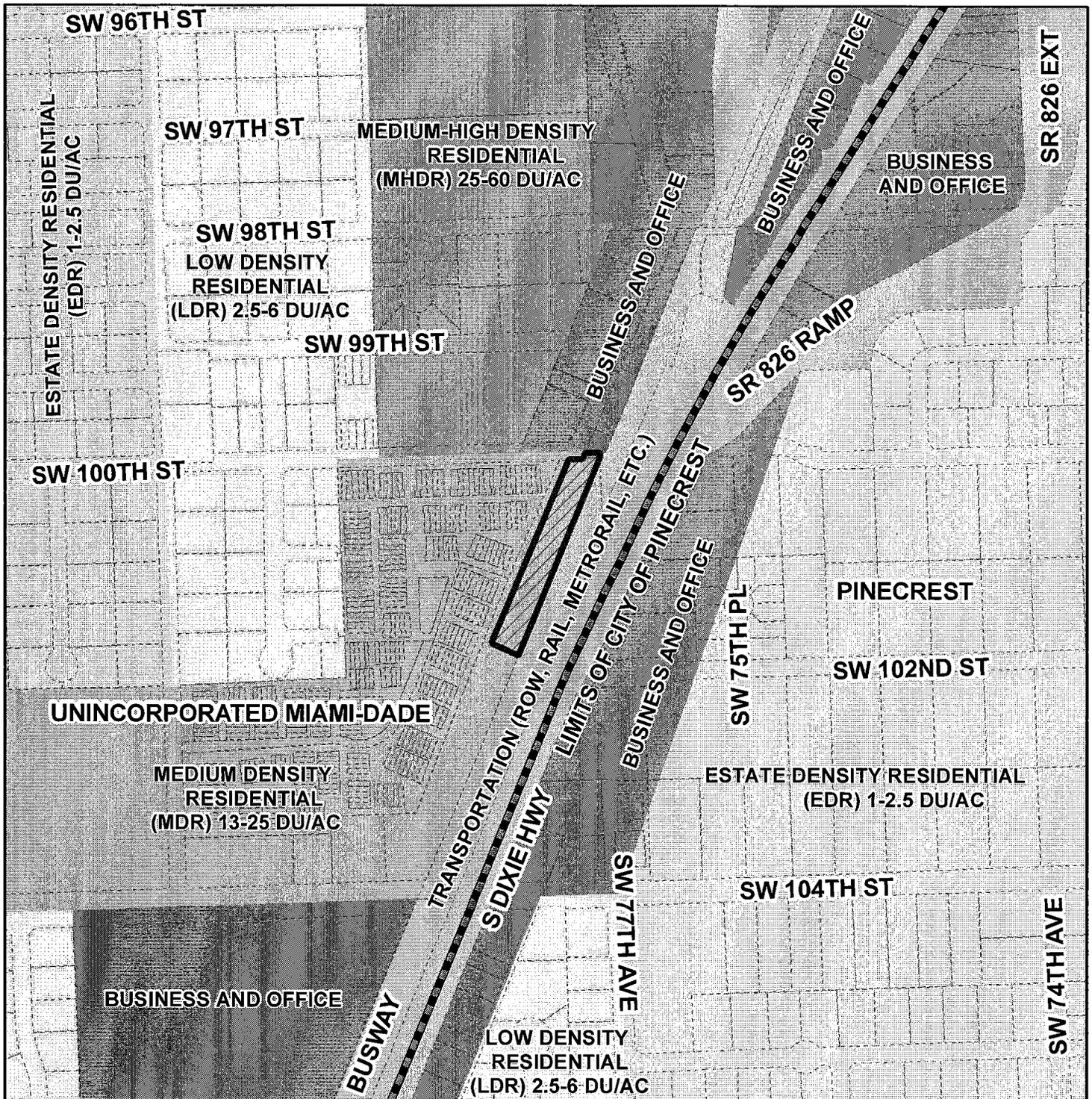
Drafter ID: E.CESPEDES

Scale: NTS



SKETCH CREATED ON: Monday, June 29, 2015

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2014000036

Section: 02/03 Township: 55 Range: 40
 Applicant: WILLIAMSON 100, LLC
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Municipalities



SKETCH CREATED ON: Monday, June 29, 2015

REVISION	DATE	BY

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

PH: Z15-011 (15-9-CZ12-2)

September 1, 2015
Item No. 2

Recommendation Summary	
Commission District	7
Applicants	Duffield W. Matson, III & Sara Matson
Summary of Requests	The applicants seek to modify a condition of a prior resolution in order to submit revised site plans showing an additional accessory structure setback less than required from property lines, that results in more rear yard area coverage than permitted by Code.
Location	4960 Sunset Drive, Miami-Dade County, Florida.
Property Size	.98 gross acre +/-
Existing Zoning	EU-1, Single-Family One Acre Estate District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Estate Density, 1 to 2.5, dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

1. MODIFICATION of Condition #2 of Resolution CZAB12-28-01, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

From: "2 That in the approval of the plan the same be substantially in accordance with that submitted for the hearing unentitled, as prepared by T. L. Riggs and dated revised January 9, 2001."

To: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "An Addition for: Matson Residence", as prepared by Brockhouse Associates, P.A., "Landscape Plans" prepared by Bell-La, Sheets L-1, L-2, L-3 and L-4 dated stamped received 5-14-15, all other plans dated stamped received 2/18/15 and consisting of 14 sheets."

The purpose of the request is to allow the applicants to submit revised plans showing an accessory building on the rear of the property and variances to allow for a smaller lot.

2. NON-USE VARIANCE to permit a lot area of .98 acres (1 gross acre required).
3. NON-USE VARIANCE to permit the proposed detached accessory building to setback 2' (20' required) from the interior side (west) property line.
4. NON-USE VARIANCE to permit the proposed detached accessory building with a rear yard area of 10.1% (5% permitted).

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #CZAB12-28-01, the subject property was a part of a larger 2-acre parcel, that was approved to split the parcel into two (2) separate one (1) gross acre lots, Tract "A", the subject parcel and Tract "B", the abutting parcel to the south. Said approval permitted the subject property with an accessory structure encroaching 18' (setback 2', where 20' is required) into the interior side (west) setback area. Further, staff notes that a Private Easement Agreement, recorded in Official Record Book (ORB) 926 at Page 266, grants the subject property and the parcel to the south a 30' wide right-of-way access easement within the abutting property to the west from Sunset Drive.

Among the conditions for approval, was the site plan showing the existing house and an accessory structure on the subject property. The applicants now seek to modify said plan, in order to permit an additional accessory building, which will result in a rear yard coverage that will be more than the 5% allowed by Code and to permit the existing residence on the 0.98 gross acre EU-1 parcel.

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	City of Coral Gables; single-family residences	Low-Density Residential, (2.5 to 6 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; elementary school	Estate Density Residential, (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The .98 gross acre subject property contains an existing single-family residence and is surrounded by properties to the north in the City of Coral Gable and to the east and south in Miami-Dade County that are zoned for and contain existing single-residence uses. To the west, is an existing elementary school, which is separated from the subject property by a 30' wide access easement.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to construct an additional accessory structure on the subject property which will result in a rear yard coverage of approximately 10% where 5% is allowed by the Code and which will encroach 18' into the interior side (west) setback area. Staff opines that this may have a visual impact on the properties to the west and south. However, it should be noted that the surrounding properties are well wooded and the property to the west is a school, thus minimizing any visual impacts.

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. Approval of these requests would permit the applicants to build an additional accessory structure on the 0.98 gross acre parcel, which will result in variances to the rear yard coverage and setback requirements on the EU-1 zoned parcel. Staff notes that the approval of the requests sought in the application will not add additional dwelling units to the site beyond what was previously approved and will not change the single-family residential use. Therefore, staff opines that approval of the application would be **consistent** with the uses allowed under the CDMP Estate Density Residential land use category text and the density threshold of the CDMP Estate Density Residential Communities LUP map designation.

ZONING ANALYSIS:

When request #1 is analyzed under Section 33-311(A)(7), General Modification Standards, staff opines that approval of the same would be **compatible** with the surrounding area for the reasons stated herein. The applicants are seeking approval to modify a condition of a prior resolution in order to submit a revised site plan showing additions to the residence and an additional accessory structure. Said structure will encroach 18' into the required 20' wide interior side setback area (request #3) and result in more rear yard coverage than allowed (request #4). For reasons that will be expanded upon in the analysis of the requests #3 and #4 below, staff opines that the approval with conditions of the requested modification, will not create materially greater adverse privacy impacts on adjacent residences than what would otherwise be permitted by the underlying district regulations, and the proposed accessory building is in harmony with the general appearance of the surrounding area.

Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new PM daily peak hour trips, and that this application meets the traffic concurrency criteria for an initial development order. Further, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection, and the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposal will have a negative impact on fire rescue services in the area. Based on the aforementioned memoranda, staff opines that approval of the subject request 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. However, as a condition for approval, staff recommends that the subject property should be platted based on the memorandum from the Platting and Traffic Review Section of RER. **For the reasons above, staff recommends approval with a condition of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

When the requests to permit the existing residence on the 0.98 gross acre (1 gross acre required), EU-1 zoned parcel (request #2), along with the proposed accessory building setback less than required from the interior side (west) property line (request #3), and a 10.1% rear yard coverage, where 5% maximum is permitted (request #4), are analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff

is of the opinion that approval with conditions of same would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Staff notes that the subject property was a part of a larger two (2) gross acre parcel, which, pursuant to Resolution #CZAB12-28-01, was approved to permit two (2) separate EU-1 lots in 2001. Staff's review of the submitted survey with that application indicated that the subject parcel met the EU-1 gross acreage requirement. However, in staff's opinion, the subject parcel's size was reduced to the existing .98 gross acre due an inadvertent error at that time. Since the residences have existed on both parcels since that time, staff opines that approval of this request would not result in any change that will have a detrimental effect on the character of the surrounding area.

Staff notes that the existing access easement to the west, provides an additional 30' spacing from the existing uses on the property to the west. As such, staff opines that the proposed accessory structure will not have a negative visual impact on the more intensive school use on the property to the west. Staff's review of aerial photographs of the subject property in the County's Geographical Information Systems (GIS), indicate an abundance of foliage on the subject parcel and the aforementioned abutting parcel. Therefore, staff opines that the increase in rear yard coverage on the subject property (request #4) will not be easily visible from the surrounding properties, and therefore, will not have any visual impact on the surrounding area. **Therefore, staff recommends approval with a conditions of requests #2 through #4, under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: The subject parcel is located south of Sunset Drive at 4960 Sunset Drive with a private access drive from Sunset Drive that runs parallel to the west property line.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

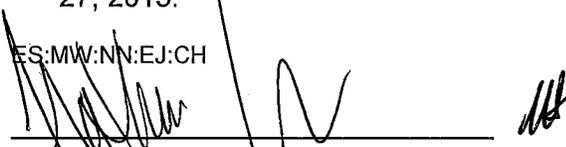
RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution #CZAB12-28-01, remain in full force and effect except as herein modified.
2. That the applicants comply with all the requirements of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources in its memorandum dated February 27, 2015.

ES:MW:NN:EJ:CH



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

ZONING RECOMMENDATION ADDENDUM

Duffield W. Matson, III & Sara Matson
Z15-011

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
Schools	No objection
*Subject to conditions in their memorandum.	

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

Estate Density Residential (Pg. I-29)	<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>
-------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<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>
Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>

2. DUFFIELD W. MATSON, III & SARA MATSON
(Applicant)

15-9-CZ12-2 (15-011)
Area 12/District 07
Hearing Date: 09/01/15

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	William H. & Imogene Flick	- Non-Use Variance of Zoning Regulations to permit a lot with 0' lot frontage on a public Right-of-Way (125' required).	C12	Approved with Condition(s)
2001	Finlay Matheson	- Non-Use Variance of lot frontage and area required to permit a proposed lot with a lot frontage of 0' and a lot area of 0.96 acre as a S.F.R.B. site. - Non-Use Variance of setback requirement to permit an existing residence set 14.4' from the interior side East property line.	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.

Memorandum



Date: June 5, 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 #Z2015000011-1st Revision
Duffield and Sarah Matson
4960 Sunset Drive, Miami, FL 33143
Non-Use Variance to permit a detached garage setback less than
required from property lines; and Non-Use Variance to permit a
residence on a parcel of land with less lot area.
(EU-1) (0.84 Acres)
31-54-41

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.

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.

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 contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. 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. 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 Chapter 24 as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County 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 tree 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: February 27, 2015

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: Z2015000011
Name: Duffield W Matson & Sara Matson
Location: 4960 Sunset Drive
Section 31 Township 54 South Range 41 East

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.

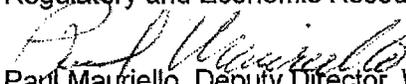
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

Memorandum



Date: March 5, 2015

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

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

Subject: Duffield Matson, III and Sarah Matson (#15_011)

The PWWM has no objections to the proposed application. The Department's review of the above-referenced item is provided below.

The application requests a non-use variance of setback requirements in connection with adding an accessory structure on the property which contains a single family home. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum



Date: July 30, 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: Z2015000011: DUFFIELD W. MATSON, III & SARA MATSON
Revised Plans Submitted Dated Stamped Received 7/22/2015

Application Name: DUFFIELD W. MATSON, III & SARA MATSON

Project Location: The site is located at 4960 SUNSET DR, Miami-Dade County.

Proposed Development: The request is for non-use variances for setbacks and lot size for an accessory structure to an existing single family home.

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

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. 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 Planning Section Supervisor

Memorandum



Date: 30-JUL-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000011

Recommendation:

No objection to the site plan with a 7/22/15 RER received date.

Service Impact/Demand

Development for the above Z2015000011
 located at 4960 SUNSET DR, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1761 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. N/A alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 14
 The estimated average travel time is: 5:12 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

DUFFIELD W. MATSON, III SARA MATSON

4960 SUNSET DRIVE
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

SEPTEMBER 1, 2015

Z2015000011

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 22, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

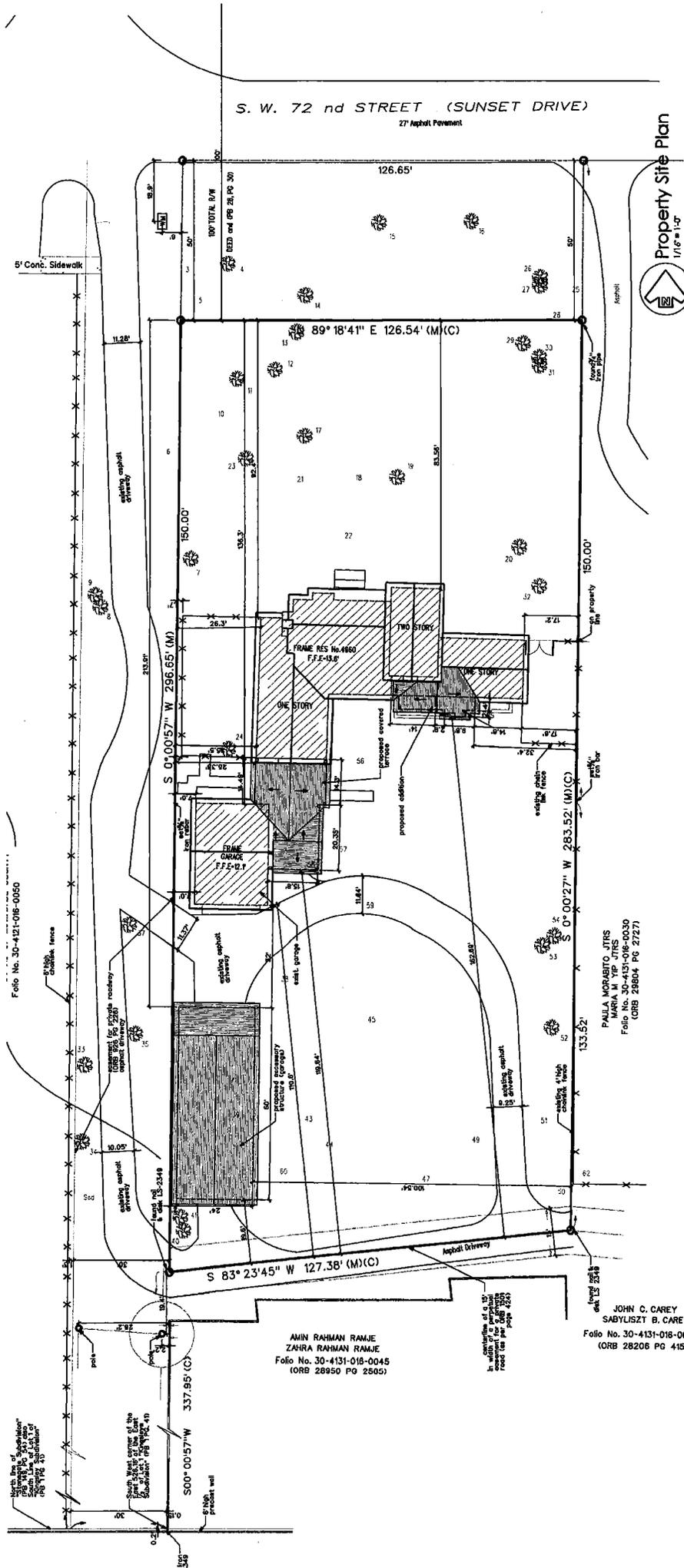
THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

Duffield W. Matson, III Sara Matson

OUTSTANDING LIENS AND FINES:

As of July 22, 2015, There are no Outstanding Liens, Fines, or Fees



S. W. 72 nd STREET (SUNSET DRIVE)
27' Asphalt Pavement

Property Site Plan
1/16" = 1'-0"

Legal Description
PARCEL (Per Parcel)

Setback Information

Building Information

Zoning Information

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RESOURCES DEVELOPMENT SERVICES

ENLARGED SITE PLAN

Folio No. 30-4131-018-0050

North line of "Redeveloped" Parcel No. 30-4131-018-0050

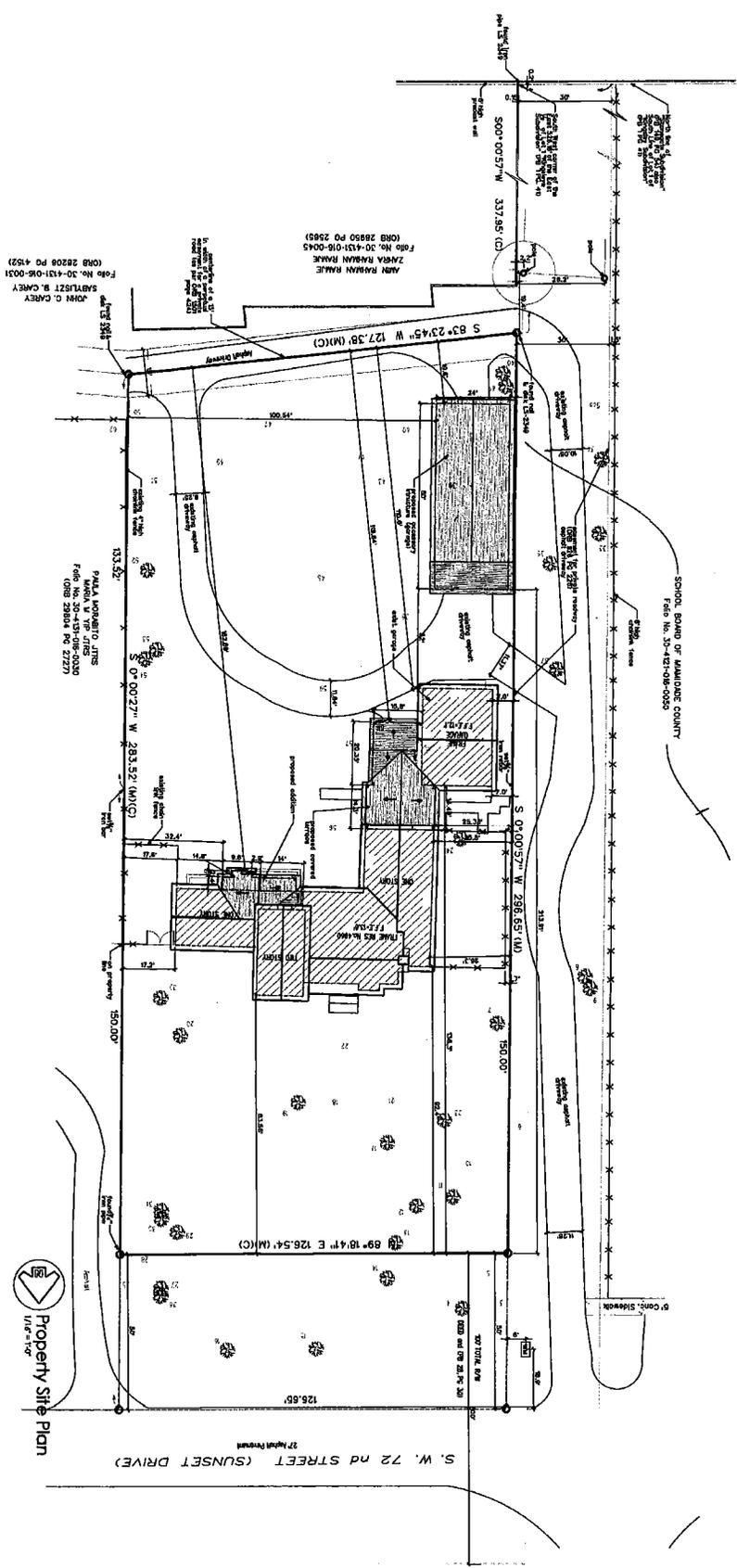
South West corner of the lot (see page 25 for details)

AMIN RAHMAN RAMJE
ZAHRA RAHMAN RAMJE
Folio No. 30-4131-018-0045
(ORB 28950 Pg 2505)

PAULA MORALES JTRS
MARIA M YIP JTRS
Folio No. 30-4131-018-0030
(ORB 28604 Pg 2727)

JOHN C. CAREY
SABYLISZT B. CAREY
Folio No. 30-4131-018-0031
(ORB 28208 Pg 4152)

In addition to the information shown on this plan, the applicant must refer to the following pages of the plan for details:



BRICKHOUSE
 ARCHITECTURE & INTERIOR DESIGN
 414 N. GARDEN
 SUITE 200
 MIAMI, FL 33137
 TEL: 305.375.1111
 WWW.BRICKHOUSEARCHITECTURE.COM

APPLICANT:
MATSON RESIDENCE
 414 N. GARDEN SUITE 200
 MIAMI, FL 33137

DATE: 02-05-15
 SCALE: 1/16"=1'-0"

PROJECT NO: 14014
 SHEET NO: A.1

Zoning Information

ZONING DESIGNATION: E.U-1
 AREA OF RESIDENCE (UNDER AIR): 2,889 sq. ft.
 EXISTING 1st AREA (UNDER AIR): 493 sq. ft.
 EXISTING 2nd AREA (UNDER AIR): 711 sq. ft.
 EXISTING GARAGE: 3,297 sq. ft.
 TOTAL EXISTING AREA: 4,481 sq. ft.
 NEW COVERED TERRACE: 442 sq. ft.
 NEW ADDITION: 148 sq. ft.
 NEW COVER PORCH: 47 sq. ft.
 NEW DETACHED GARAGE: 1,440 sq. ft.
 ADDITIONAL AREAS:
 DRIVEWAY: 3,474 sq. ft.
 WALKWAYS / SLABS: 414 sq. ft.

Building Information

EXISTING FINISHED FLOOR: 13.48 N.G.V.D.
 BASE FLOOD ELEVATION: ZONE X
 HEIGHT OF AVG. GRADE (CROWN OF ROAD): 11.28 N.G.V.D.
 HEIGHT OF AVG. GRADE (ADJACENT TO RES.): 10.87 N.G.V.D.

ALLOWABLE LOT COVERAGE:
 PRINCIPAL STRUCTURE: 5,513 sq. ft. (15.0%)
 MAXIMUM LOT COVERAGE: 4,281 sq. ft. (11.5%)
 ACCESSORY STRUCTURE: 1,896 sq. ft. (5.0%)
 MAXIMUM LOT COVERAGE: 1,440 sq. ft. (3.7%)
GREENSPACE:
 GREENSPACE REQUIRED: 15% (MIN) = 5,513 sq. ft.
 GREENSPACE PROVIDED: 74% = 27,266 sq. ft.

Setback Information

NEW COVERED TERRACE	REQUIRED	PROPOSED
FRONT	50.00'	N/A
SIDE WEST	15.00'	79.00'
SIDE EAST	25.00'	119.60'
REAR	25.00'	119.60'

NEW DETACHED GARAGE	REQUIRED	PROPOSED
FRONT	75.00'	219.91'
SIDE WEST	20.00'	2.00'
SIDE EAST	20.00'	100.34'
REAR	7.50'	19.60'

Legal Description

1/16" = 1'-0"

Property Site Plan

14014-site.dgn

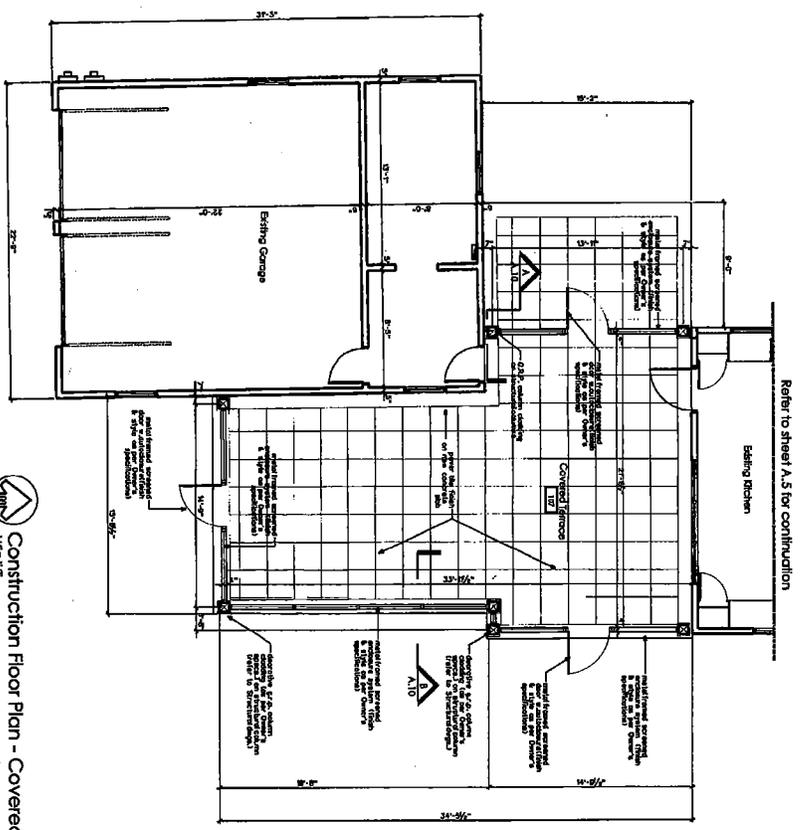
ZONING D.M.A.

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By: [Signature]

Location Map



Construction Floor Plan - Covered Terrace
 1/8" = 1'-0"

Existing areas not part of this scope.

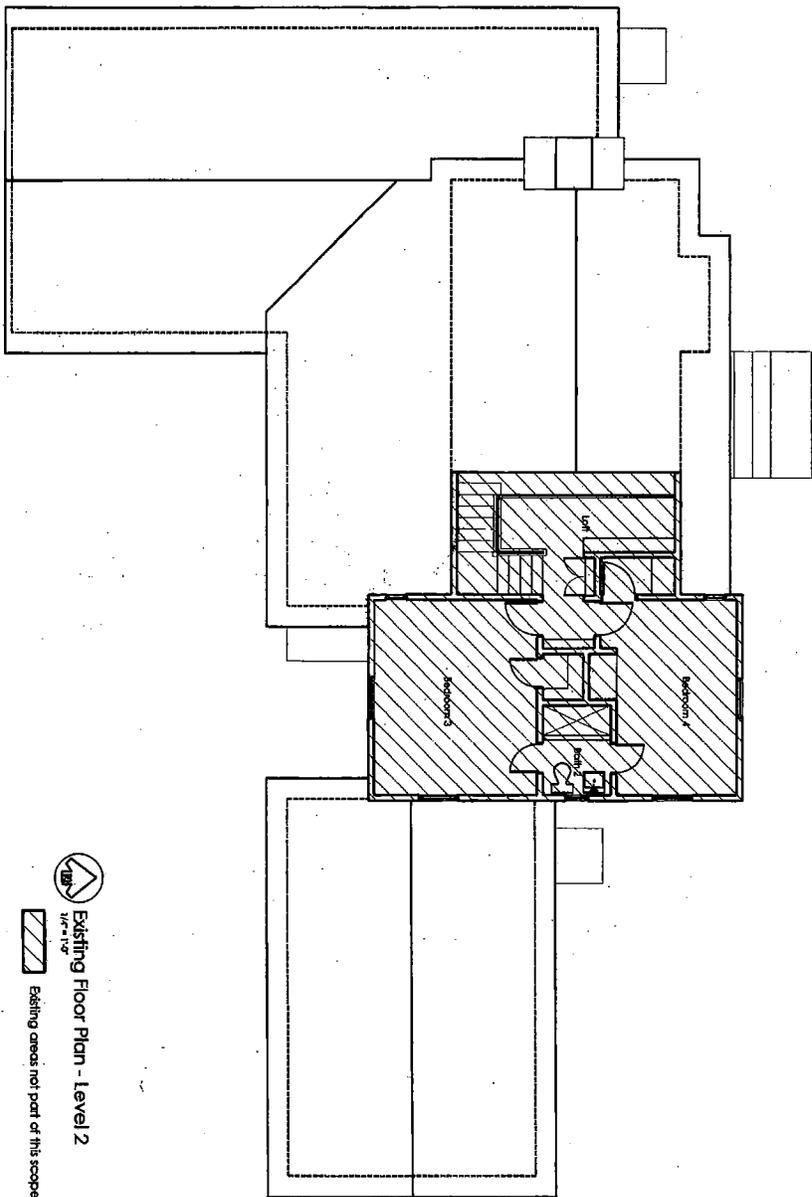
- Wall Legend**
 (refer to sheet A.12 for schedules & specifications)
- Existing Exterior/Interior Walls to Remain
 - New 8" Concrete Masonry Walls
 - New Drywall Partitions w/ Metal Stud Framing
- ① Refer to Door Schedule for specifications.
 Refer to Window Schedule for specifications.

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MIDDLEBURY COLLEGE
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 2/15/15
 FEB 11 06

BROCKHOUSE ASSOCIATES, INC. ARCHITECTS + INTERIORS 477 S. W. 7th Avenue Miami, Florida 33135 Tel: 305.375.1100 Fax: 305.375.1101 www.brockhouse.com	
PROJECT: MATSON RESIDENCE ADDRESS: 14014 SW 14th St, Miami, FL 33184	ARCHITECT: A.J. JACKSON DATE: 02-05-15 SCALE: 1/8" = 1'-0" PROJECT NO: 14014 SHEET NO: A.4
SHEET TITLE: CONSTRUCTION FLOOR PLAN COVERED TERRACE	VARIANCE ISSUE SET 02/12/15
SHEET REFERENCE: A.11, A.12, A.13, A.14, A.15, A.16, A.17, A.18, A.19, A.20, A.21, A.22, A.23, A.24, A.25, A.26, A.27, A.28, A.29, A.30, A.31, A.32, A.33, A.34, A.35, A.36, A.37, A.38, A.39, A.40, A.41, A.42, A.43, A.44, A.45, A.46, A.47, A.48, A.49, A.50, A.51, A.52, A.53, A.54, A.55, A.56, A.57, A.58, A.59, A.60, A.61, A.62, A.63, A.64, A.65, A.66, A.67, A.68, A.69, A.70, A.71, A.72, A.73, A.74, A.75, A.76, A.77, A.78, A.79, A.80, A.81, A.82, A.83, A.84, A.85, A.86, A.87, A.88, A.89, A.90, A.91, A.92, A.93, A.94, A.95, A.96, A.97, A.98, A.99, A.100	1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE STATE OF FLORIDA AND ALL APPLICABLE LOCAL ORDINANCES. 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE LOCAL ORDINANCES. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE LOCAL ORDINANCES. 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE LOCAL ORDINANCES.

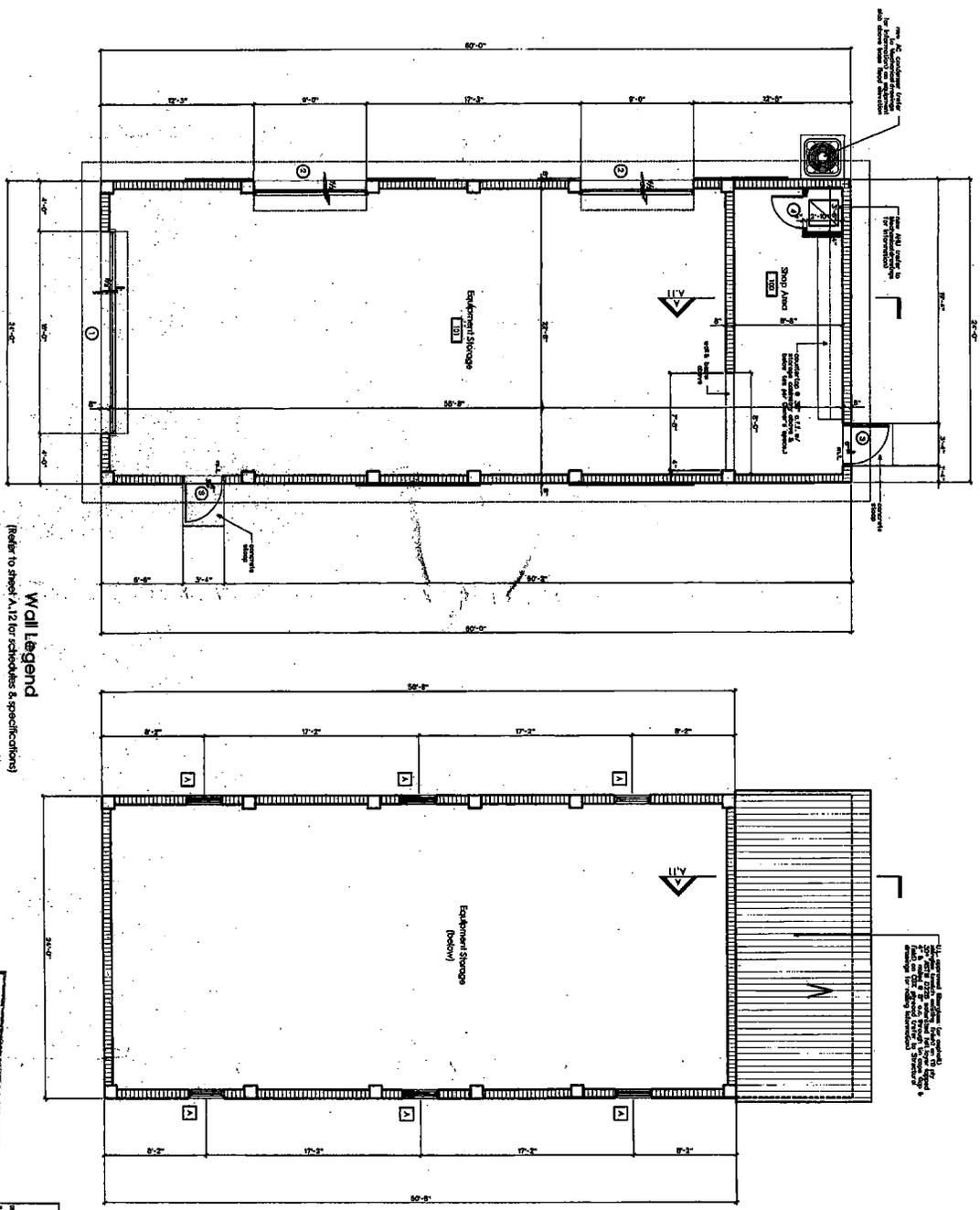


 Existing Floor Plan - Level 2
 Existing areas not part of this scope.

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 RESOURCES DEVELOPMENT SERVICES

 BROCKHOUSE ARCHITECTURE & INTERIORS 4077 S. W. 7th Avenue Midland, Ontario, N3J 2S2 Tel: 416-291-1111 Fax: 416-291-1112	
PROJECT: Art Avision MARTON RESIDENCE ADDRESS: 14014 DATE: 02-05-15	SCALE: 1/4"=1'-0" DRAWING: 14014
PREPARED BY: B.A. CHECKED BY: B.A. APPROVED BY: S.D. DATE: 02-05-15 SCALE: 1/4"=1'-0" DRAWING: 14014	SHEET TITLE: EXISTING FLOOR PLAN LEVEL 2 SHEET NO.: 14014-1-01
14014-1-01.dgn	



 Construction Floor Plan - Garage
1/4" = 1'-0"

Wall Legend
 Refer to sheet A.12 for schedules & specifications)
 [Symbol] New 8" Concrete Masonry Walls
 [Symbol] New Metal Stud Drywall Partitions
 [Symbol] Refer to Door Schedule for specifications
 [Symbol] Refer to Window Schedule for specifications

 Construction Floor Plan - Garage (upper)
1/4" = 1'-0"

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 RESOURCES DEVELOPMENT SERVICES
 BY

BROCKHOUSE
 ARCHITECTURE ASSOCIATES P.A.
 407 S. W. 7th Avenue
 Miami, FL 33135
 305.662.2323 • FAX: 305.662.2322

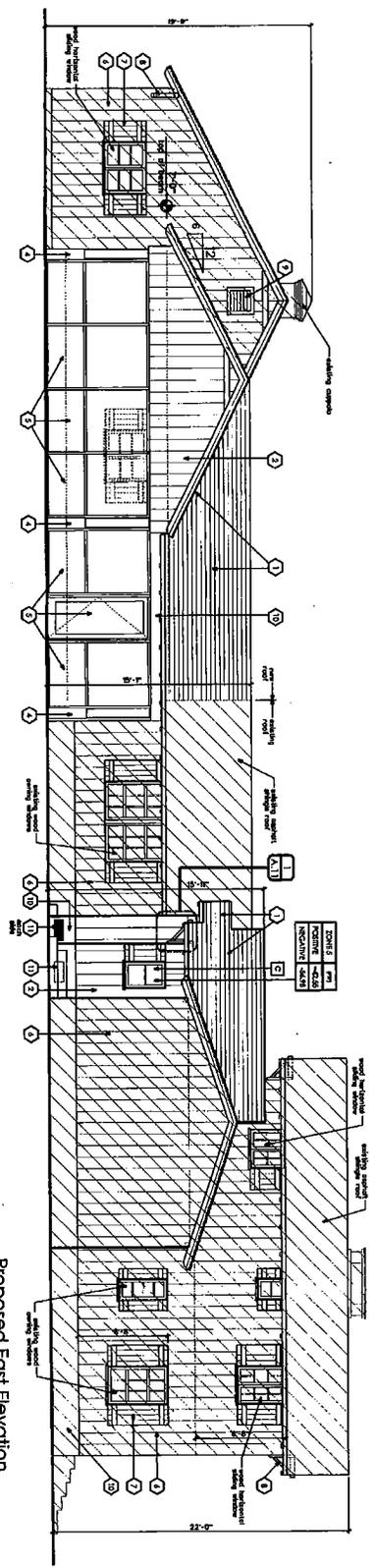
PROJECT: MAISON RESIDENCE
 ADDRESS: 14014 SW 14th Street, Miami, FL 33184

DATE: 02-05-15
 SCALE: 1/4" = 1'-0"
 SHEET NO.: A.9

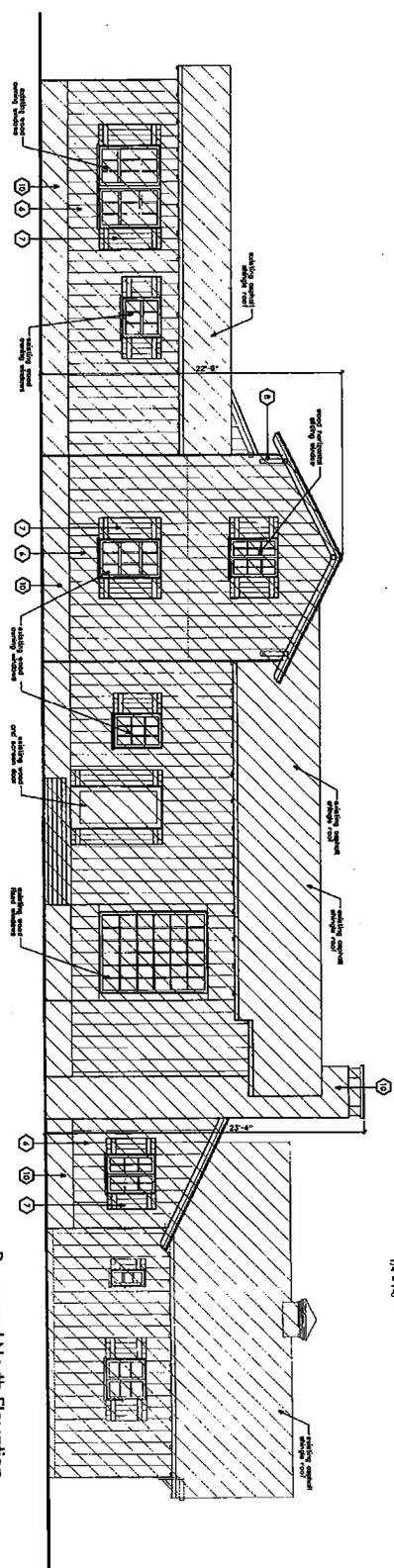
CONSTRUCTION FLOOR PLAN GARAGE

VARIANCE ISSUE SET

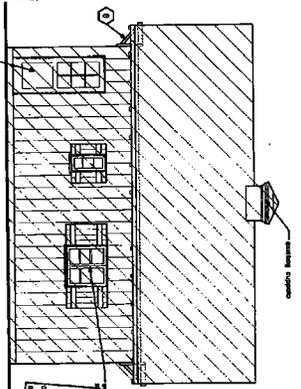
1301 SW 14th Street, Miami, FL 33135



Proposed East Elevation
1/8" = 1'-0"



Proposed North Elevation
1/8" = 1'-0"



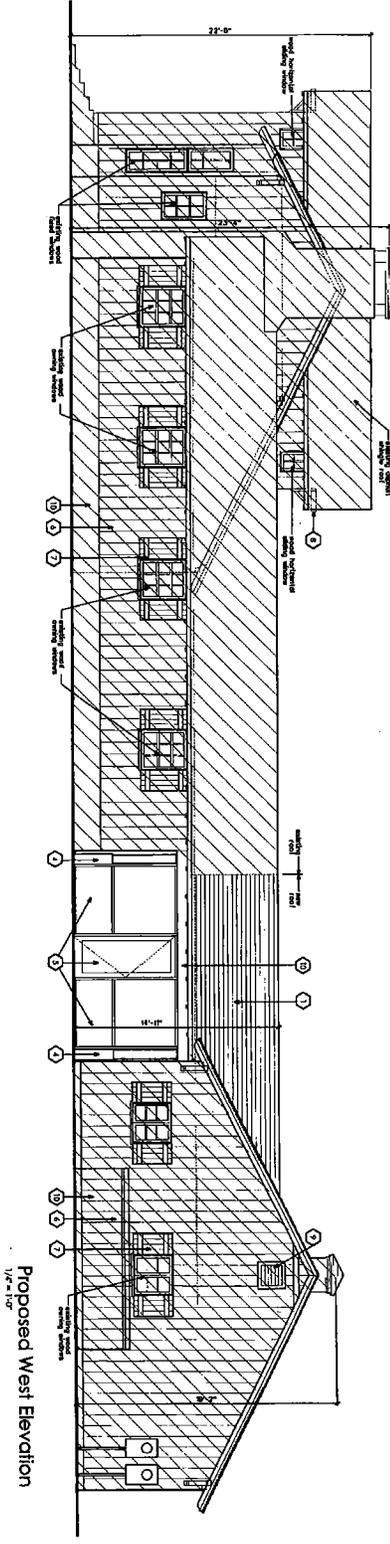
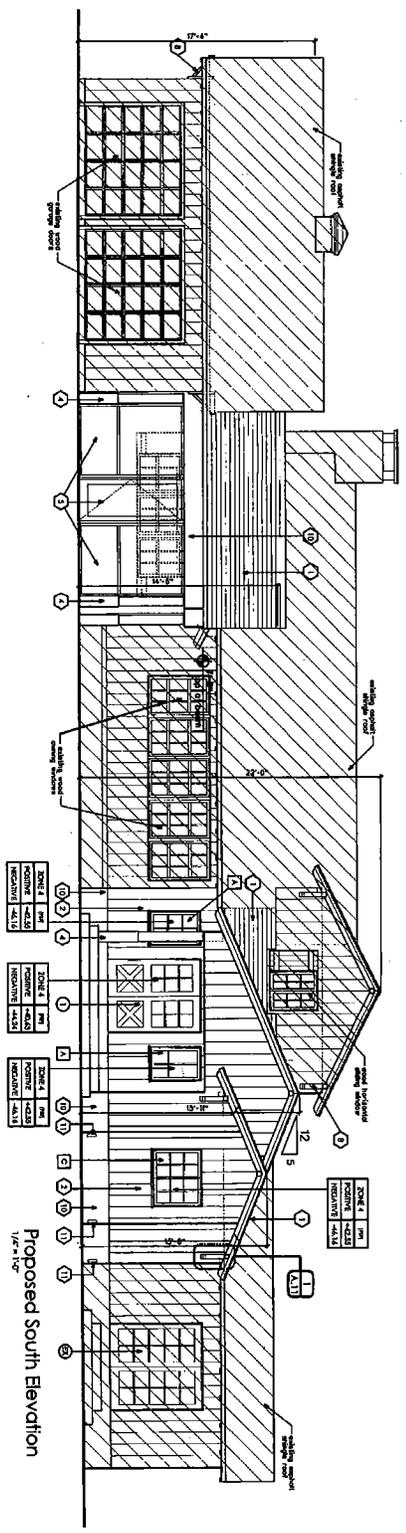
Proposed North Elevation - Garage
1/8" = 1'-0"

- Finish Legend**
- 1 ASPHALT ROOF SHINGLES (MATCH EXISTING)
 - 2 DECORATIVE WOOD T & G SIDING (MATCH EXISTING)
 - 3 DECORATIVE GABLE SIDING/PANE
 - 4 DECORATIVE CAP, COLUMN/CARDING
 - 5 SCRIBED PANEL / WOOD FRAMED BICOLORE SYSTEM
 - 6 EXISTING WOOD T & G VERTICAL SIDING
 - 7 EXISTING WOOD T & G SHIMMERS
 - 8 EXISTING WOOD SHAKER
 - 9 EXISTING WOOD LOUVERED VENT
 - 10 1/2" T&G SHIMMER FINISH WITH SHIMMER VENT PANELS BELOW FLOOR LINE
 - 11 EXISTING CREOSOTE

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By

		BROCKHOUSE REGISTERED ARCHITECTURAL ARCHITECTURE & INTERIOR DESIGN 1000 W. W. 7TH AVENUE CALGARY, ALBERTA, T2M 2Y2 TEL: 403.243.2333 FAX: 403.243.2334 www.brockhouse.ca
PROJECT NO. 14014 DATE 02-05-15 SCALE 1/8" = 1'-0"	PROJECT TITLE ARCHITECTURAL ELEVATIONS RESIDENCE	PROJECT NO. 14014 DATE 02-05-15 SCALE 1/8" = 1'-0"
ARCHITECT DESIGNER DRAWN BY CHECKED BY DATE	B.A. B.A. S.D. S.D. 02-05-15	PROJECT NO. 14014 DATE 02-05-15 SCALE 1/8" = 1'-0"



- ### Finish Legend
- 1 ASPHALT ROOF-SHINGLES (MATCH EXISTING)
 - 2 DECORATIVE WOOD T & G SIDING (MATCH EXISTING)
 - 3 DECORATIVE GABLE END VENT PANEL
 - 4 DECORATIVE GABLE COLUMN CLADDING
 - 5 SCREENED PANEL / WOOD FRAMED ENCLOSURE SYSTEM
 - 6 EXISTING WOOD T & G VERTICAL SIDING
 - 7 EXISTING WOOD T & G SHUTTERS
 - 8 EXISTING WOOD BRACER
 - 9 EXISTING WOOD LOUVERED VENT FOR THE SCREEN SHINGLES FINISH
 - 10 EXISTING WOOD SHINGLES FINISH
 - 11 EXISTING WOOD SHINGLES FINISH BELOW FLOOR DECK
- Existing areas not part of this scope.

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215-011
FEB 18 2015

MARSHALL COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

By _____

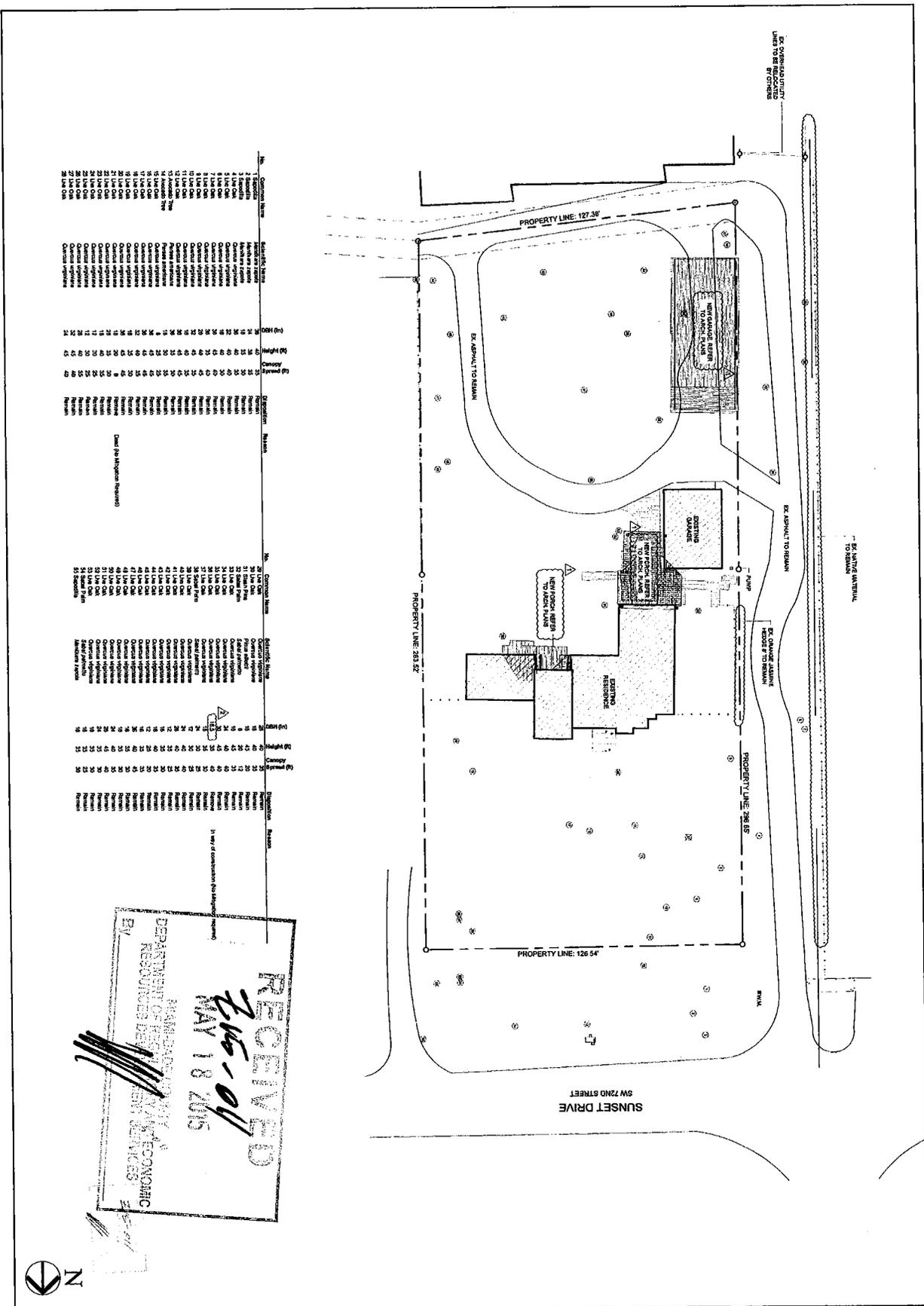
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FEB 11 2015

<p>SHOCKHOUSE ARCHITECTURAL ASSOCIATES PA 1013 S. W. 7th Avenue Tallahassee, Florida 32310 Phone: 904.533.1700 Fax: 904.232.8200</p>		<p>PROJECT: MAISON RESIDENCE 4940 Sunset Drive Milton, Florida 32184</p>	
<p>DATE: 1/27/15</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>DESIGNED BY: S.A.</p>		<p>DATE: 02-05-15</p>	
<p>DRAWN BY: S.D.</p>		<p>SCALE: 1/4" = 1'-0"</p>	
<p>PROJECT NO.: 14014</p>		<p>DATE: 1/27/15</p>	
<p>BY: S.D.</p>		<p>DATE: 1/27/15</p>	

ISSUE SET

ARCHITECTURAL ELEVATIONS RESIDENCE

1/4" = 1'-0"



No.	Common Name	Scientific Name	(4) Height	(5) Spread	Disposition	Reason
1	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
2	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
3	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
4	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
5	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
6	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
7	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
8	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
9	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
10	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
11	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
12	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
13	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
14	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
15	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
16	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
17	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
18	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
19	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
20	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
21	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
22	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
23	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
24	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
25	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
26	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
27	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
28	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
29	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
30	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
31	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
32	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
33	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
34	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
35	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
36	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
37	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
38	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
39	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
40	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
41	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
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44	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
45	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
46	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
47	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
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49	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
50	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
51	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
52	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
53	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
54	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation
55	1 Live Oak	Quercus agrifolia	25	25	Remove	Land Use Regulation

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 MAY 18 2015
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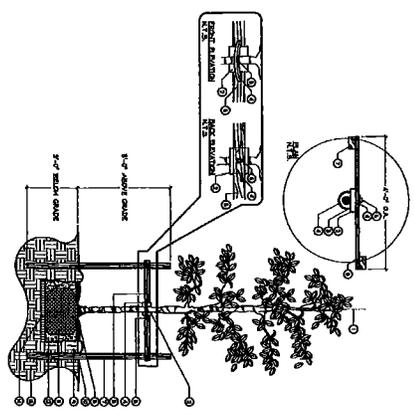
Bella

3861 CORAL WAY
 SUITE 5
 MIAMI, FL 33146
 PHONE: (305) 774-6652
 FAX: (305) 774-6653
 WWW.BELLA.COM

MATSON RESIDENCE
 4960 SUNSET DRIVE
 MIAMI, FL 33146

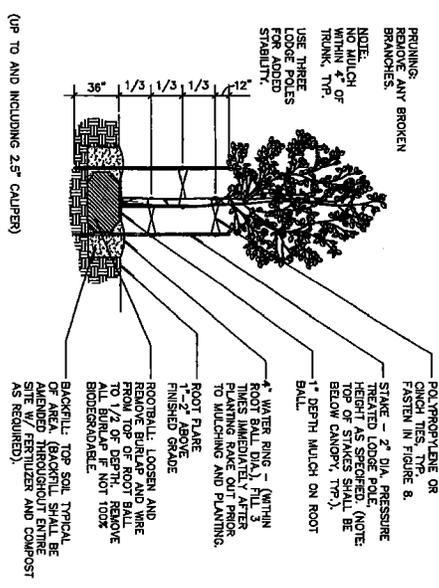
TREE DISPOSITION PLAN
 DATE: 02.06.15
 DRAWN: D.B.
 CHECKED: J.D.F.
 SCALE: 1/8"=1'-0"

PROJECT: L-1
 SHEET: 4



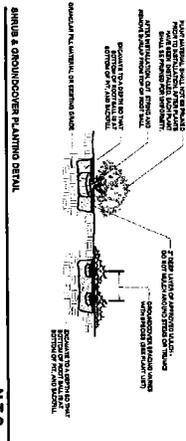
TREE PLANTING & GIVING DETAIL
N.T.S.

- KEY**
1. 2x4 stake
 2. 2x4 brace
 3. 1/2" diameter hole in stake
 4. 1/2" diameter hole in brace
 5. 1/2" diameter hole in trunk
 6. 1/2" diameter hole in trunk
 7. 1/2" diameter hole in trunk
 8. 1/2" diameter hole in trunk
 9. 1/2" diameter hole in trunk
 10. 1/2" diameter hole in trunk
 11. 1/2" diameter hole in trunk
 12. 1/2" diameter hole in trunk
 13. 1/2" diameter hole in trunk
 14. 1/2" diameter hole in trunk
 15. 1/2" diameter hole in trunk
 16. 1/2" diameter hole in trunk
 17. 1/2" diameter hole in trunk
 18. 1/2" diameter hole in trunk
 19. 1/2" diameter hole in trunk
 20. 1/2" diameter hole in trunk

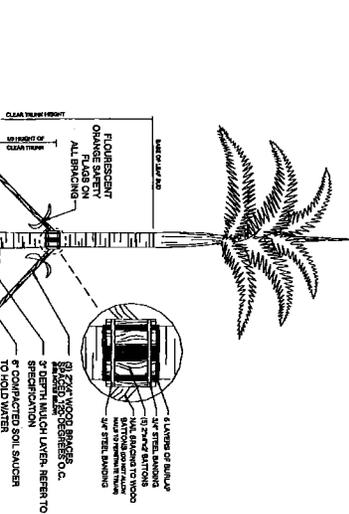


PRUNING
REMOVE ANY BROKEN BRANCHES.
NOTE:
NO MOUNTING OF TRUNK, TOP.
USE THREE FOR STAKES FOR STABILITY.
N.T.S.

- POLYPROPYLENE OR CONCRETE TIES, TOP FASTEN IN FIGURE 8.
- STAKE - 2" DIA. PRESSURE TREATED LUMBER. POLYPROPYLENE OR CONCRETE TIES, TOP FASTEN IN FIGURE 8.
- NOTE: HEIGHT OF STAKES SHALL BE BELOW CANOPY, TOP.
- 1" DEPTH MULCH ON ROOT BALL.
- 4" WATER RING - (WITHIN ROOT BALL DIA.), FILL 3/4" WITH MULCH. MULCH TO PLANTING GRADE OUT PRIOR TO MULCHING AND PLANTING.
- ROOT FLARE 1" - 2" ABOVE FINISHED GRADE.
- ROOTBALL: LOOSEN AND REMOVE BURLAP AND WIRE FROM TOP OF ROOT BALL. ALL BURLAP IS NOT TO BE BIODEGRADABLE.
- BLACKEN TOP SOIL TOPKIN. TOPKIN SHALL BE APPLIED THROUGHOUT ENTIRE SITE W/ FERTILIZER AND COMPOST AS REQUIRED.



SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



PALM PLANTING DETAIL
N.T.S.

PLANT LIST

MATSON RESIDENCE

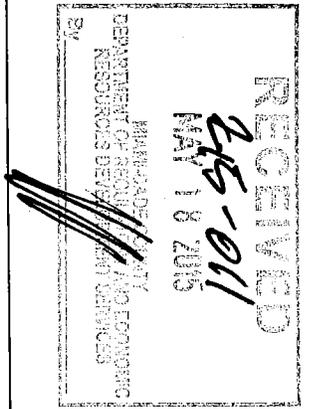
PLANT	QUANTITY	PLANTING DATE	PLANTING LOCATION	PLANTING METHOD	PLANTING NOTES
NEW	3	02/06/15	FRONT YARD	STAKE & BRACE	SEE DETAIL
EXISTING	1		FRONT YARD	STAKE & BRACE	SEE DETAIL

PLANTING NOTES:

1. ALL PLANTS TO BE PLANTED WITHIN 14 DAYS OF DELIVERY.

2. ALL PLANTS TO BE PLANTED WITHIN 14 DAYS OF DELIVERY.

3. ALL PLANTS TO BE PLANTED WITHIN 14 DAYS OF DELIVERY.



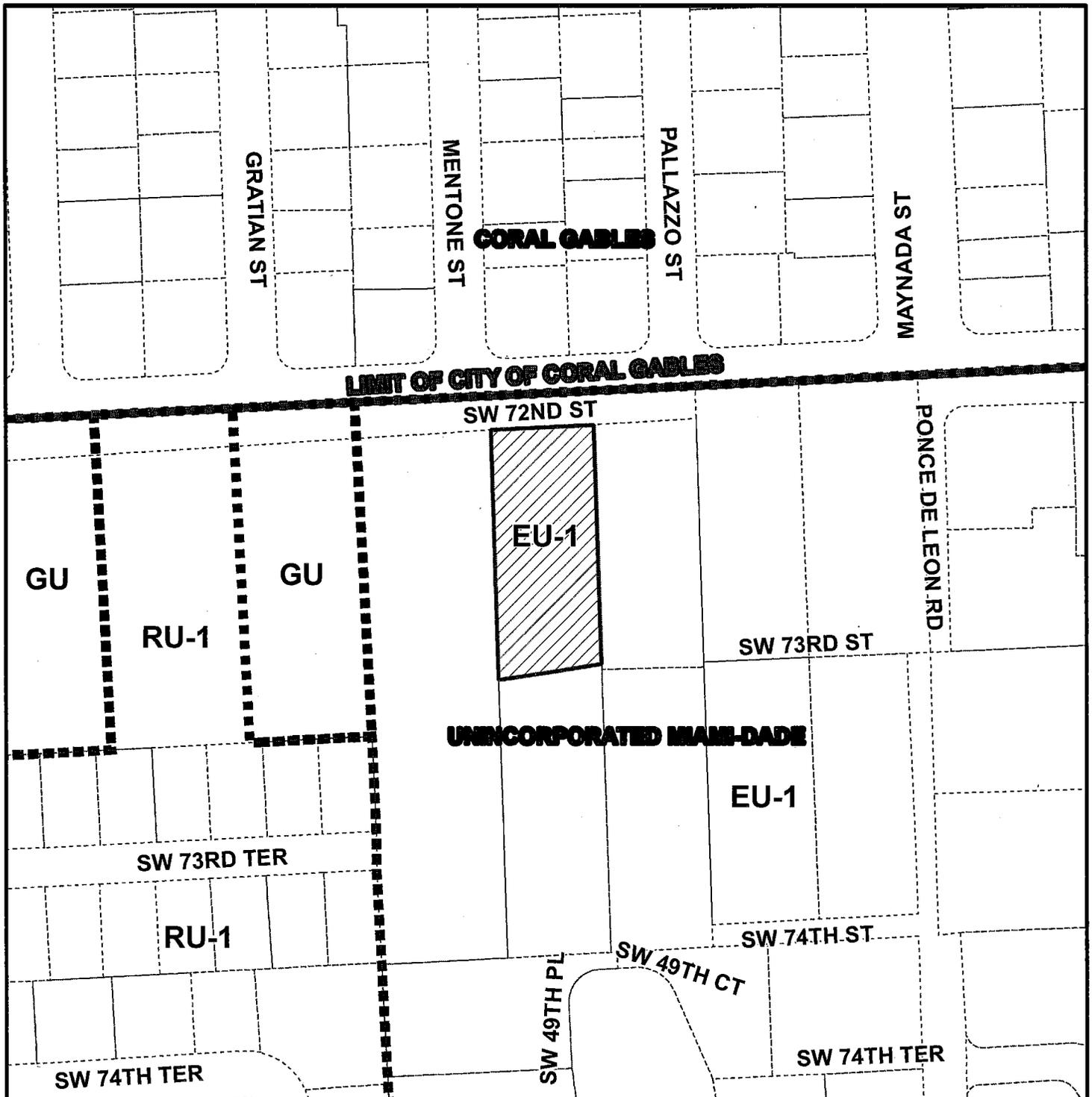
PLANTING DETAILS

DATE	02.06.15
BY	D.B.
BY	J.D.F.
SCALE	
PROJECT	
REVISIONS	

MATSON RESIDENCE
4960 SUNSET DRIVE
MIAMI, FL 33146

Bella

3399 CORAL WAY
SUITE 8
MIAMI, FL 33146
PHONE: (305) 774-8882
FAX: (305) 774-8882
WWW.BELLAL.COM



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000011

Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

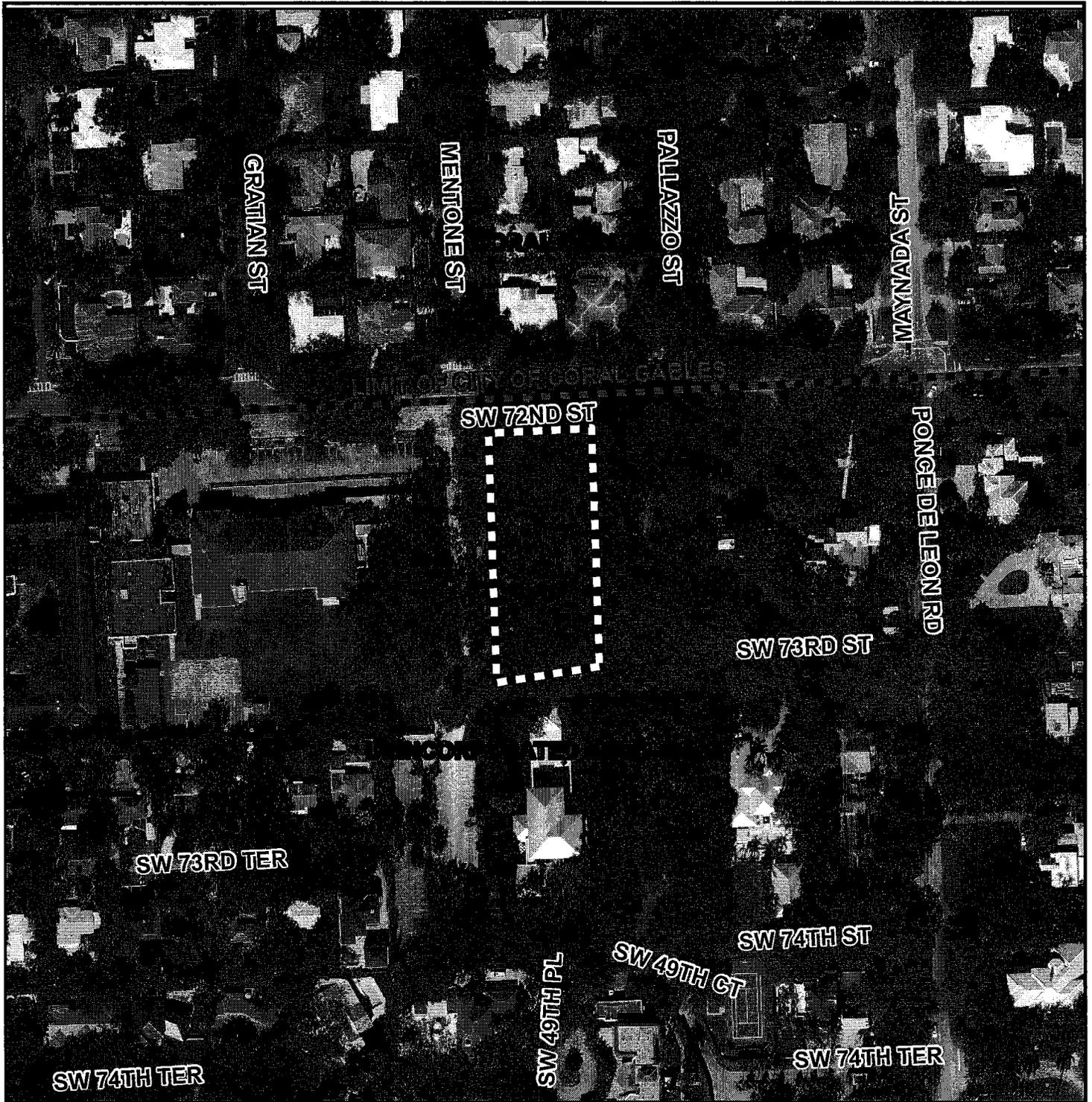
Legend

-  Subject Property Case
-  Zoning
-  Municipalities



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY

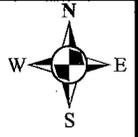
AERIAL YEAR 2014

Process Number

Z2015000011

Legend

-  Subject Property
-  Municipalities

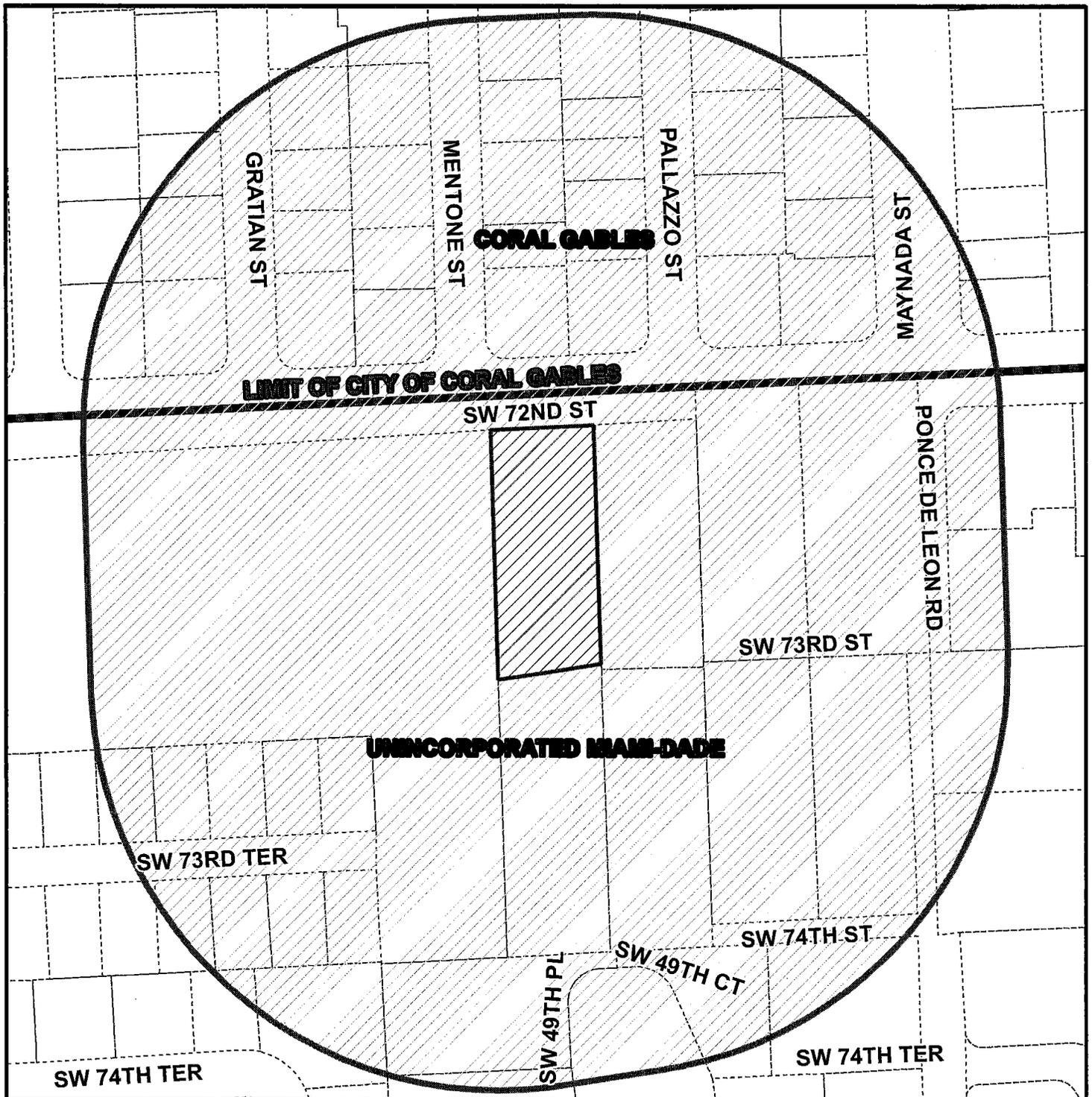


Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY
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**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number

Z2015000011

RADIUS: 500

Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E. CESPEDES
 Scale: NTS

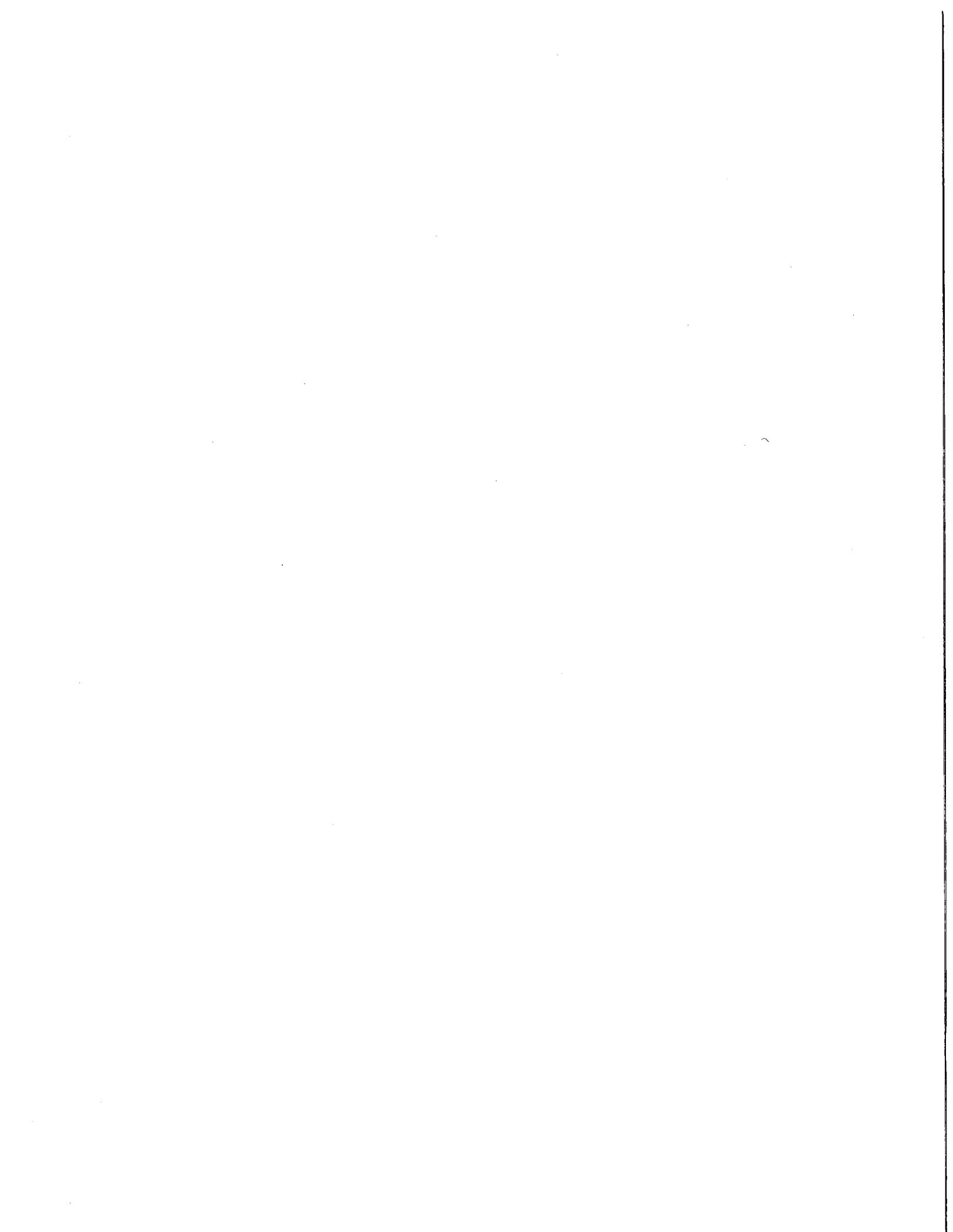
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY
		31





MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2015000011

Legend

-  Subject Property Case
-  Municipalities



Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY

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

PH: Z15-044 (15-9-CZ12-3)

September 1, 2015

Item No. 3

Recommendation Summary	
Commission District	8
Applicants	James and Rosemary Hartigan
Summary of Requests	The applicants are seeking to permit a proposed guest house resulting in more rear lot coverage than is permitted by Code.
Location	8201 SW 111 Terrace, Miami-Dade County, Florida
Property Size	0.63 acre
Existing Zoning	EU-1; Single-Family One Acre Estate District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions

REQUESTS:

NON-USE VARIANCE to permit a proposed guest house resulting in a rear lot coverage of 10.6%. (5% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Guest House Addition" as prepared by Jose Diaz Architect and dated stamped received May 18, 2015, consisting of two sheets.

PROJECT DESCRIPTION: The site plan shows an existing 7,573.86 sq ft. single family residence. In addition, the site plan shows an existing swimming pool and a proposed 890.14 sq. ft. guest house in the rear north area on the 0.63 acre subject property.

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; vacant lot	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	Transportaion
West	EU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 0.63 acre site, located 8201 SW 111 Terrace, Miami-Dade County, Florida. The subject property is surrounded by EU-1, Single-Family One Acre Estate District zoned properties to north, east, south and west.

SUMMARY OF IMPACT:

The approval of this application will permit an existing single family residence with a guest house. Although the increased rear lot coverage could have a visual impact on the surrounding area, staff opines that landscaping as seen in photos submitted by the applicants would mitigate any negative visual impacts on the surrounding properties.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Estate Density Residential**. The application seeks to permit a guest house on the 0.63 acre subject property. However, approval of the request would result in an increase in rear lot coverage beyond what is permitted by the zoning district. Staff notes that the proposed guest house is a permitted use in the EU-1 zoning district. Therefore, staff opines that subject to a condition requiring the applicants to submit a Declaration of Use limiting the subject property to a single-family use prior to permitting, the approval of the application will not create additional parcelization on the subject site above which is not allowed, nor change the single-family residence use.

As such, staff opines that approval with conditions of the request would be **consistent** with the Uses allowed under the Estate Density Residential land use category text and the density threshold of the CDMP Estate Density Residential Communities LUP Map designation.

ZONING ANALYSIS:

The applicants are seeking to permit a proposed guest house resulting in a rear lot coverage of 10.6%. (5% maximum permitted). When the request is analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the request would be **compatible** with the surrounding area.

Staff opines that the increased rear lot coverage of 5.6% is internal to the subject site and that landscaping, as seen in photos submitted by the applicant along the rear and side property will mitigate any negative visual impacts on the neighboring properties. As such, staff opines that the approval of the request would not be detrimental to the neighborhood, and that the requested rear lot coverage would not affect the appearance of the community. Furthermore, staff's research of the area found similar or more intensive approvals for rear lot coverage in the surrounding area.

However, staff opines that approval of the request could allow future owners to easily convert the guest house into an additional residential unit. As such, staff recommends as a condition for approval that the applicants proffer a Declaration of Use Agreement restricting the subject property to a single-family use only. **Therefore, staff recommends approval with conditions of the application 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.

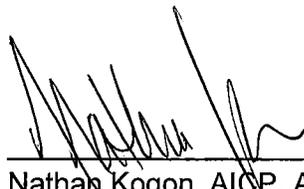
OTHER: Not applicable.

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 Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Guest House Addition" as prepared by Jose Diaz Architect and dated stamped received May 18, 2015, consisting of two sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the landscaping as seen in photos by the applicant showing landscaping along the side and rear property lines be maintained.
5. That the applicants submits a Declaration of Use Agreement restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

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

James and Rosemary Hartigan (15-044)

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

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

<i>Estate Density Residential (Pg. I-29)</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>
-----------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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>
----------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

3. JAMES & ROSEMARY HARTIGAN
(Applicant)

15-9-CZ12-3 (15-044)
Area 12/District 08
Hearing Date: 09/01/15

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>
1995	Stephen Musolino	- Non-Use Variance of lot area and depth.	ZAB	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.

Memorandum



Date: June 10, 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 #Z2015000044
James and Rosemary Hartigan
8201 SW 111th Terrace
Non-Use Variance to permit a guest house addition resulting in rear lot coverage of 11%. (5% permitted)
(EU-1) (.63 Acres)
10-55-40

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.

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.

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 contains specimen tree resources protected by a covenant running with the land and recorded in official record book 16923 pages 0054 through 0061. This covenant requires preservation and maintenance of the tree resources.

Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. 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. 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.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County 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 tree 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: June 16, 2015

To: Nathan Kogon, 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: Z2015000044
Name: James & Rosemary Hartigan
Location: 8201 SW 111 Terrace
Section 10 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 1, Block 1, Plat Book 148, Page 88.

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: June 30, 2015

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

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

Subject: James and Rosemary Hartigan (#15_044)

The Public Works & Waste Management Department (PWWM), Waste Operations, 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, Intergovernmental and External Affairs Division at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: *James and Rosemary Hartigan* request a non-use variance of setback requirements to permit a guest house on a property which currently contains a single family home.

Size: The subject property is approximately .63 acres.

Location: The subject property is located at 8201 SW 111 Terrace, 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 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

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, development of a guest house on a property which currently contains a single family home, meets the County Code definition of "residential unit." As such, residential units

constructed on the property 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. Development of a guest house on the property will result in a total of two residential accounts on the property, one for the existing single family residence and the second for the additional guest house.

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



Date: July 30, 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: Z2015000044: JAMES & ROSEMARY HARTIGAN
Revised Plans Submitted Dated Stamped Received 7/24/2015

Application Name: JAMES & ROSEMARY HARTIGAN

Project Location: The site is located at 8201 SW 111 TER, Miami-Dade County.

Proposed Development: The request is for NUV TO PERMIT A GUEST HOUSE for an existing single family dwelling unit.

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

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. 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 Planning Section Supervisor



Memorandum

Date: 31-JUL-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000044

Recommendation:

No objection to the site plan with a 7/24/15 RER received date.

Service Impact/Demand

Development for the above Z2015000044
 located at 8201 SW 111 TER, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1895 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. 0.27 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 23
 The estimated average travel time is: 5:25 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JAMES & ROSEMARY HARTIGAN

8201 SW 111 TER,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

SEPTEMBER 1, 2015

Z2015000044

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 22, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

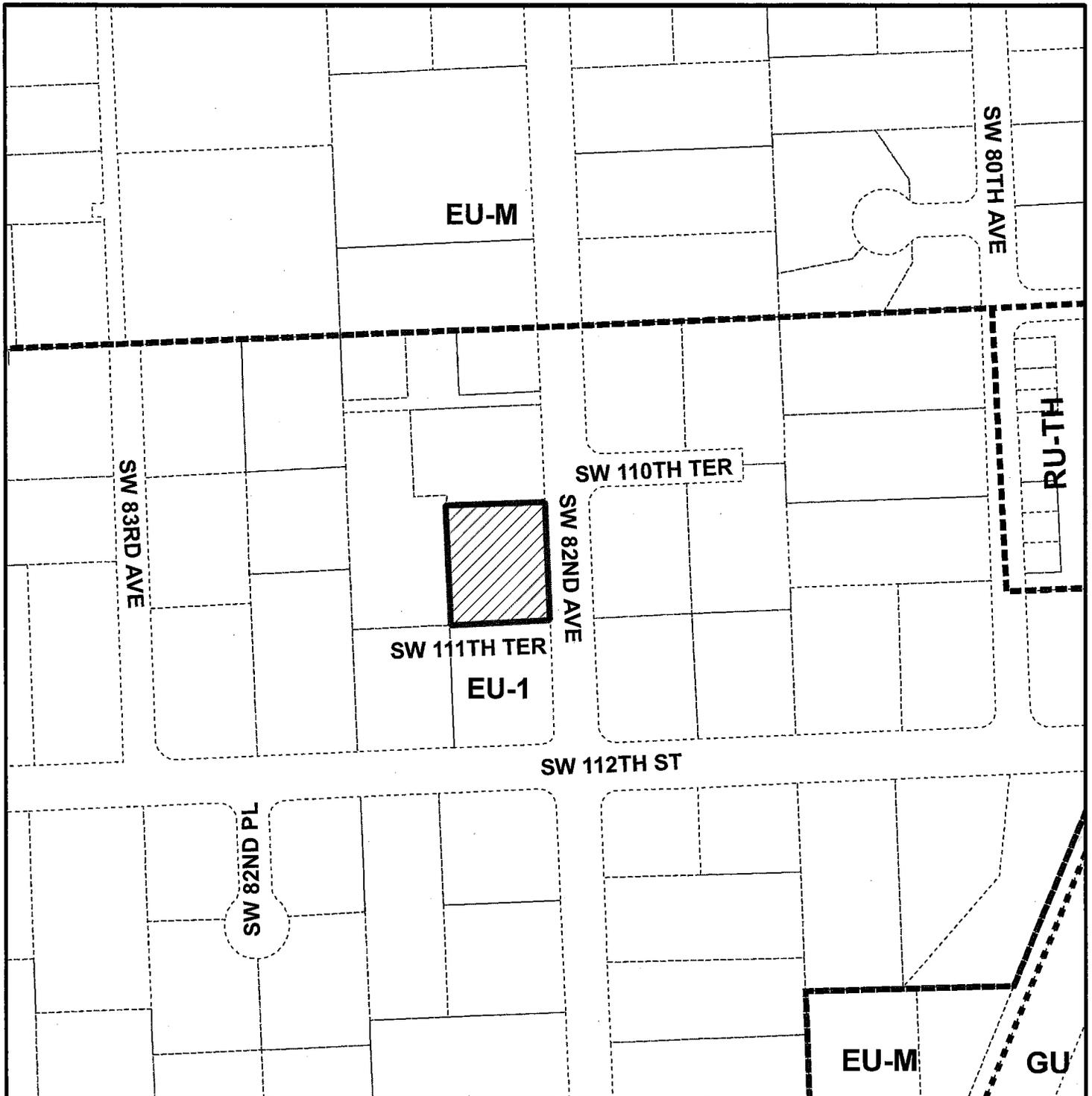
THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

James & Rosemary Hartigan

OUTSTANDING LIENS AND FINES:

As of July 22, 2015, There are no Outstanding Liens, Fines, or Fees



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000044

Section: 10 Township: 55 Range: 40
 Applicant: JAMES & ROSEMARY HARTIGAN
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, May 28, 2015

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MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000044

Legend

 Subject Property

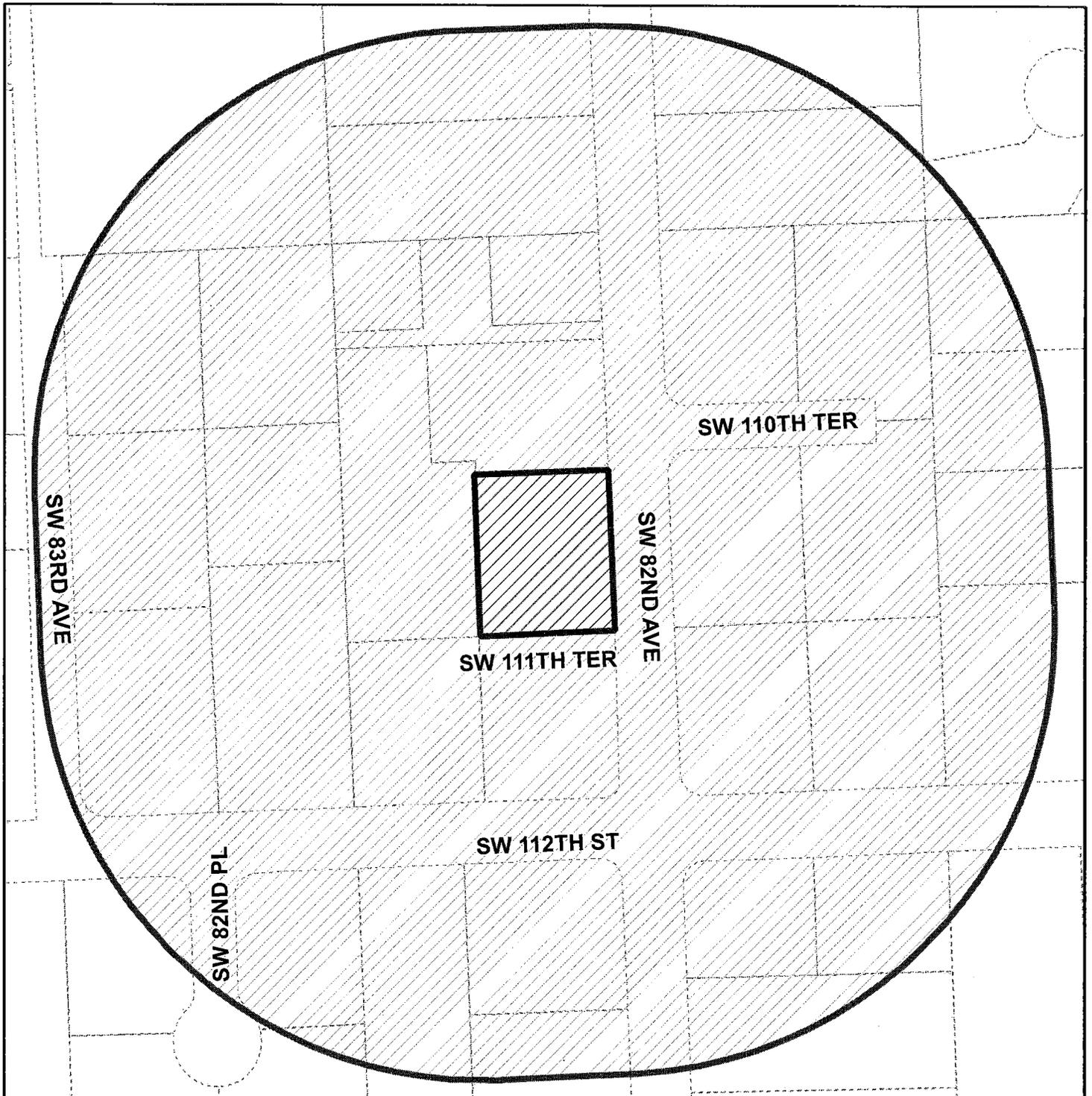


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 Zoning Board: C12
 Commission District: 7
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 Scale: NTS



SKETCH CREATED ON: Thursday, May 28, 2015

REVISION	DATE	BY
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MIAMI-DADE COUNTY
RADIUS MAP

Section: 10 Township: 55 Range: 40
 Applicant: JAMES & ROSEMARY HARTIGAN
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000044
 RADIUS: 500

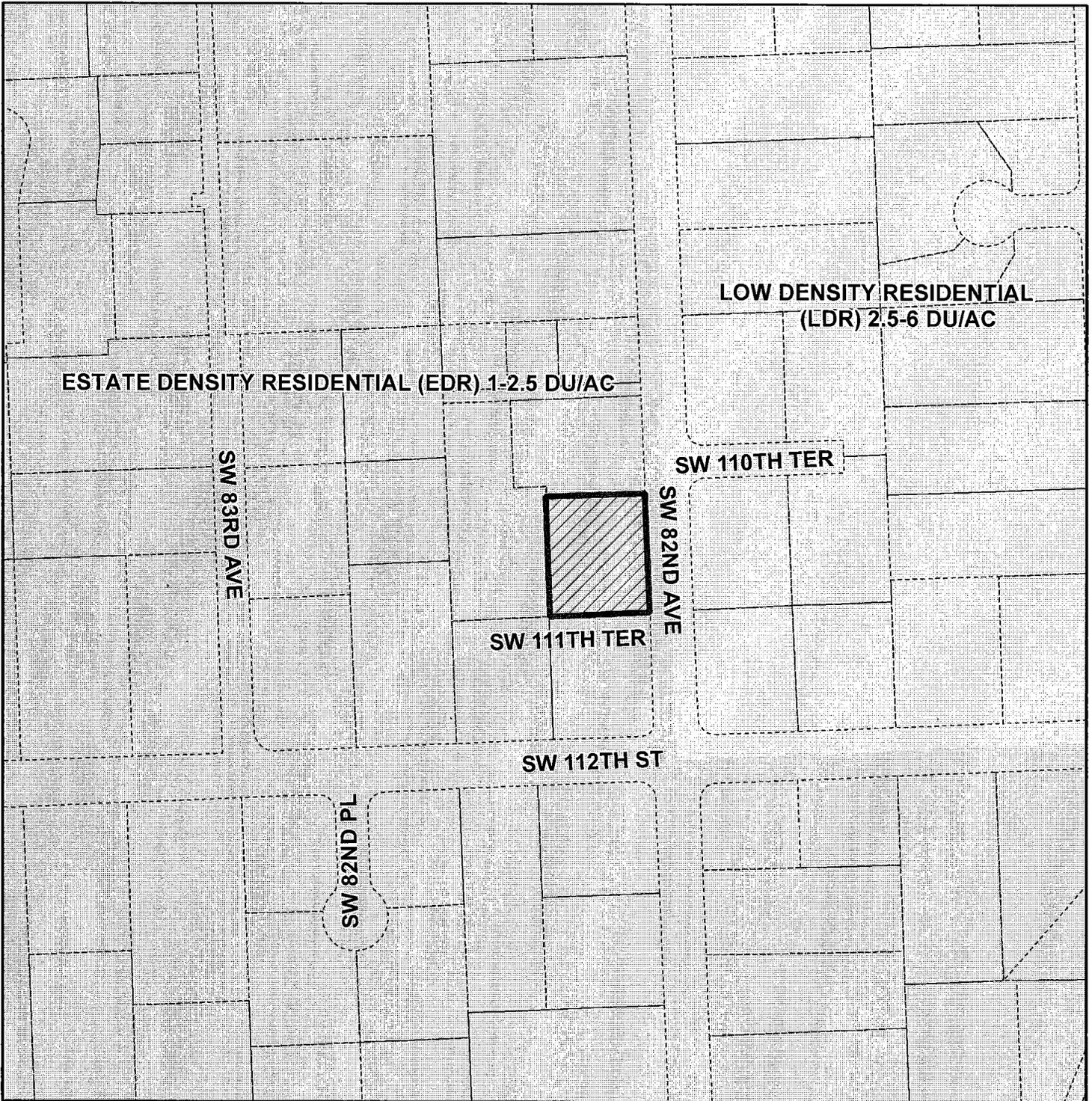
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, May 28, 2015

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MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000044

Legend

 Subject Property Case



Section: 10 Township: 55 Range: 40
 Applicant: JAMES & ROSEMARY HARTIGAN
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, May 28, 2015

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