

KITS

6-22-2010 Version # 1



COMMUNITY ZONING APPEALS BOARD 15
SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)
10710 SW 211 Street, Miami
Wednesday, July 28, 2010 at 7:00 p.m.

CURRENT

- | | | | | | |
|----|-------------|--------------------------------------|---------------|----------|---|
| 1. | 10-7-CZ15-1 | <u>JOSE LUIS AND LUISA RODRIGUEZ</u> | <u>09-138</u> | 13-56-39 | N |
| 2. | 10-7-CZ15-2 | <u>TERESITA ACOSTA</u> | <u>09-159</u> | 09-57-39 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 15

MEETING OF WEDNESDAY, JULY 28, 2010

SOUTH DADE GOVERNMENT CENTER – ROOM 203 (OLD BUILDING)

10710 SW 211 STREET, MIAMI, FLORIDA

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Demolition Plan/Rear Addition to be Legalized/Fire Repair for Mrs. Teresita Acosta," as prepared by Nestor J. Cifuentes, P. E., consisting of 4 sheets and dated stamped received 11/16/09. Plans may be modified at public hearing.

LOCATION: 30211 S.W. 156 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

Department of Planning and Zoning
Recommendation:

Denial without prejudice.

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 Planning and Zoning (DPZ) within 14 days after the DPZ has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (The DPZ's posting will be made on a bulletin board located in the office of the DPZ.) 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.

1. JOSE LUIS AND LUISA RODRIGUEZ
(Applicant)

10-7-CZ15-1 (09-138)
Area 15/District 9
Hearing Date: 07/28/10

Property Owner (if different from applicant) **JOSE LUIS RODRIGUEZ.**

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> |
|--------------------|-------------------------|--|---------------------|-----------------------------------|
| 1982 | Edilberto Morales | - Non-Use Variance of zoning regulation to permit a 9.5' high wall within the front setback area. - Non-Use Variance of setback requirements & zoning regulation to permit the maintenance & continued use of a decorative brick setback 50' & a racquetball court setback 20' from the front (East) property line & to be located in the front of the principal building Plat Use Plan conditions. | ZAB | Approved in part with conditions. |

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 DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

APPLICANTS: Jose Luis and Luisa Rodriguez

PH: Z09-138 (10-7-CZ15-1)

SECTION: 13-56-39

DATE: July 28, 2010

COMMISSION DISTRICT: 9

ITEM NO.: 1

A. INTRODUCTION

o **REQUEST:**

- (1) Modification of Condition #2 of Resolution 4-ZAB-357-82, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Legal Description,' as prepared by Guillermo Garcia, and dated 2/20/82. That the site plan be modified to remove horse stables from the plan and converting the same to plant nursery use."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Legalization of Storage Farm Building,' as prepared by Manuel Vega, P.E., Sheet A-1 dated stamped received 10/5/09 and Sheet "A-4," dated stamped received 5/4/10, for a total of 2 sheets."

The purpose of request #1 is to allow the applicant to submit a new site plan showing a new storage building.

- (2) Applicants are requesting to permit a storage building setback 6.5' (75' required) from the front (south) property line and to be placed in front of the principal structure (not permitted).
- (3) Applicants are requesting to permit a guest house setback 8.16' (20' required) from the interior side (east) property line.

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

- o **SUMMARY OF REQUESTS:** The applicants seek to modify a previously approved resolution to show a new storage building. In addition, the applicants are requesting to permit reduced setbacks for a storage building and guest house.
- o **LOCATION:** 12001 SW 232 Street, Miami-Dade County, Florida.
- o **SIZE:** 1.98 acres

B. ZONING HEARINGS HISTORY:

In 1982, pursuant to Resolution #4-ZAB-357-82 the subject property was granted a non-use variances for a higher wall than permitted and reduced setbacks for a decorative bridge and racquetball court.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Single family housing, e.g., single family detached, cluster, and townhouses generally characterize this density category. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

AU; single-family residence

Low Density Residential, 2.5 to 6 dua

Surrounding Properties:

NORTH: AU; single-family residence

Low Density Residential, 2.5 to 6 dua

SOUTH: AU; single-family residence

Estate Density Residential, 1 to 2.5 dua

EAST: AU; single-family residence, vacant land

Low Density Residential, 2.5 to 6 dua

WEST: RU-1; single-family residence vacant land

Low Density Residential, 2.5 to 6 dua

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plans submitted.)

Scale/Utilization of Site:

Unacceptable

Location of Buildings:

Unacceptable

Compatibility:

Unacceptable

Landscape Treatment:

N/A

Open Space:

N/A

Buffering:

N/A

Access:

N/A

Parking Layout/Circulation:

N/A

Visibility/Visual Screening:

N/A

Urban Design:

N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

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

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.

33-311(A)(7) Generalized Modification Standards.

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 condition 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.

G. NEIGHBORHOOD SERVICES:

| | |
|--------------|---------------------|
| DERM | No objection |
| Public Works | No objection |
| Parks | No objection |
| MDT | No comment |
| Fire Rescue | No objection |
| Police | No objection |
| Schools | No comment |

H. ANALYSIS:

The subject property is located at 12001 SW 232 Street in an area zoned AU, Agricultural District. The surrounding area is characterized by single-family residences on lots ranging from .77 to 2.5 acres and vacant lots. The applicants seek to modify a previously approved resolution to show a new storage building (request #1), to permit said storage building setback 6.5' (75' required) from the front (south) property line and to allow the continued use of said storage building in front of the principal structure (not permitted) (request #2). In addition, the applicants are seeking to permit the continued use of a guesthouse setback 8.16' from the interior side (east) property line (request #3) where 20' is required. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The interpretative text of the CDMP states that all existing lawful uses and zoning are deemed to be consistent with the CDMP as provided in the section "Concepts and Limitations of the Land Use Plan Map. The subject site's AU zoning and the single-family residence use is **consistent** with the LUP Map of the CDMP. The site plan

submitted by the applicant depicts a 6,149 sq. ft. existing residence, an existing storage structure, which has not been completed, and a 1059 sq. ft. guest house. In addition, the plans show a 135 sq. ft. storage building located at the northern portion of the site which the applicant has indicated will be demolished. Staff notes that the site is nearly 2 acres and has adequate open area in order to relocate said storage building to the northern portion of the site without the encroachment in the setback area. In addition, staff's research did not indicate that there were encroachments in the surrounding area as intense as those being sought. Staff opines that the proposed encroachments into the setbacks are too intensive and therefore **incompatible** with the surrounding community.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The Public Works Department (**PWD**) has **no objections** to this application. The Miami-Dade Fire Rescue Department (**MDFR**) has **no objections** to this application and estimates their response time to be **6:24** minutes.

When request #1 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff acknowledges that based on the memorandum from MDFR, DERM and Public Works that modification of Condition #2 of Resolution 4-ZAB-357-82 would not generate excessive noise or traffic, tend to create a fire or other dangerous hazard, provoke excessive overcrowding of people, or tend to provoke a nuisance. The purpose of request # 1 is to allow the applicant to submit a new site plan showing a storage building setback 6.5' (75' required). However, staff opines that the 91% setback reduction is overly intensive. Staff notes the plans indicate that an existing 135 sq. ft. storage facility at the northern portion of the site will be demolished and opines that the applicant could have located the existing storage building to said area without encroachments into the setback area. The existing storage building in the front (south) setback area is nearly 78% larger than the existing storage building located in the north setback area. Furthermore, while the applicant has indicated that the building will be used as a storage building, staff opines that the 1190 sq. ft. building is excessive and could potentially be used as a garage by future owners which would exceed the 500 sq. ft. limit permitted by the Code for a detached garage or as an additional residential unit. As previously mentioned, staff opines that the storage facility could have been adequately located at the northern portion of the site, is overly intensive and **incompatible** with the surrounding community. Therefore, staff is recommending denial of request #1 under Section 33-311(A)(7) (Generalized Modification Standards).

When requests #2 and #3 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that approval of said requests would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and as such, would be **incompatible** with the surrounding area. Approval of request #2 would allow the maintenance and continued use of a storage building on the southeast portion of the subject property. As previously stated, the setback request is a 91% reduction of the required setback which in staff's opinion is excessive. As such, request #2 is germane to request #1 and staff is recommending denial of request #1 because of the reasons stated above. In addition, staff notes that request #3 is also seeking a 59% reduction in the interior side (east) setback area for a guest house which is staff's opinion is also excessive. Staff acknowledges that the submitted survey depicts an existing 4' high chain link fence that borders the entire site, but opines that the height and texture of the fence are not sufficient to mitigate any negative visual impacts of the encroachment on the nearest single-family residence which is located

approximately .03 miles east of the subject property. Staff opines that the reductions requested in requests #2 and #3 could result in a proliferation of similar approvals in the area. Staff's research reveals that no other similar approvals of requests for relief of setback for accessory buildings as intense as the ones being sought by the applicant occur within the surrounding area. As such, staff is not supportive of the requests and opines that the encroachments are overly intensive, could result in a proliferation of requests for similar approvals in the area and is incompatible with the surrounding area. As such, staff recommends denial without prejudice of the requests #2 and #3 under Section 33-311(A)(4)(b) (NUV).

Based on all of the foregoing, staff opines that the approval of requests #1 through #3 are **incompatible** with the surrounding community and could result in a proliferation of requests of this type in the area. Staff therefore, recommends that requests #1 through #3 be denied without prejudice.

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

DATE TYPED: 05/26/10
DATE REVISED: 05/27/10
DATE FINALIZED: 06/29/10
MCL:GR:NN:CXH:CI

For 

Marc G. LaFerrier, AICP, Director
Miami-Dade County Department of Planning and Zoning *NON*

Memorandum



Date: October 8, 2009
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

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

Subject: C-15 #Z2009000138
Jose Rodriguez
12001 S.W. 232nd Street
Modification of a Previous Resolution to Permit a New Site Plan Showing
a Storage Building and to Permit an Existing Storage Building Setback
Less than Required from Property Lines
(AU) (1.98 Acres)
13-56-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

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

PH# Z2009000138
CZAB - C15

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: JOSE LUIS AND LUISA RODRIGUEZ

This Department has no objections to this application.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements 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 meets the traffic concurrency criteria set for an Initial Development Order.



Raul A Pino, P.L.S.

16-OCT-09

Memorandum



Date: 01-OCT-09
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2009000138

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand

Development for the above Z2009000138
located at 12001 SW 232 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2352 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 6:24 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 5 - Goulds/Princeton - 13150 SW 238 Street
Rescue, BLS Engine

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 28-JUN-10
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

JOSE LUIS AND LUISA
RODRIGUEZ

12001 SW 232 ST, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000138

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD COMPLIANCE
DIVISION

ENFORCEMENT HISTORY

NAME: ADDRESS:
JOSE LUIS AND LUISA RODRIGUEZ 12001 SW 232 ST, MIAMI-DADE COUNTY, FLORIDA.
DATE:
6/28/2010

CURRENT ENFORCEMENT HISTORY:

Open Cases:
Neighborhood Compliance:
No open cases.

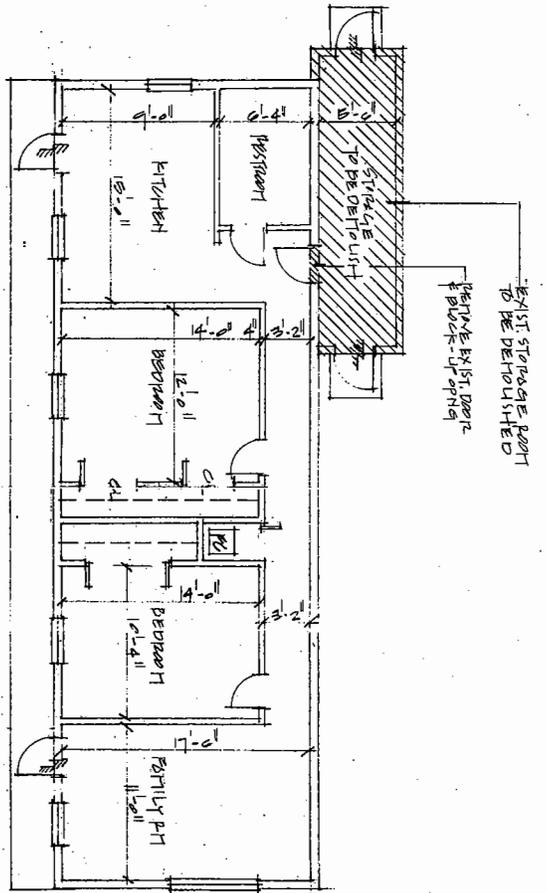
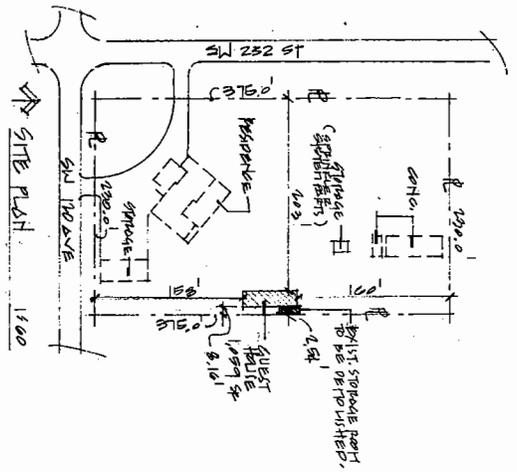
Building:
20090127184 Working without a Permit CVN B072672, case is open lien pending results of this hearing.

Closed Cases:
Building and Neighborhood Compliance:
No previous enforcement cases.

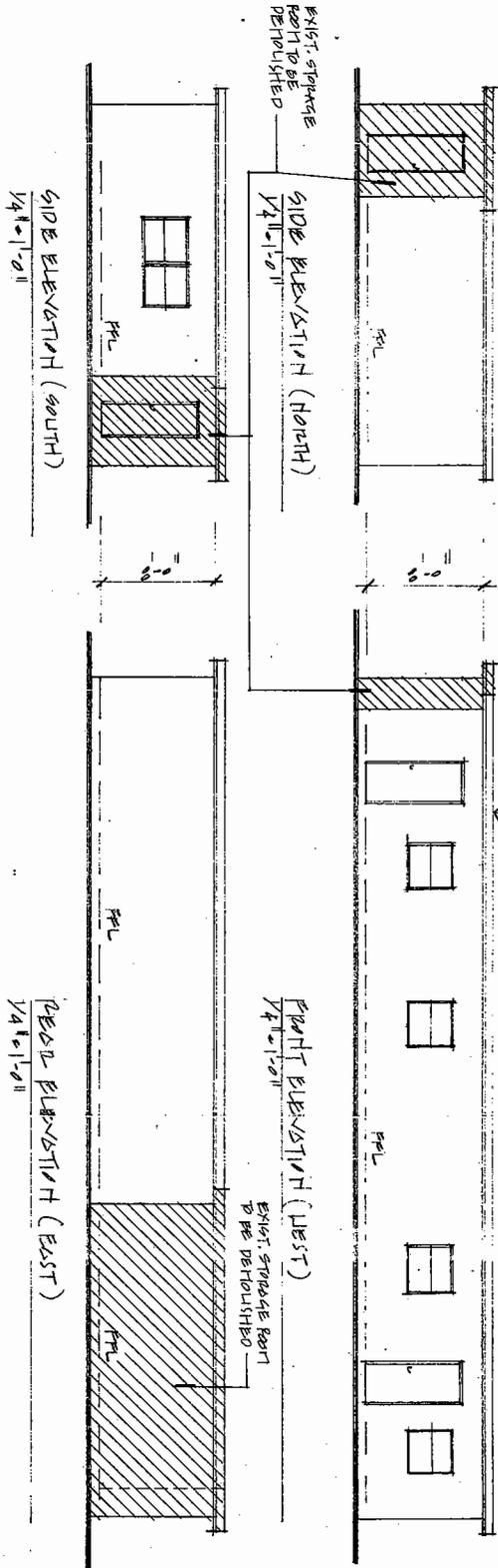
Sam Walthour, MSM, Assistant Director

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

REPORTER NAME:



FLOOR PLAN OF GUEST HOUSE



FRONT ELEVATION (WEST)

FRONT ELEVATION (EAST)

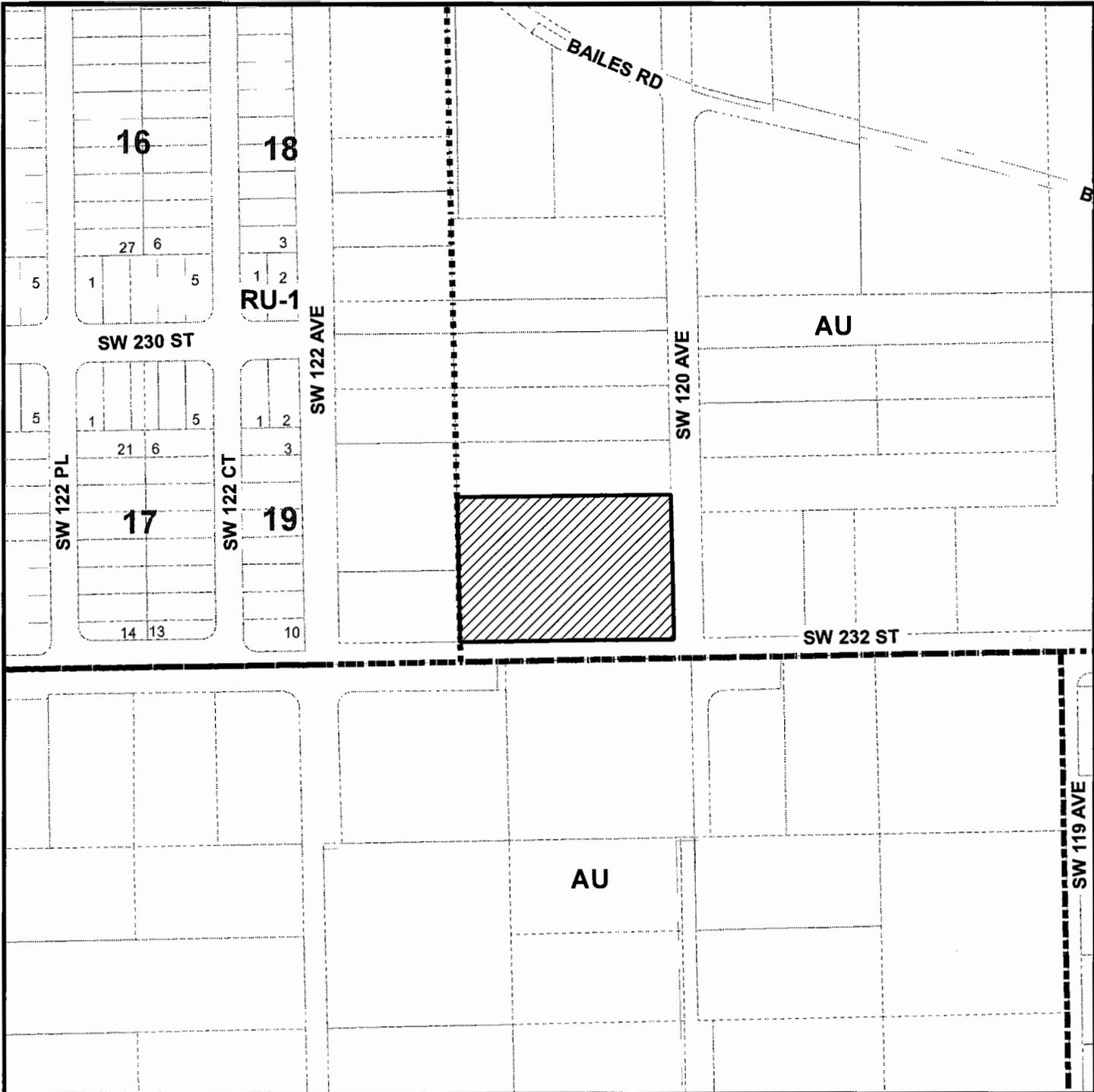
HENRY RODRIGUEZ
 LICENSE NO. 2509-158
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

| | |
|---------|---------------------------------------|
| DATE | 2/1/20 |
| BY | HENRY RODRIGUEZ |
| PROJECT | LEGALIZATION OF STORAGE FARM BUILDING |
| CLIENT | JOSE LUIS AND LUISA RODRIGUEZ |
| ADDRESS | 12001 S.W. 232 STREET MIAMI, FL 33170 |
| SCALE | AS SHOWN |
| NO. | A-4 |

LEGALIZATION OF STORAGE FARM BUILDING
 JOSE LUIS AND LUISA RODRIGUEZ
 12001 S.W. 232 STREET
 MIAMI, FL 33170

| | | |
|-----|------|-----------|
| NO. | DATE | REVISIONS |
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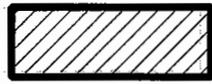
14



**MIAMI-DADE COUNTY
HEARING MAP**

**Process Number
09-138**

**Section: 13 Township: 56 Range: 39
Applicant: JOSE LUIS RODRIGUEZ
Zoning Board: C15
Commission District: 09
Drafter ID: ALFREDO
Scale: NTS
----- Zoning**



SUBJECT PROPERTY



SKETCH CREATED ON: 10/02/09

| REVISION | DATE | BY |
|----------|------|----|
| | | 15 |



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
09-138

Section: 13 Township: 56 Range: 39
 Applicant: JOSE LUIS RODRIGUEZ
 Zoning Board: C15
 Commission District: 09
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 10/02/09

| REVISION | DATE | BY |
|----------|------|----|
| | | |

2. TERESITA ACOSTA
(Applicant)

10-7-CZ15-2 (09-159)
Area 15/District 8
Hearing Date: 07/28/10

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> |
|--------------------|-------------------------|-----------------------|---------------------|------------------------|
| NO HISTORY | | | | |

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 DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 15**

APPLICANT: Teresita Acosta

PH: Z09-159 (10-7-CZ15-2)

SECTION: 9-57-39

DATE: July 28, 2010

COMMISSION DISTRICT: 8

ITEM NO.: 2

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit an addition to a single-family residence setback a minimum of 12' (25' required) from the rear (east) property line.
- (2) Applicant is requesting to permit an accessory building setback 6.5' (7.5' required) from the interior side (south) property line and spaced 8.1' (10' required) from an existing single-family residence.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Demolition Plan/Rear Addition to be Legalized/Fire Repair for Mrs. Teresita Acosta," as prepared by Nestor J. Cifuentes, P. E., consisting of 4 sheets and dated stamped received 11/16/09. Plans may be modified at public hearing.

- o **SUMMARY OF REQUESTS:** The applicant is requesting to permit an existing addition to a single-family residence setback closer to the rear property line than permitted and to permit an existing accessory building setback closer to the interior side property line and spaced closer to the principal residence than permitted.
- o **LOCATION:** 30211 S.W. 156 Avenue, Miami-Dade County, Florida.
- o **SIZE:** 75' x 100'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-1; Single-family residence

Low Density Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: RU-1; Single-family residence

Low Density Residential, 2.5 to 6 du

SOUTH: RU-1; Single-family residence

Low Density Residential, 2.5 to 6 du

EAST: RU-1; Single-family residence

Low Density Residential, 2.5 to 6 du

WEST: RU-1; Vacant

Low Density Residential, 2.5 to 6 du

The subject property is located at 30211 S.W. 156 Avenue in an area characterized by single-family residences developed under the RU-1 zoning district regulations.

E. SITE AND BUILDINGS:

| | |
|------------------------------|------------------------|
| Site Plan Review: | (Site plan submitted.) |
| Scale/Utilization of Site: | Unacceptable |
| Location of Buildings: | Unacceptable |
| Compatibility: | Unacceptable |
| Landscape Treatment: | N/A |
| Open Space: | Acceptable |
| Buffering: | Unacceptable |
| Access: | Acceptable |
| Parking Layout/Circulation: | N/A |
| Visibility/Visual Screening: | Unacceptable |
| Urban Design: | N/A |

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(4)(b) Non-Use Variances from other than airport regulations.

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.

G. NEIGHBORHOOD SERVICES:

| | |
|--------------|----------------------|
| DERM | No objection* |
| Public Works | No objection |
| Parks | No objection |
| MDT | No objection |
| Fire Rescue | No objection |
| Police | No objection |
| Schools | No comment |

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject property is an interior irregular-shaped lot located at 30211 S.W. 156 Avenue and is improved with a single-family residence in an established RU-1, Single-Family Residential District. Approval of request #1 would allow the applicant the maintenance and continued use of a 827 sq. ft. addition consisting of a laundry, Florida Room, 2-bedroom, and bathroom addition to the single-family residence as well as the maintenance and continued use of an existing 302 sq. ft. accessory building. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). Because the addition and accessory building will not add additional dwelling units to the property, the RU-1 zoned subject property is **consistent** with the LUP Map designation of the CDMP.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** and the **Miami-Dade Fire Rescue Department (MDFR)** also have **no objections** to this application and MDFR indicates in their memorandum that the estimated average response travel time is **5:24** minutes.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of request #1, to permit the continued use of an existing addition to a single-family residence setback a minimum of 12' (25' required) from the rear (east) property line, would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. Specifically, staff opines that the design of the existing addition will facilitate the conversion of said addition into two additional dwelling units, for a total of 3 dwelling units on the site, which is not permitted in the RU-1 zone. As previously mentioned, the submitted plan indicates that the 827 sq. ft. addition consists of two (2) bedrooms, two (2) bathrooms, a Florida Room, and a laundry room. It should be noted that the portion of the addition that encroaches into the rear (south) setback area consists of a laundry room with an exterior door which provides access to the side yard (north) of the residence and Florida Room and is accessible via a sliding glass door that leads into the rear yard. The southern portion of the addition, which consists of a bedroom, a bathroom, and a walk-in closet, although not encroaching into the rear (east) setback area, is accessible via a doorway that leads into the interior side yard area (southern portion). Staff notes no similar approvals of requests for relief of rear setback requirements as intense as that sought in request #1 have been granted in the

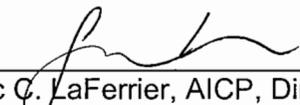
surrounding area. Therefore, staff opines that the approval of request #1 would be intrusive and out of character with the surrounding area. As such, staff is of the opinion that the approval of request #1 is **incompatible** with the area and would negatively affect the surrounding properties. Based on all of the aforementioned, staff recommends denial without prejudice of request #1 under Section 33-311(A)(4)(b) (NUV).

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of request #2, to permit an accessory building setback 6.5' (7.5' required) from the interior side (south) property line and spaced 8.1' (10' required) from an existing single-family residence, would be **incompatible** with the surrounding area, would negatively affect the stability and appearance of the community, and would be detrimental to the neighborhood. The plans submitted by the applicant illustrate a 302 sq. ft. accessory building located to the rear of the residence on the easternmost portion of the lot which contains a bathroom and gym room. Staff acknowledges that a similar request to permit a shed setback 2' from the interior side property line was granted for a property located at 30200 SW 155 Avenue, approximately 266' to the east of the subject site, pursuant to Resolution No. 5ZAB-250-94. However, staff notes that said approval was for a 134 sq. ft. shed which staff notes is 164 sq. ft. less than the accessory structure being requested under this application which in staff's opinion is less intensive in terms of building mass than the existing 302 sq. ft. accessory building referenced in request #2 of this application. As such, staff is of the opinion that the approval of request #2 is **incompatible** with the area and would negatively affect the surrounding properties. Based on all of the aforementioned, staff recommends denial without prejudice of request #2 under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:** Denial without prejudice.

J. **CONDITIONS:** None.

DATE TYPED: 05/28/10
DATE REVISED: 06/03/10; 06/17/10; 06/29/10
DATE FINALIZED: 06/29/10
MCL:GR:NN:TA:NC

For 

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning *NDW*

Memorandum



Date: November 30, 2009
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

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

Subject: C15 #Z2009000159
Teresita Acosta
30211 S.W. 156th Avenue
Request from Setback and Spacing Requirements to allow an Existing
Addition to a SFR.
(RU-1) (0.17 Acres)
09-57-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

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

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

This memorandum shall constitute DERM's written approval, as required by the Code.

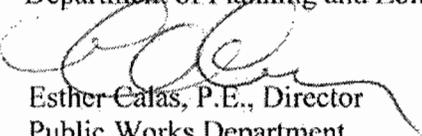
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum



Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum



Date: 02-DEC-09
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2009000159

Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

Service Impact/Demand

Development for the above Z2009000159
located at 30211 S.W. 156 AVE
in Police Grid 2578 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5;24 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 6 - Modello - 15890 SW 288 Street
Rescue, BLS Tanker, Battalion

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 13-JUL-10
REVISION 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

TERESITA ACOSTA

30211 S.W. 156 AVE

APPLICANT

ADDRESS

Z2009000159

HEARING NUMBER

HISTORY:

BUILDING & NEIGHBORHOOD COMPLIANCE DEPARTMENT
NEIGHBORHOOD COMPLIANCE
DIVISION

ENFORCEMENT HISTORY

NAME: ADDRESS:
TERESITA ACOSTA 30211 S.W. 156 AVE
DATE:
07/09/2010

CURRENT ENFORCEMENT HISTORY:

Open Cases:

Neighborhood Compliance:

Case 200901009952 was opened for illegally maintaining junk, trash and/or debris (19-13A) and a warning was issued. CVN T006268 was issued. Affidavit of Compliance submitted and CVN has been paid. Closure is pending submittal of settlement.

Case 200901009948 was opened for setback violation (33-50) and a warning notice issued. A reinspection is pending the outcome of the hearing

Building:

Case 20090131338 Unsafe Structures Storage Structure Built inside the setback and not built to any known code. NOV and Unsafe Sign posted. Permit application number C2009142382 was

submitted on 09-30-09 for BLDG Category 002 for Addition and Fire Repairs. No permit has been obtained PER RICARDO ROIG, APPROVED TO RELEASE PERMIT HOLD FOR ELEC. PERMIT - PROCESS NO. C2010042297. CASE TO BE REVIEWED AFTER ZONING HEARING (#Z2009000159)

Closed Cases:

Neighborhood Compliance:

Case 200801005277 was opened for illegally maintaining a Category III commercial vehicle (33-124.1(B)5) and a warning was issued. The violation was corrected by owner.

Case 200601003984 was opened for illegally maintaining a Category III commercial vehicle (33-124.1(B)5) and a warning was issued. CVN 984662 issued and violation was corrected by owner.

Case 200601001598 was opened for illegally maintaining a Category III commercial vehicle (33-124.1(B)5) and a warning was issued. The violation was corrected by owner.

Case 200101000740 was opened for illegal boat storage (33-20E) and a warning was issued and the violation was corrected by owner.

Building:

No closed cases.

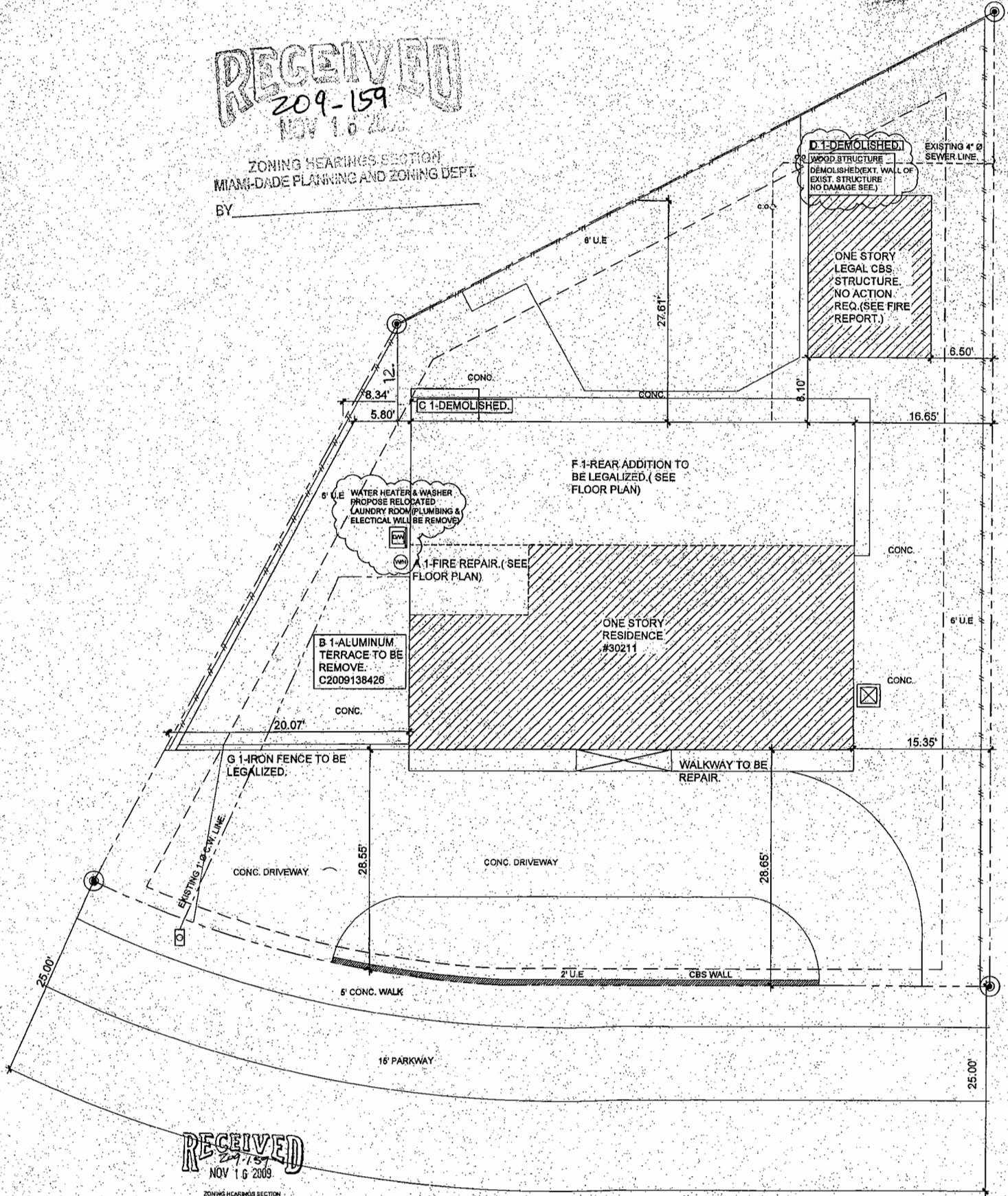
Sam Walthour, MSM, Assistant Director

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

REPORTER NAME:

RECEIVED
 209-159
 NOV 16 2009

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



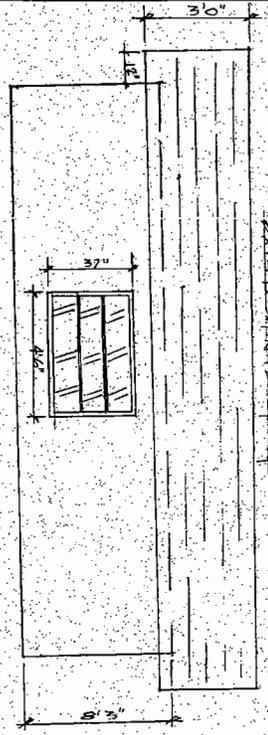
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

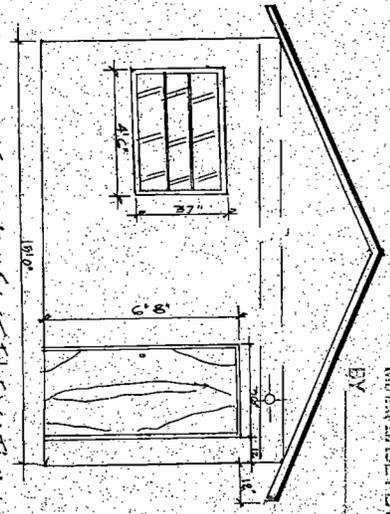
ENLARGED SITE PLAN

PROCESSED
 NOV 16 2009
 2009-159

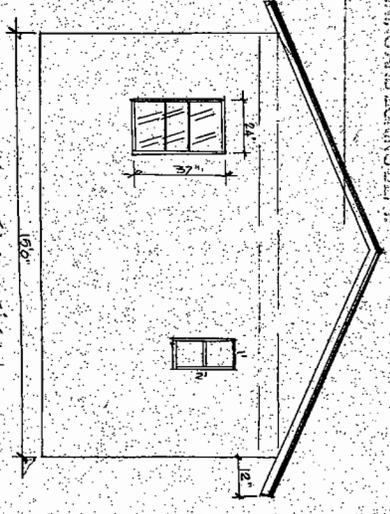
ZONING HEARING ACTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____



EXIST SHINGLE ROOF



FRONT VIEW EAST ELEVATION



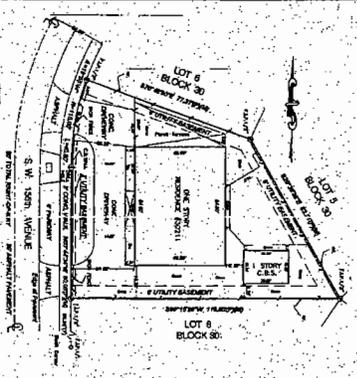
WEST ELEVATION

SCOPE OF WORK
 PROPOSE GYM
 INCLUDING BATH

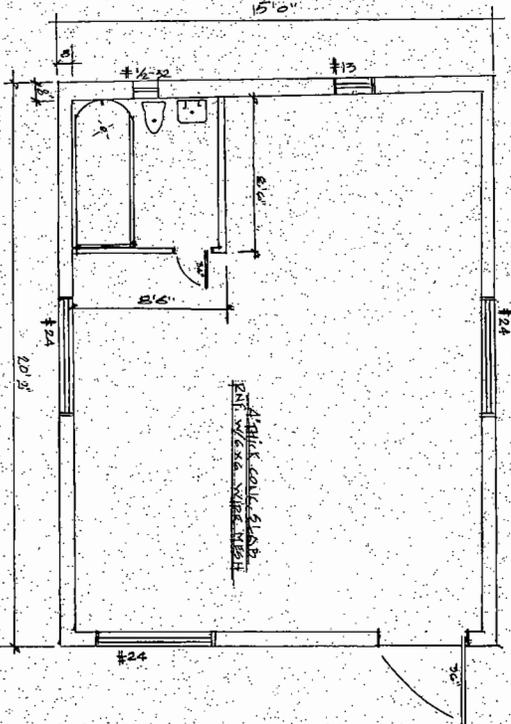
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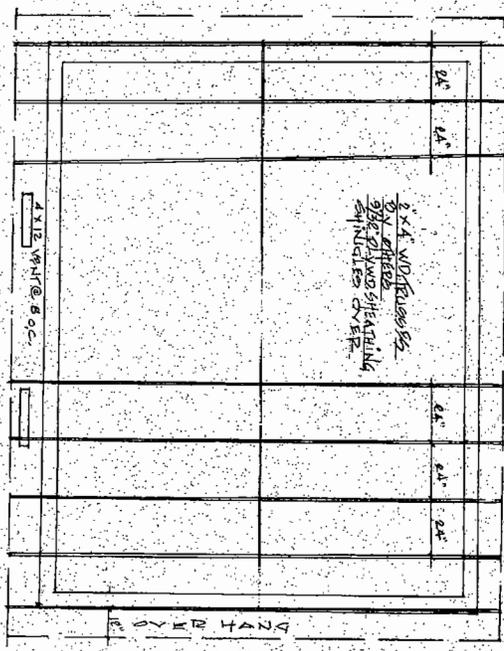
ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE GRADE NO. 2



SITE PLAN

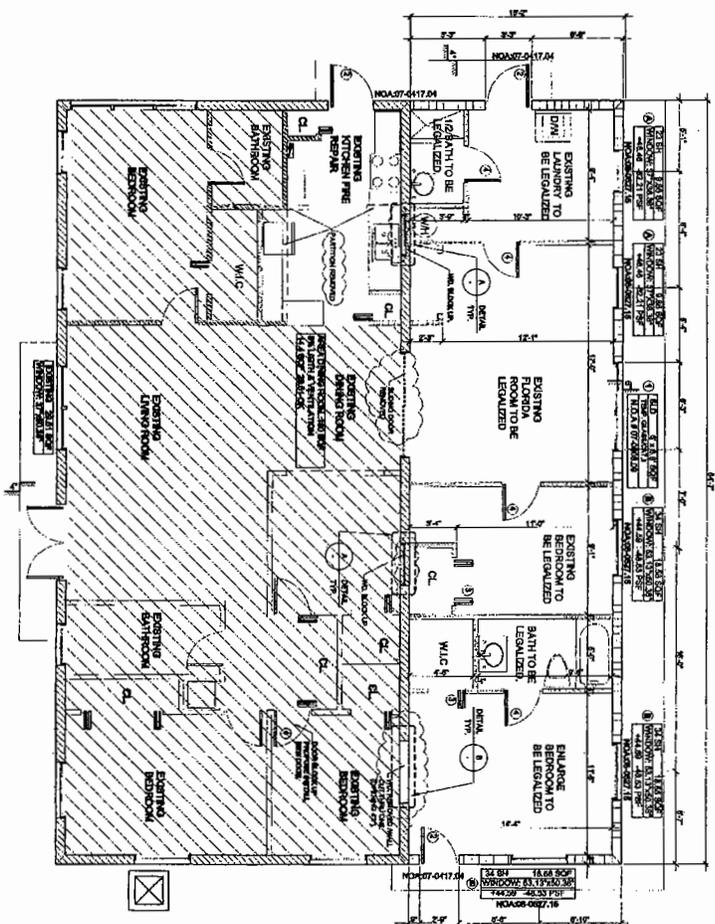


FLOOR PLAN OF EXIST GYMNASIUM



EXISTING ROOF

| | | |
|--------------------------|---|---|
| PROJECT NO. SHEET NO. | DESCRIPTION PROPOSED NEW GYMNASIUM FOR TERESITA AGOSTA 30211 SW 182 AVE. HOMESTEAD FLA 33033 | ARCHITECT NESTOR CIFUENTES, P.E. NO. 29450 8600 SW 33 TH TERR MIAMI FL 33155 PHONE: 305 554 5654 |
|--------------------------|---|---|



EXISTING FLOOR PLAN



TERMINATE PROTECTION AS SHOWN

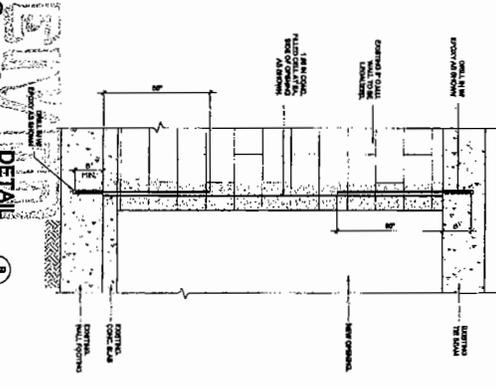
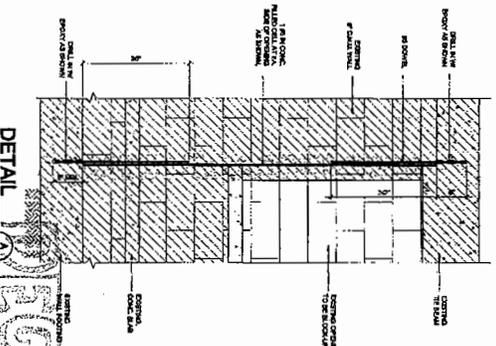
FOR A CERTIFICATE OF PROTECTIVE TREATMENT FOR REMEDIATION OF TERMITES, A WATER-RESISTANT JOISTING BOARD SHALL BE PROVIDED TO THE EXTENT OF THE PROTECTIVE TREATMENT. THE TREATMENT CONTRACTOR SHALL SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL A PLAN SHOWING THE LOCATION, AREA, TREATMENT, AND MATERIALS TO BE USED FOR THE PROTECTIVE TREATMENT. THE TREATMENT CONTRACTOR SHALL SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL A PLAN SHOWING THE LOCATION, AREA, TREATMENT, AND MATERIALS TO BE USED FOR THE PROTECTIVE TREATMENT. THE TREATMENT CONTRACTOR SHALL SUBMIT TO THE CITY ENGINEER FOR REVIEW AND APPROVAL A PLAN SHOWING THE LOCATION, AREA, TREATMENT, AND MATERIALS TO BE USED FOR THE PROTECTIVE TREATMENT.

WALL LEGEND:

- EXISTING WALL
- WALL TO BE DEMOLISHED
- WALL TO BE REPAIRED
- WALL TO BE LEGALIZED
- WALL TO BE RECONSTRUCTED
- WALL TO BE REFINISHED
- WALL TO BE REPAIRED AND LEGALIZED
- WALL TO BE RECONSTRUCTED AND LEGALIZED
- WALL TO BE REFINISHED AND LEGALIZED

WINDOW SCHEDULE

| NO. | DESCRIPTION | SIZE | TYPE | FINISH | MARKING |
|-----|-----------------------|----------------|------|--------|----------------|
| 1 | 1/2" x 6" x 6" WINDOW | 1/2" x 6" x 6" | WOOD | WOOD | 1/2" x 6" x 6" |
| 2 | 1/2" x 6" x 6" WINDOW | 1/2" x 6" x 6" | WOOD | WOOD | 1/2" x 6" x 6" |
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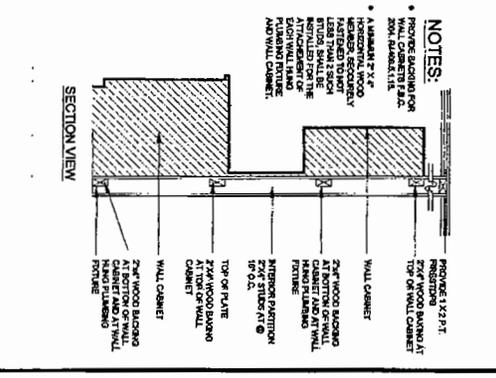
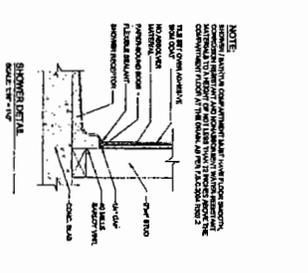
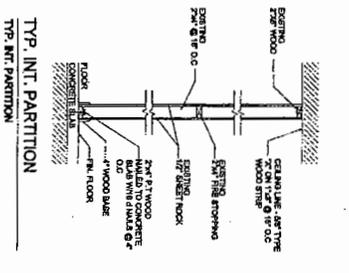
SCOPE OF WORK

THE PROPOSED WORK OF REAR ADDITION TO BE LEGALIZED/REPAIR FOR MRS. TERESITA ACOSTA IS AS FOLLOWS:

1. DEMOLITION OF EXISTING REAR ADDITION TO BE LEGALIZED/REPAIR.
2. REAR ADDITION TO BE LEGALIZED/REPAIR.
3. REAR ADDITION TO BE LEGALIZED/REPAIR.
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19. REAR ADDITION TO BE LEGALIZED/REPAIR.
20. REAR ADDITION TO BE LEGALIZED/REPAIR.

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI BUILDING CODE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ELECTRICAL CODE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI MECHANICAL CODE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PLUMBING CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI FIRE CODE.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI HEALTH CODE.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ENVIRONMENTAL CODE.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ZONING CODE.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI RESOLUTIONS.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI ADMINISTRATIVE CODES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI REGULATIONS.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI POLICIES.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PROCEDURES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI PRACTICES.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI STANDARDS.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI CRITERIA.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI GUIDELINES.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI RECOMMENDATIONS.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI SUGGESTIONS.



NOTES:

1. PROVIDE SCHEDULE FOR WALL CABINET F.A.L.
2. PROVIDE SCHEDULE FOR WALL CABINET F.A.L.
3. PROVIDE SCHEDULE FOR WALL CABINET F.A.L.
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20. PROVIDE SCHEDULE FOR WALL CABINET F.A.L.

NOV 16 2009

209-159

REGENT

ZONING HEARINGS SECTION

MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Project: **DEMOLITION PLAN / REAR ADDITION TO BE LEGALIZED/FIRE REPAIR FOR MRS. TERESITA ACOSTA. 30211 SW 156 AVE, MIAMI, FL.**

Sheet: **FLOOR PLAN**

Scale: **AS SHOWN**

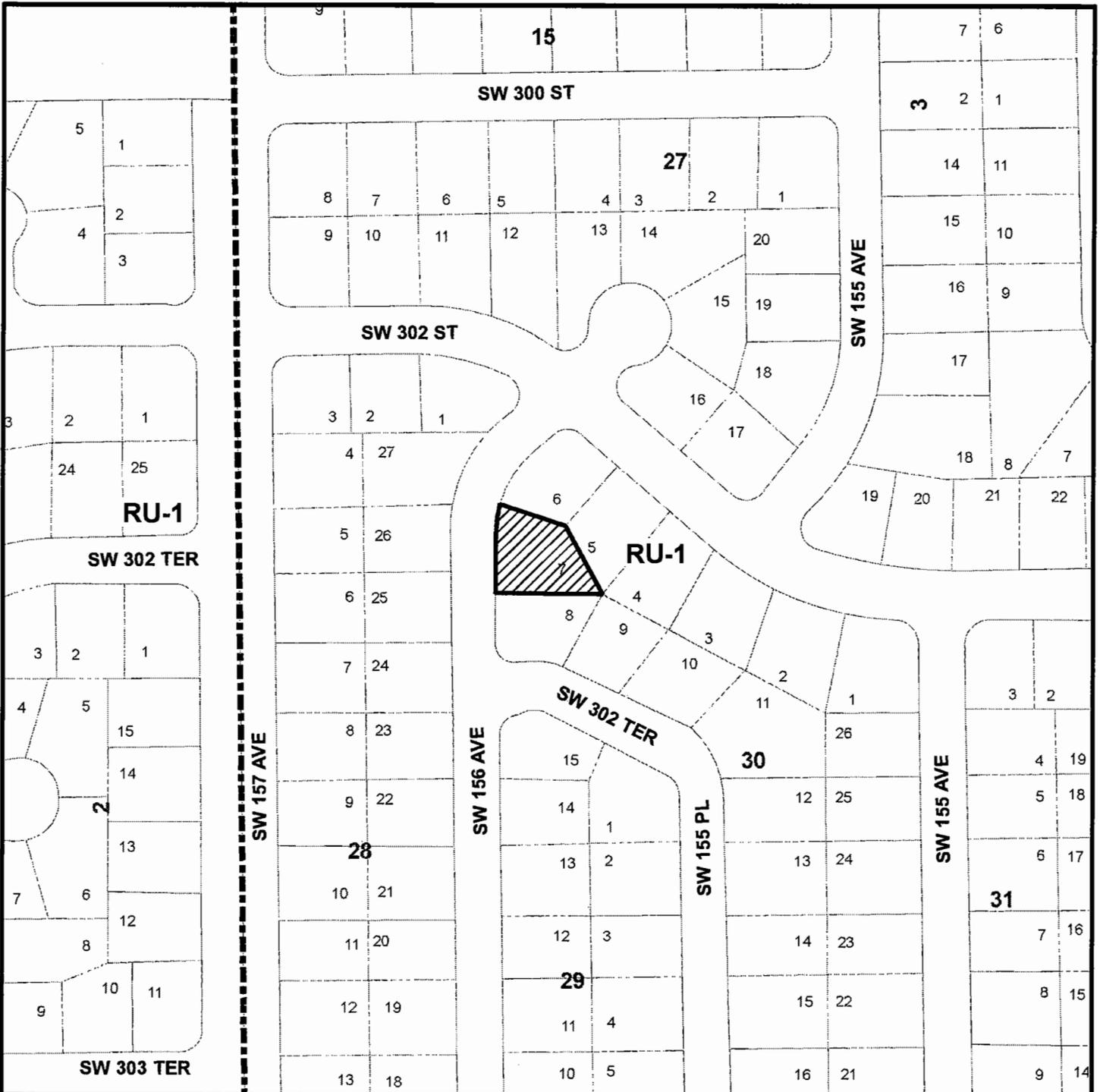
Drawn by: **TERESITA ACOSTA**

Checked by: **TERESITA ACOSTA**

Approved by: **TERESITA ACOSTA**

Date: **NOV 16 2009**

Sheet No: **A-1**



**MIAMI-DADE COUNTY
HEARING MAP**

**Section: 09 Township: 57 Range: 39
Applicant: TERESITA ACOSTA
Zoning Board: C15
Commission District: 08
Drafter ID: ALFREDO
Scale: NTS
----- Zoning**

**Process Number
09-159**



SUBJECT PROPERTY



SKETCH CREATED ON: 11/17/09

| REVISION | DATE | BY |
|----------|------|----|
| | | 16 |



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
09-159

Section: 09 Township: 57 Range: 39
 Applicant: TERESITA ACOSTA
 Zoning Board: C15
 Commission District: 08
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 11/17/09

| REVISION | DATE | BY |
|----------|------|----|
| | | |