



Final Agenda

Community Zoning Appeals Board 5
Norman and Jean Reach Park, Recreation Room, 7895 NW 176 Street, Miami, FI
Tuesday, March 11, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|-------------------------|-------|----------|---|
| 1. | Z2024000061 | Orlando & Vanesa Guerra | 24-61 | 52-40-09 | N |
|----|-------------|-------------------------|-------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 05
MEETING OF MARCH 11, 2025

NORMAN AND JEAN REACH PARK, RECREATION ROOM
7895 NW 176 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.

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 Zoning Appeals Board No. 5**

PH: Z24-061

March 11, 2025

Item No. 1

| Recommendation Summary | |
|--|--|
| Commission District | 13 |
| Applicants | Vanessa & Orlando Guerra |
| Summary of Requests | The applicants seek to permit a proposed swimming pool for an existing single-family residence to setback less than required from the rear and interior side property lines. |
| Location | 8867 NW 178 Lane, Miami-Dade County, Florida. |
| Property Size | ±0.12 Acres |
| Existing Zoning | RU-1M(a), Modified Single-Family Residential District, 5,000 sq. ft. |
| Existing Land Use | Single-Family Residence |
| 2020-2040 CDMP Land Use Designation | Estate Density Residential w/ One Density Increase (2.5–6 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 Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i> |
| Recommendation | Approval with conditions. |

REQUEST:

NON-USE VARIANCE to permit a proposed swimming pool to setback 3.75' (7.5' required) from the rear (north) property line and to setback 5' (10' required) from the interior side (west) property line.

A plan is on file and may be examined in the Department of Regulatory and Economic Resources, entitled "New Swimming Pool", as prepared by Victor Reeve, P.E., dated stamped received 09/24/2024, and consisting of 1 sheet. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The ±0.12-acre property is located at 8867 NW 178 Lane, Miami-Dade County, Florida. The submitted plan depicts an existing 1-story single-family residence of approximately 2,240 sq. ft. and the applicants seek to permit a proposed swimming pool to setback less than required by Code from the rear (north) property line and interior side (west) property line.

| <u>NEIGHBORHOOD CHARACTERISTICS</u> | | |
|--|-----------------------------------|---|
| | Zoning and Existing Use | Land Use Designation |
| Subject Property | RU-1M(a); single-family residence | Estate Density Residential w/ One Density Increase (2.5 to 6 dua) |
| North | RU-1M(a); single-family residence | Estate Density Residential w/ One Density Increase (2.5 to 6 dua) |
| South | RU-1M(a); single-family residence | Estate Density Residential w/ One Density Increase (2.5 to 6 dua) |

| | | |
|-------------|-----------------------------------|---|
| East | RU-1M(a); single-family residence | Estate Density Residential w/ One Density Increase (2.5 to 6 dua) |
| West | RU-1M(a); single-family residence | Estate Density Residential w/ One Density Increase (2.5 to 6 dua) |

NEIGHBORHOOD COMPATIBILITY:

The subject property consists of an existing single-family residence that is on a 5,508 sq. ft., RU-1M(a), Modified Single-Family Residential District, zoned interior lot, located at 8867 NW 178 Lane. The surrounding area is characterized by existing single-family residences, also developed under the RU-1M(a) District regulations.

SUMMARY OF THE IMPACTS:

The approval of this application would allow the applicant the construction of a proposed swimming pool that is setback less than required from the rear (north) and interior side (west) property lines. Staff opines that any potential visual impact that the proposed swimming pool may have on the adjacent properties is minimal and would be sufficiently mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±0.12-gross acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site as **Estate Density Residential with One Density Increase (DI-1)**. This overlay designation allows for one density category higher than the underlying Estate Density Residential if development on the property utilizes *“sound urban design principles adopted by County ordinance or incorporated in the Urban Design Manual...”*, which would result in the increased range in density *“from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre.”* *“This density category is generally characterized by single family housing, e.g., single-family detached, cluster, and townhouses.”* This designation also provides that if development on the property does not utilize sound urban design principles then it would be limited to a maximum density of 2.5 units per acre. The approval of the request sought in the application (proposed swimming pool with encroachments into the rear and interior side setback areas) will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the single-family use. Since the applicant is not requesting to add additional dwelling units or change the single-family use, approval of the application would be is **consistent** with the density threshold of the Estate-Density Residential Communities of the CDMP Land Use Plan map designation.

ZONING ANALYSIS:

The subject property is located at 8867 NW 178 LN in an area developed under the RU-1M(a), Single-Family Residential District. The applicant seeks to permit a swimming pool setback less than required from the rear (north) property line and interior side (west) property line. When the request to permit the proposed swimming pool to setback 3.75’ (7.5’ required) from the rear (north) property line and to setback 5’ (10’ required) from the interior side (west) property line is analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, Section 33-311 (A)(4)(b), staff opines that approval with conditions of this request would be compatible with the surrounding area.

Staff’s research found a similar approval in the area for a rear and side street setback of a swimming pool. The property located within the vicinity of the subject site at 17803 NW 87 Place

was approved pursuant to Administrative Variance #V2014000027 to setback 3.75' where 7.5' was required from the rear (east) property line and to setback 10' where 20' was required from the side street (south) property line. It is important to mention that the request for setback reductions could have been obtained through the Administrative Adjustment Procedure pursuant to Section 33-36.1 of the County Code. Such procedure allows a setback reduction of 50% and lot coverage increase for a principal and/or accessory structure of 15% and shall be accompanied by the signed consent of all contiguous property owners, including those located across the street(s) from the subject site. The applicant was not able to produce all the necessary signatures therefore had to apply for a public hearing. Staff notes that the swimming pool is not a vertical structure to result in significant negative visual impact when encroaching minimally (3.75') into the rear 7.5' setback area and (5') into the interior side 10' setback area. However, as a condition for approval, staff recommends that the existing 6' high wooden fence be maintained, especially along the rear (north) and interior side (west) property lines to mitigate any visual and lessen any noise impact that could result from the proposed swimming pool. Further, staff recommends that if the fence is destroyed or removed, the applicant shall install a 6' high cbs wall, a similar wooden fence or an opaque fence to minimize potential visual impact related to the swimming pool. As such, staff opines that the approval of application would maintain the basic intent and purpose of zoning and other land use regulations, would not be a detriment to the area, or create adverse privacy impacts on the abutting properties, and that approval with conditions of the requested setbacks for the proposed swimming pool would be **compatible** with the surrounding residences and with the aesthetic character of the immediate vicinity. **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

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, and other requirements.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "New Swimming Pool", as prepared by Victor Reeve, P.E., dated stamped received 09/24/2024, and consisting of 1 sheet. Plans may be modified at public hearing. Except any future additions on the property which conform to zoning code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants comply with all applicable conditions and requirements of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum dated 5/6/2024.

5. That the existing 6' high fence along the interior sides and rear property lines be maintained, as a visual buffer and that if the fence is destroyed or removed, the applicant shall install a 6' high cbs wall, opaque fence, or chain link fence with a hedge that must be 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

ES:JB:SS:PM:VM



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

ZONING RECOMMENDATION ADDENDUM

Vanesa & Orlando Guerra
(PH: Z24-061)

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|--|----------------------|
| Division of Environmental Resources Management (RER) | <i>No objection</i> |
| Platting and Traffic Review Section (RER) | <i>No objection*</i> |
| Fire Rescue Department | <i>No objection</i> |
| Water and Sewer Department (WASD) | <i>No objection</i> |
| Building and Neighborhood Compliance (BNC) | <i>No objection</i> |
| <i>*Subject to conditions in their memorandum.</i> | |

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

| | |
|---|---|
| Estate Density Residential (Pg. I-31) | <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 dwelling units per gross acre.</i> |
| Low Density Residential (Pg. I-31) | <i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. 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.</i> |
| Density With Urban Design (Pg. I-32) | <i>Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as DI-1 (Density Increase 1) denotes that the parcel is eligible for approval of one density category higher than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes sound urban design principles adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners.</i> |

PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|--|---|
| 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> |
| Sec. 33-36.1. - Administrative adjustment procedure. | <i>Zoning Districts - AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2 Setback - Maximum reduction 50% (i.e., if minimum required setback is 10 feet, then setback could not be reduced below 5 feet administratively) Lot Coverage - maximum increase for a principal and/or accessory structure 15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5 percent)</i> |

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GUERRA, VANESA & ORLANDO

8867 NW 178 LN
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2024000061

DATE

HEARING NUMBER

FOLIO No: 30-2009-008-1390

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 29, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

GUERRA, VANESA & ORLANDO

OUTSTANDING LIENS AND FINES:

There are no outstanding Liens, Fines, or Fees.

Memorandum

Date: February 27, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2024000061-2nd Review
Orlando and Vanesa Guerra
8867 NW 178th Lane
NUV for setbacks requirements for new pool
(RU-1MA) (0.126 Acres)
09-52-40



The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the subject property is currently connected to public water and sanitary sewers. Pursuant to the Code, the proposed structures are required to connect to the public water and sanitary sewers systems to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Water Control Review

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 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.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, however, the site plan entitled “New Swimming Pool” prepared by Victor G. Reeve, P.E., and dated as received by Miami-Dade County on April 08, 2024, with the subject application and indicates that tree resources onsite will not be

removed. Please note that 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 and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, 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. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

Enforcement History

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

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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


cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: April 29, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - Orlando & Vanesa Guerra
Application No. Z2024000061

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Orlando & Vanesa Guerra

Location: The proposed project is located on approximately 0.13 acres at 8867 NW 178th Lane, with Folio No. 30-2009-008-1390, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a variance for setbacks in order to build a Swimming Pool at the existing Single-Family Residence (SFR).

This project results in a no-net-increase to the water demand.

Please note that the subject property has a 10 feet Utility Easement within and along the southern boundary of the subject property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water/Sewer: The subject site is located within the WASD's water and sewer service area. The subject property is currently connected to water and sewer.

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov

Memorandum



Date: May 6, 2024

To: Eric Silva, AICP, 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: Z2024000061
Name: Orlando and Vanesa Guerra
Location: 8867 NW 178 Lane
Section 09 Township 52 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 **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 10, Block 9, Plat Book 161, Page 21.

This application does not generate any trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: October 02, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

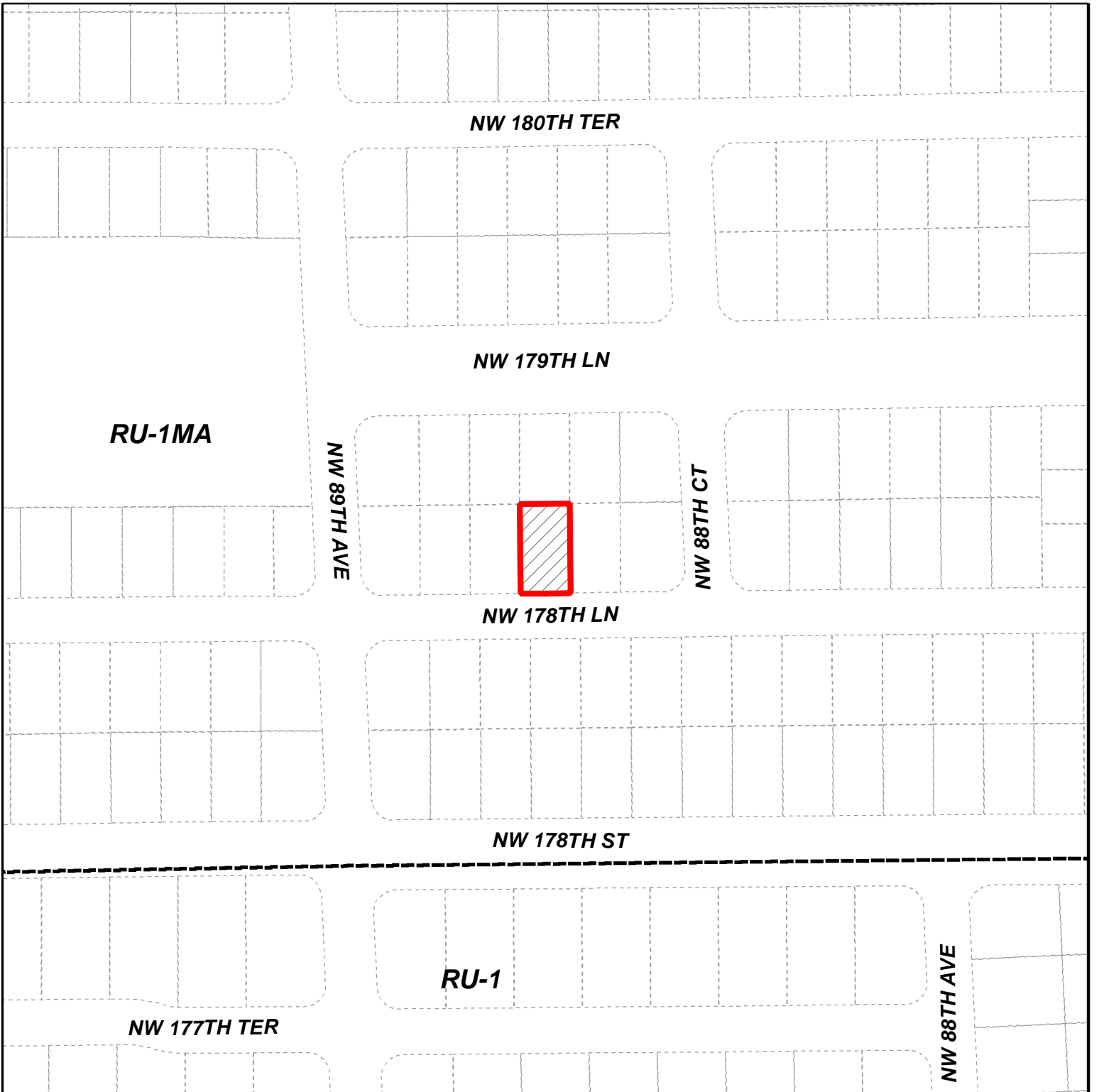
Subject: Z2024000061

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 09/24/2024. Single family home.

MDFR’s review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000061



Section: 09 Township: 52 Range: 40
 Applicant: Vanesa & Orlando Guerra
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

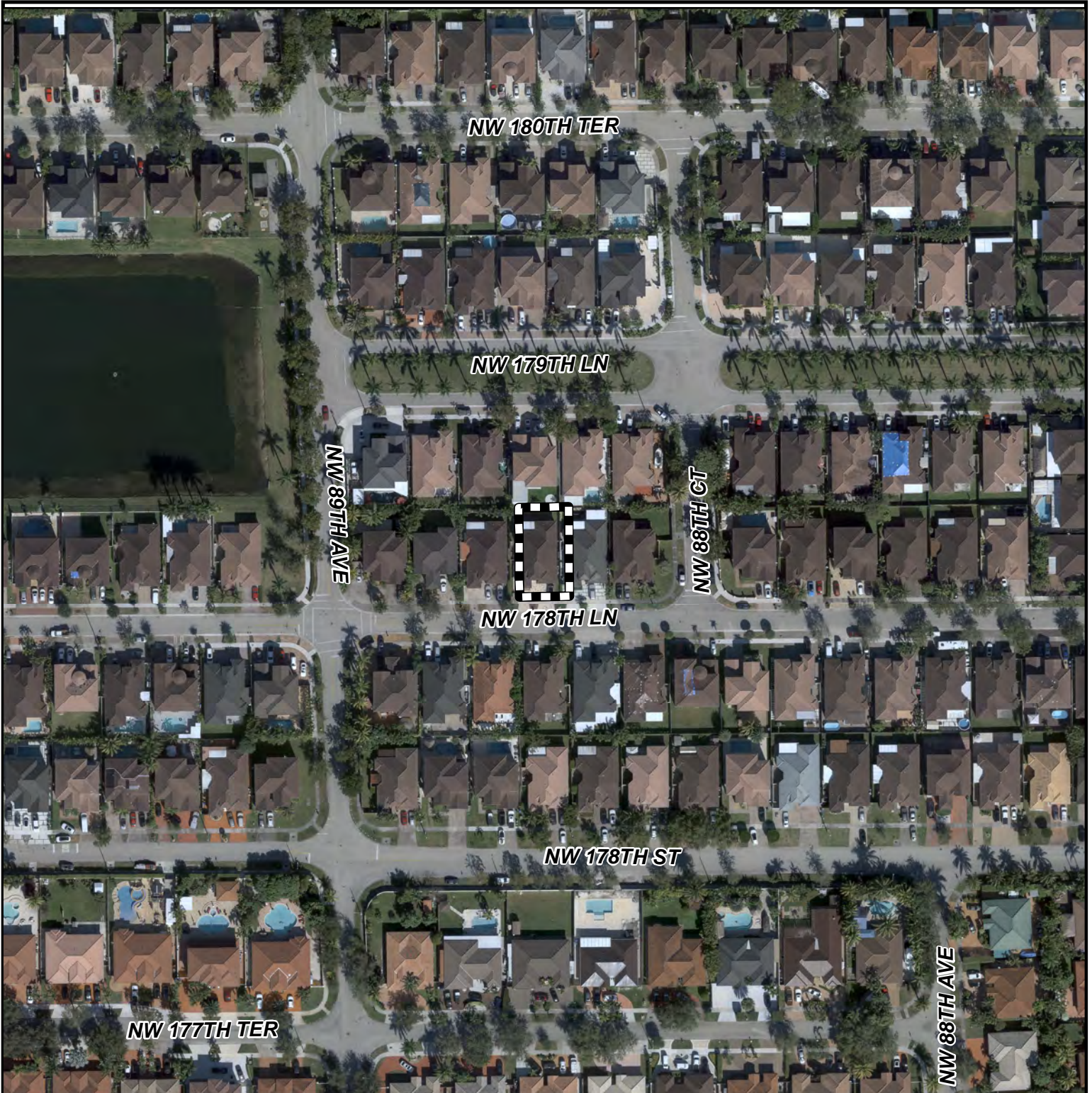
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Thursday, April 11, 2024

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



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2024000061

Legend
 Subject Property

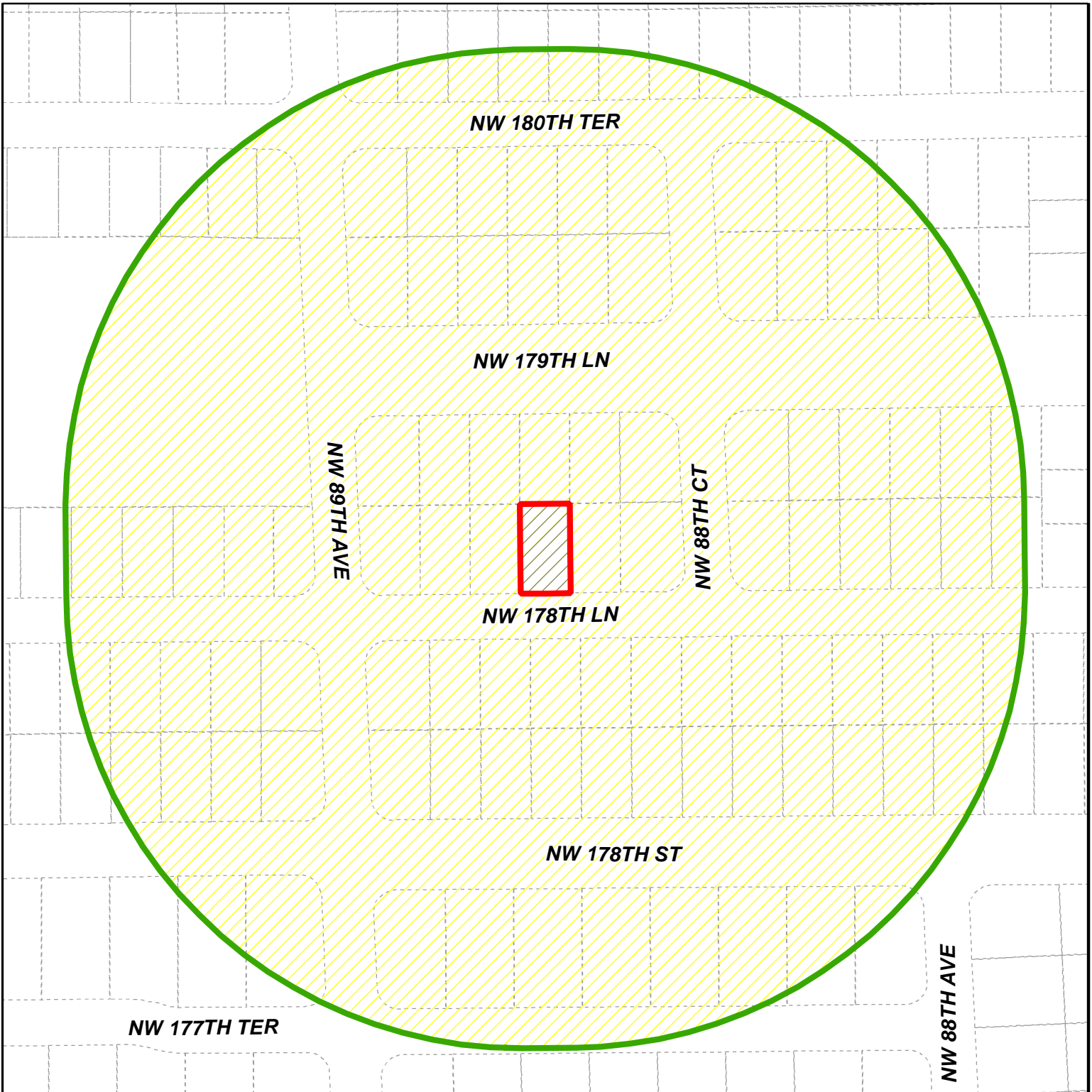


Section: 09 Township: 52 Range: 40
 Applicant: Vanesa & Orlando Guerra
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, April 11, 2024

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






MIAMI-DADE COUNTY
RADIUS MAP

Section: 09 Township: 52 Range: 40
Applicant: Vanesa & Orlando Guerra
Zoning Board: C5
Commission District: 13
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2024000061
RADIUS: 500

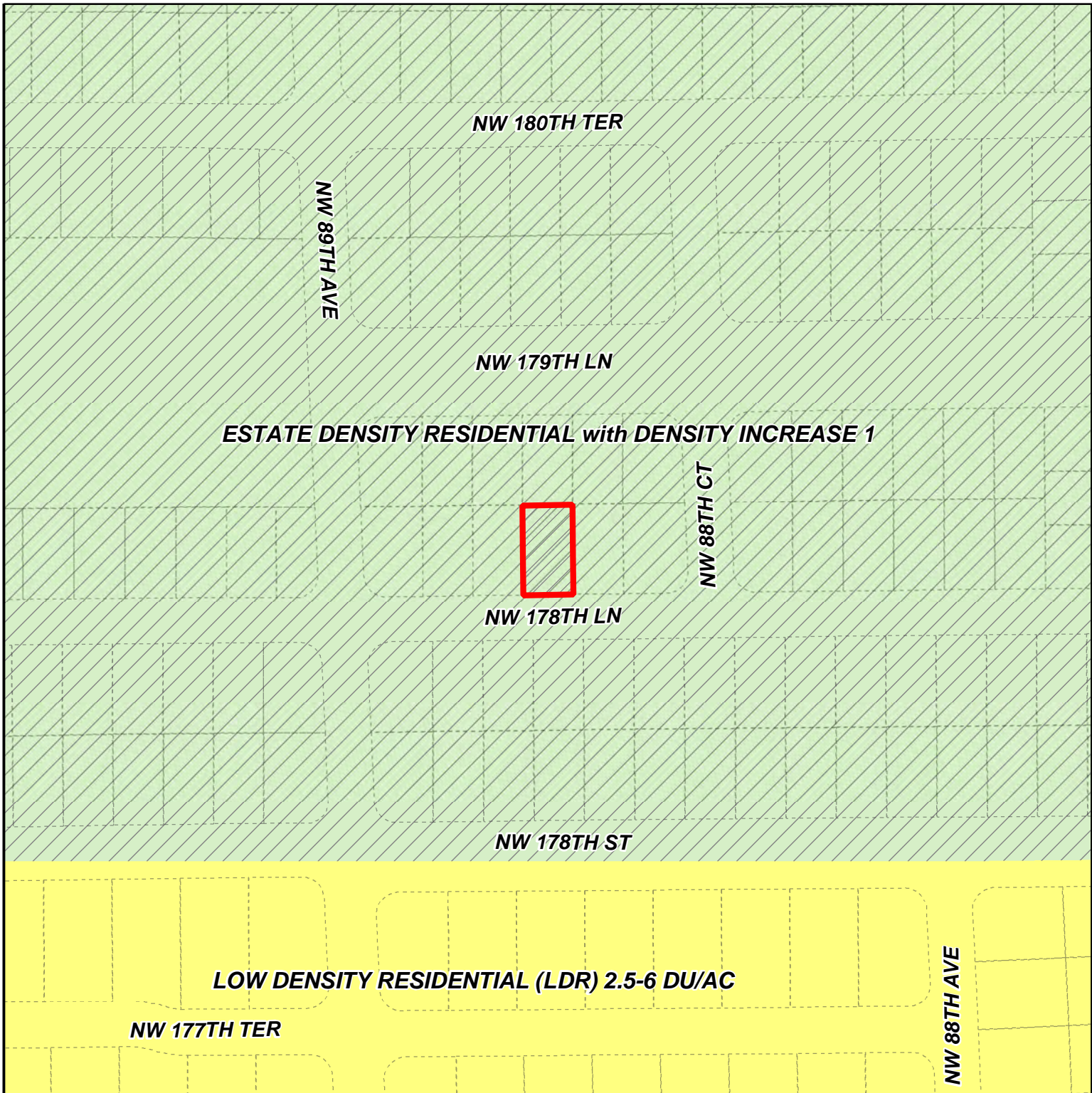
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, April 11, 2024

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



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000061



Section: 09 Township: 52 Range: 40
 Applicant: Vanesa & Orlando Guerra
 Zoning Board: C5
 Commission District: 13
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Thursday, April 11, 2024

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

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z24-061
 DATE: SEP 24 2024
 BY: ISA

ZONING LEGEND

RU-1MA

| POOL SETBACKS | REQUIRED/ALLOWED | PROPOSED |
|---------------|------------------|----------|
| FRONT | 75.0' | 80.25' |
| SIDE | 10.0' | 29.08' |
| INTERIOR SIDE | 10.0' | 5.00' ✓ |
| REAR | 7.5' | 3.75' ✓ |

GROSS LOT AREA : 5,508 SQ FT = 100 %
 EXIST. CONDITIONED AREA: 2,440 SQ.FT (ALL UNDER ROOF) = 44.30 %

SITE CALCULATIONS :

GROSS LOT AREA: 5,508 SQ FT = 100 %
 CONDITIONED AREA: 2,440 SF }
 DRIVE WAY & WALK WAY: 984 SF } = 3,866 SF
 EQUIPM./A/C PAD: 28 SF }
 PROPOSED POOL: 414 SF }

70.19 % LOT COV.
 29.81 % LOT LEFT TO GREEN AREA

FLOOD LEGEND

ADDITIONS, REMODELING, REPAIRS & COMBINATION

FOLIO: 30-2009-008-1390 ADDRESS: 8867 NW 178 LN
 LOT/UNIT: 10 BLK 9
 SUBDIVISION: CENTURY GARDENS PLAT BOOK: 161-21 PAGE: 21404
 COST OF CONST.: SCOPE OF WORK: NEW SWIMMING POOL
 INTERIOR RENOVATION.: N/A \$
 ADDITION: TOTAL COST OF WORK: \$

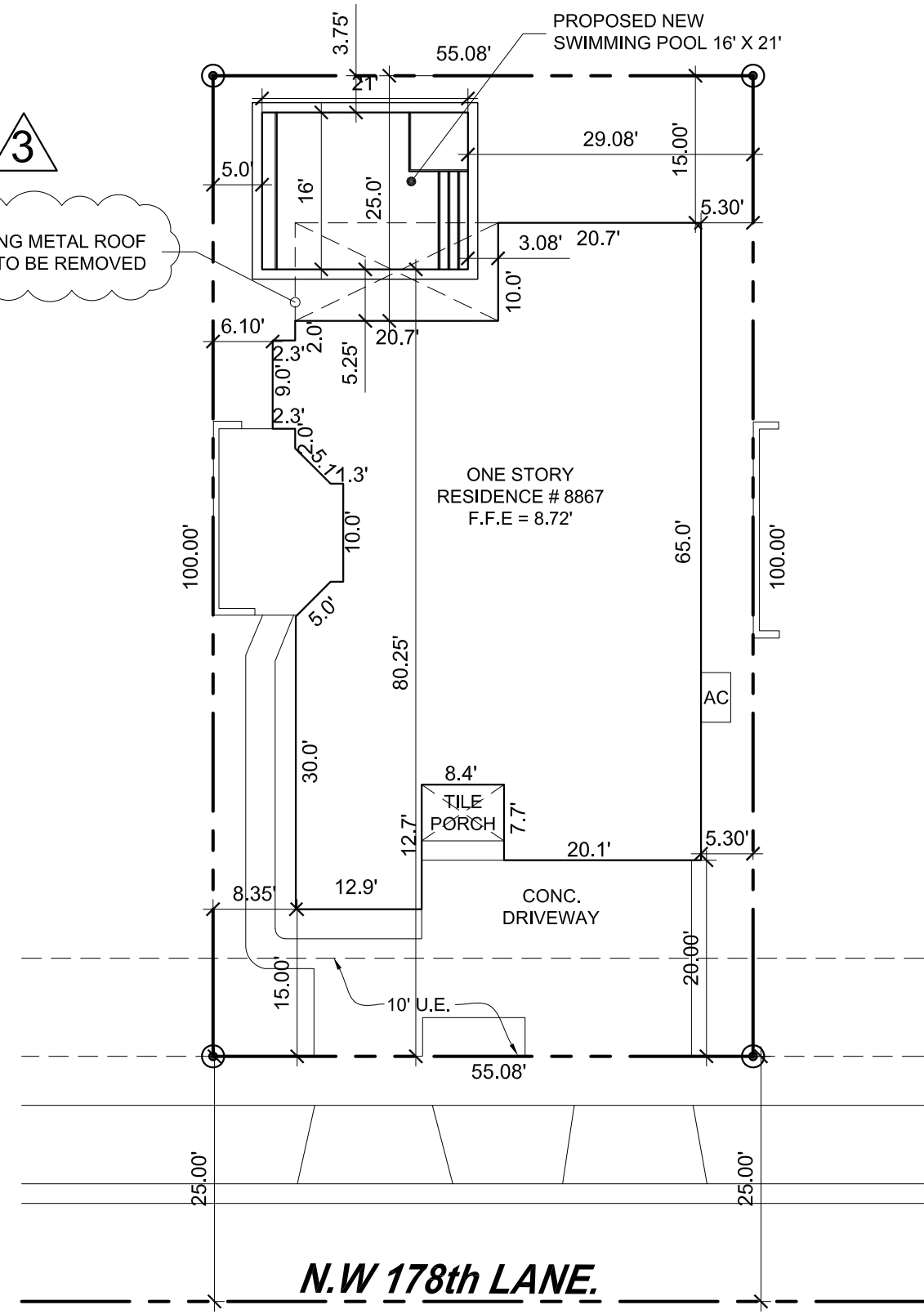
SITE DATA (ZONING RU-1MA)

| | REQUIRED | PROVIDED |
|--------------------|-------------------|-------------------|
| MIN. LOT AREA | 5,000 SF | 5,508 SF |
| MAX HEIGHT | ONE STORIES 17.5' | 13.0' |
| MAX LOT COVERAGE | 2,250 SF (45%) | 2,240 SF (40.67%) |
| MAX LANDSCAPE AREA | 1,250 SF (25%) | 1,642 SF (29.81%) |

| SETBACKS | REQUIRED | PROVIDED |
|----------------------|--|--|
| FRONT | 15.0' FOR THE 50%, 25.0' FOR THE BALANCE AND 20.0' FOR ATTACHED GARAGE | 15' FOR THE 50%, 25' FOR THE BALANCE AND 20.0' FOR ATTACHED GARAGE |
| INTERIOR SIDE (EAST) | 5.0' | 5.30' |
| INTERIOR SIDE (WEST) | 5.0' | 6.10' |
| REAR | 15.0' FOR THE 50% 25.0' FOR BALANCE | 15.0' FOR THE 50% 25.0' FOR BALANCE |

WE THE NEIGHBORS, HAVE NO OBJECTION TO THESE PLANS, WHICH ARE BEING SUBMITTED FOR AN ADMINISTRATIVE ADJUSTMENT APPLICATION

| Name | Address | Signature and Date |
|------|---------|--------------------|
| | | |
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LEGAL: CENTURY GARDENS
 PB 161-21 T-21404
 LOT 10 BLK 9
 LOT SIZE 5508 SQ FT
 FAU 30 2009 001 0020 0060 0090
 & 0101
 OR 22040-2391 0204 2
 COC 24392-4490 03 2006 6

SITE PLAN
 SCALE: 1/16"=1'-0"



PROJECT: NEW SWIMMING POOL
 OWNER: ORLANDO GUERRA
 VANESA GUERRA
 ADDRESS: 8867 NW 178 LN

VICTOR REEVE
 P.E. 12324
 13832 SW 156 ST
 MIAMI, FL 33177
 (305) 794 2028

SIGN & SEAL

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|----------|----|-------------|
| 1 | 05/07/24 | | |
| 2 | 06/19/24 | | |
| 3 | 09/18/24 | | |

DRAWING No:
 1 OF 1