



FINAL AGENDA

Community Zoning Appeals Board 10
Kendall Village Center, Civic Pavilion, 8625 SW 124 Avenue, Miami, FL
Tuesday, February 25, 2025 at 6:30 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|------------------------------|-------|----------|---|
| 1. | Z2023000052 | Lilian Chong and David Chong | 23-52 | 54-39-13 | N |
|----|-------------|------------------------------|-------|----------|---|



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 10
MEETING OF FEBRUARY 25, 2025

KENDALL VILLAGE CENTER, CIVIC PAVILION
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

I. Sunset Review

1. LILIAN CHONG AND DAVID CHONG Z2023000052

Area 10/District 10

The application is to permit a rezoning of the subject property from RU-1 (residential use) to RU-5A (semi-professional office use) in order to permit semi-professional office use (Insurance Office) within the existing structure located on the subject property. Additionally, the application seeks to allow the lot size to be less than required for office use, and to permit the existing structure to be located closer to the interior side property line. The application also seeks to allow less parking than required, allow a reduction in width of the landscape strip that buffers the parking, and to allow less open space than required by Code.

(1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District.

(2) NON-USE VARIANCE to permit a parcel of land with a lot area of 8,873 sq. ft. (10,000 sq. ft. required).

(3) NON-USE VARIANCE to permit an existing building to setback 8.85' (15' required) from the interior side (west) property line.

(4) NON-USE VARIANCE to permit 5 parking spaces (8 parking spaces required).

(5) NON-USE VARIANCE to permit an open space of 25% (30% required).

(6) NON-USE VARIANCE requiring parking lots adjacent to the right-of-way to be screened by continuous planting and/or 3' high wall, with a 7' landscape strip incorporating said plating and/or wall; to waive same to permit a 4'-4" wide landscaped strip.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, Site plan entitled, "Zoning Process" as prepared by Miami Permits. Com, consisting of Sheet SP-1 dated stamped received 1/28/2025, and floor plan, elevations, landscape plans consisting of 3 sheets dated stamped received 10/30/2024, for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 12205 SW 42 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.20 acres

Department of Regulatory and
Economic Resources
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 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. 10**

PH: Z23-052

February 25, 2025

Item No. 1

Recommendation Summary	
Commission District	10
Applicants	Lilian Chong and David Chong
Summary of Requests	The applicants seek to permit a rezoning of the subject property from RU-1 (residential use) to RU-5A (semi-professional office use) in order to permit semi-professional office use (Insurance Office) within the existing structure located on the subject property. Additionally, the applicants seek ancillary non-use variances to allow less lot area than required for office use; allow the existing structure to setback less than required from the interior side property line; provide less parking and less open space than required; and to have a narrower width of the landscape strip that buffers the parking along SW 42 Street than required by Code.
Location	12205 SW 42 Street, Miami-Dade County, Florida.
Property Size	0.20 Acres
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 du/a <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Inconsistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations. <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District.
- (2) NON-USE VARIANCE to permit a parcel of land with a lot area of 8,873 sq. ft. (10,000 sq. ft. required).
- (3) NON-USE VARIANCE to permit an existing building to setback 8.85' (15' required) from the interior side (west) property line.
- (4) NON-USE VARIANCE to permit 5 parking spaces (8 parking spaces required).
- (5) NON-USE VARIANCE to permit an open space of 25% (30% required).
- (6) NON-USE VARIANCE requiring parking lots adjacent to the right-of-way to be screened by continuous planting and/or 3' high wall, with a 7' landscape strip incorporating said planting and/or wall; to waive same to permit a 4'-4" wide landscaped strip.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, Site plan entitled, "Zoning Process" as prepared by Miami Permits. Com, consisting of Sheet SP-1 dated stamped received 1/28/2025, and floor plan, elevations, landscape plans consisting of 3 sheets dated stamped received 10/30/2024, for a total of 4 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The subject property is on a corner lot located along a major traveled section line road (SW 42 Street). The submitted plans show an existing single-family residence located on the property, which the applicants seek to convert to an office use (as an Insurance Office). Additionally, in order to effectuate that conversion, the applicants request the approval of multiple ancillary non-use variances to allow less lot area than is otherwise required for a parcel with an office use; permit the existing structure that is to be converted for the office use to setback less than required from the interior side (west) property line; provide less parking spaces for the proposed use; have less percentage of open space than required; and to have a narrower width of the landscape strip that would buffer the parking spaces that front along SW 42 Street. The submitted site plan shows the one (1)-story, 2,310 sq. ft. structure currently located on the parcel which is to be converted into an office use. The proposed floor plan for the interiors of the existing structure show three (3)-office rooms, one (1)-conference room, a file/storage, three restrooms, as well as the hallway, a waiting area, open reception and kitchen area, all provided within the single floor within the existing structure. One (1)-handicap parking space buffered from the roadway by a 4'-4" foot landscaped strip, and four (4)-regular parking spaces are provided towards the front of the structure, and are accessed by a 14 feet wide one-way driveway that has ingress along SW 122 Avenue with egress provided out on SW 42 Street. The submitted landscape plan depicts landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel, along with an existing 6' high wood fence that is provided as a dissimilar use buffer along the interior side (west) and rear (north) property lines that abut the adjoining RU-1 zoned residential properties.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1; single-family residence	Low Density Residential 2.5 to 6 dua
North	RU-1; single-family residence	Low Density Residential 2.5 to 6 to dua
South	EU-1; single-family residence	Low Density Residential 2.5 to 6 dua
East	RU-1; single-family residence	Low Density Residential 2.5 to 6 dua
West	RU-1; single-family residence	Low Density Residential 2.5 to 6 dua

NEIGHBORHOOD COMPATIBILITY:

The subject property is an 8,873 sq. ft., RU-1, Single-Family Residential District zoned corner lot, located at 12205 SW 42 Street, and consists of an existing 1-story single-family residence. The area surrounding the subject property is primarily characterized by RU-1 zoned properties.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to provide an office use along SW 42 Street, which is a main east/west section line roadway. Staff notes that there are no other existing semi-professional office uses along SW 42 Street where the subject property is located, and approval of the same could potentially impact traffic flow on the abutting roadways and add to the lack of privacy and increase noise and activity on the adjacent residential properties within the surrounding area. Staff also notes that although the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) have, subject to conditions, provided no objections to the application, they do indicate in their memorandum that this application does not meet the traffic concurrency criteria for an Initial Development Order; exceeds the acceptable Level of Service (LOS) on the neighboring roadways; and will generate approximately 6 PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates this site as **Low Density Residential** on the Adopted 2020-2030 Land Use Plan (LUP) map. This designation permits a density range of a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The applicant seeks a district boundary change from RU-1, Single Family Residential District, to RU-5A, Semi-Professional Office, (request #1), along with non-use variances related to the proposed office use (requests #2 through #6).

The CDMP Land Use Element interpretative text provides that *office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in the CDMP. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map; b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does the subject frontage face such an Estate Density area.* The subject property meets the aforementioned criteria of the Master Plan including that the subject property is less than one acre in size, is located on a major section line roadway (SW 42 Street), and the subject frontage does not face an Estate Density area. However, the CDMP Land Use Element interpretative text also indicates that *where other office, business or industrial uses exist on the same block face, approval of office uses on sites smaller than 1 acre may be granted.* Staff research found that no other such approvals for rezoning to a semi-professional use have been granted on the same block face as where this subject property is located. Staff notes that the properties to the north, east and west of the subject parcel, as well as the majority of the parcels on the block face on both sides of SW 42 Street, are all developed with single-family residences, and opines that the proposed zone change to RU-5A on the subject site would be **incompatible** with this predominantly residential neighborhood.

Furthermore, the interpretive text of the CDMP also provides that *office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not 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 ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area. Additionally, **Policy LU-4A** of the CDMP Land Use Element requires that when evaluating compatibility among proximate land uses, the County shall among other things consider such factors as access, traffic and parking as applicable. Staff notes that along with the request to rezone the parcel to RU-5A, the applicants also seek ancillary non-use variances (requests #2 through #6), among which are requests to allow less lot area, to permit the existing structure to setback less than required from the west interior side property line, to allow less parking than required, to allow less open space than required, and to provide a narrower landscape buffer for the parking for the proposed use. Staff opines that these requests are evidence that the site is not of sufficient size to accommodate the minimum requirements that an office use or an RU-5A zone requires to accommodate the building setbacks, or to provide adequate parking spaces for such a use. The requests indicate towards an over-intensification of a subject property that is not suitable for a conversion into an office use, and staff opines that the proposed development would have an unfavorable effect on the surrounding area and would be **incompatible** within a residential neighborhood based on the criteria mentioned above. As such, and for the reasons that will be expanded upon in the zoning analysis, staff opines that approval of the application to permit the zone change would be incompatible with the surrounding area based on the compatibility criteria outlined in **Policy LU-4A** along and therefore would be **inconsistent** with the CDMP.

ZONING ANALYSIS:

When the applicant's request for a District Boundary Change from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District, with the intention of retrofitting the subject property's residence into an office building (request #1), is analyzed under Section 33-311 of the Code, staff does not support this request and opines that the approval of this request would be **inconsistent** with the interpretative text of the CDMP and should be denied. This district boundary change would allow the applicants to establish an office use; Office use is not allowed under the current zoning designation, RU-1. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. As such, for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, staff opines that the site is not appropriate for office uses and the request for a district boundary change to RU-5A to establish an office use on the subject parcel would be out of character and **incompatible** with the existing residential neighborhood when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area concerned.

Staff opines that approval of the request for a zone change in order to allow the use of the existing residence for semi-professional office uses would be contrary to the public interest based on the foregoing analysis. Staff notes that the character of the neighborhood along this section of SW 42 Street roadway, including the block-face on which the subject parcel is located, has not changed from the residential character that is prescribed under the RU-1 zoning regulations. As such, staff opines that introduction of RU-5A zoning, or office uses, into this predominately RU-1 zoned residential community would be incompatible with the area.

The departments including the Division of Environmental Resources Management (DERM) of RER, the Water and Sewer Department (WASD), and the Miami-Dade Fire Rescue Department

(MDFR) indicate no objection to the subject application. However, staff notes that for the reasons outlined in their memorandum dated January 28, 2025, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) have, subject to conditions, no objections to the application, they do indicate in the memo that this application does not meet the traffic concurrency criteria for an Initial Development Order; exceeds the acceptable Level of Service (LOS) on the neighboring roadways; and will generate approximately 6 PM peak hour vehicle trips. As previously mentioned, staff notes that the area is characterized by mostly single-family residences and a rezoning on the site would allow the full range of semi-professional uses under the RU-5A category including medical and dental offices. Therefore, staff opines that the rezoning of the parcel to RU-5A would be **incompatible** with the surrounding residential and limited office uses surrounding the subject property. For the reasons expanded upon below in staff's analysis of the variance requests, staff opines that approval of this application would be too intensive, is an overutilization of the property, and out of character with the remaining residential uses in the area, which are the primary uses in this area. **Therefore, staff recommends denial without prejudice of request #1 under Section 33-311, District Boundary Change.**

In order to implement the semi-professional office use on the subject property, the applicants are also requesting ancillary non-use variances to allow the parcel of land to have a lot area of 8,873 sq. ft. where a minimum of 10,000 sq. ft. is required for lots within the RU-5A zoning district (request #2), to permit the existing structure on the site to setback 8.85' from the interior side (west) property line where a setback of 15' is required from property line (request #3), to permit 5 parking spaces where a minimum 8 parking spaces are otherwise required for the proposed use (request #4), to permit open space at 25% where 30% is required (request #5), and to permit a reduced 4'-4" wide landscape strip buffering of the parking along SW 42 Street where 7' landscape strip would be required (request #6). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that the above requests would not be favorable for the site nor its surrounding area because of the intensification of the site due to the proposed use, and their approval would be out of character with and detrimental to the remaining residential uses along the block face, will have significant visual and aural impact on the adjacent properties, and would be **incompatible** with same.

Staff also notes that these requests for less lot area, less building setbacks, parking reduction, open space reduction and the reduction in width of landscape strip buffer, are inextricably intertwined to request #1, which staff does not support. These variances are not required for the existing single-family home use under the current RU-1 zoning district, but are necessitated when the subject property and existing structure are being used for the purposes of a semi-professional use under the RU-5A zoning district. The smaller lot area is evidence that the site is not of sufficient size to accommodate and to support the minimum requirements that an office use or an RU-5A zone requires and that the trend of development of the area is still residential in nature. Furthermore, the reduced setbacks would be intrusive to the residents in this area by adding to the lack of privacy and increased noise and activity that would be ongoing on the site, and would have an unfavorable effect on the abutting residential properties that will be affected by the traffic and activity generated by the proposed use.

Based on the forgoing, staff opines that approval of requests #2 through #6, would be out of character with the surrounding area, given that the area is predominantly characterized by residential uses as described above, and *would not maintain 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 neighborhood and would be **incompatible** with same. **Based on the foregoing analysis, staff recommends denial without**

prejudice of requests #2 through #6, under Section 33-311 (A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate two (2) existing ingress/egress point along SW 42 Street and SW 122 Avenue. The applicants have provided adequate driveway width to access all parking to facilitate the flow of traffic within the proposed office use development.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: N/A.

ES:JB:SS:VM



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

ZONING RECOMMENDATION ADDENDUM

Lilian Chong and David Chong
PH: Z23-052

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

Low-Density Residential (Pg. I-31)	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Residential Communities (Pg. I-26)	<i>The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including schools, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships.</i>
Policy LU-4A (Page I-11)	<i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i>
Other Potential Uses in Residential Communities (Page I-36)	<i>The uses generally permitted in Residential Communities are listed under the residential, and gross residential density headings. The establishment of other new uses in residential areas is not allowed; however, under limited circumstances and conditions, some other land uses may be permitted to locate in Residential Communities. These special use situations are described below. No "other new use" in a residential area as described in this section shall be deemed consistent with the CDMP where the use or zoning district 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 ratio or design would detrimentally impact the surrounding area.</i>
Commercial Uses in Residential Communities (Pg. I-37)	<i>Commercial uses are prohibited in areas designated as Residential Communities except as specifically provided in this chapter; ample sites for business and office uses are provided in the Business and Office, Industrial and Office, and Office/Residential Categories on the Land Use Plan map. However, under the following specific circumstances limited commercial uses may be authorized in areas designated as Residential communities.</i>
Office Uses (Pg. I-37)	<i>Office Uses smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses</i>

ZONING RECOMMENDATION ADDENDUM

Lilian Chong and David Chong
PH: Z23-052

	<p><i>may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not 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 ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area. In applying this provision, the maximum limits of an eligible residentially designated block face along which office uses may be extended shall not extend beyond the first intersecting public or private street, whether existing, platted or projected to be necessary to provide access to other property, or beyond the first railroad right-of-way, utility transmission easement or right-of-way exceeding 60 feet in width, canal, lake, public school, church, park, golf course or major recreational facility.</i></p> <p><i>In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller. Additionally, such office uses may be approved only if the scale and character of the prospective office use are compatible with the surrounding residential neighborhood and if the site has sufficient dimensions to permit adequate on-site parking and buffering of adjacent residences from the office. Other factors that will be considered in determining compatibility include, but are not limited to traffic, noise, lighting, shadows, access, signage, landscaping, and hours of operation.</i></p> <p><i>Signage shall be restricted both in size, style, and location to preclude a commercial appearance. Landscaping and buffering of adjacent residences and rear properties will be required. Emphasis shall be placed on retention of the general architectural style of the area, where the area is sound and attractive. Development Orders authorizing the conversion of existing homes into offices, the addition of offices to existing residences or the construction of new buildings encompassing office uses pursuant to this paragraph may be approved only where compatible and where the intensity and character of the new building including gross floor area, lot coverage and height, will be consistent with the homes which exist or which could be built on the immediately adjacent parcels.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i>
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ZONING RECOMMENDATION ADDENDUM

Lilian Chong and David Chong
PH: Z23-052

	<p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p>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.</p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CHONG, LILIAN & DAVID

13436 SW 136 TER
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2023000052

DATE

HEARING NUMBER

FOLIO: 30-4913-005-0980

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 30, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case 20230220034-B was opened on 02/07/2023 due to "Failure to obtain required building permit(s) prior to commencing work on: 105.1 Violation: Front door blocked, and window added." Notice of Violation was issued on 02/13/2023. Notice of Violation was recorded by the Clerk of Courts on 02/16/2023 under Book: 33583 Page: 1175 Total Pages: 1. Violation corrected on 03/05/2024; "Pending permit obtained. BLDG CAT 0002 0082 PERMIT NO. 2024030330 ISSUE DATE 03/04/2024 CHANGE DOOR FOR WIN. BLDG CAT 0082 PERMIT NO. 2023036449 ISSUED 03/29/23 for windows." Electronic NOV release recording completed by the Clerk of Courts on 03/12/2024 under Book: 34129 Page:4790 Total Pages: 1. No pending fees. Case closed on 03/08/2024.

Building Support Case 20240228392-B was opened on 03/05/2024 from inspector observing new violations from case number 20230220034: "While conducting compliance inspection for case #20230220034, observed new violations after NOV issued. 105.1 Violation(s): Alteration of garage, garage door removed, and double doors installed, electrical added under eave." Civil Violation Notice P049077 was issued on 03/5/2024 due to: "Violation(s): Alteration of garage, garage door removed, and double doors installed, electrical added under eave." Civil Violation Notice was paid on 11/05/2024. Violation corrected on 12/6/2024; "The utility room falls under BLDG 02 permit 1994156722. A review with electrical inspector Mr. Nunez confirmed that the wires under the eave are low voltage, used for cameras. The garage door replacement is covered by BLDG 82 permit 2023036449. Garage alteration

is permitted under BLDG CAT 0002 0082, permit no. 2024030330." No pending fees. Case closed on 12/19/2024.

Building Support Case 20240228394-B was opened on 03/05/2024 from inspector observing new violations from case number 20230220034: "While conducting inspection for case #20230220034, new violations observed, 105.1 Violation(s): Window blocked at west side rear." Notice of Violation was issued on 03/06/2024. Notice of Violation was recorded by the Clerk of Courts on 03/08/2024 under Book: 34123 Page: 2126 Total Pages: 1. Violation corrected on 03/25/2024; "The violation in question was a structure. As per current aerial views, the structure was removed." Electronic NOV release recording completed by the Clerk of Courts on 08/15/2024 under Book: 34361 Page: 1462 Total Pages: 1. No pending fees. Case closed on 08/06/2024.

VIOLATOR:

CHONG, LILIAN & DAVID


OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: May 1, 2024

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: Z2023000052-4th Review
Lilian David Chong
12205 SW 42nd Street
District Boundary change request from RU-1 to RU-5A
(RU-1) (0.20 Acres)
13-54-39

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, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to Section 24-43.1 and/or Section 24-43(5) of the Code.

Wellfield Protection

The subject property is located within the West Wellfield Interim Wellfield protection area. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County, as required by section 24-43(5) of the Code. The covenant provides that hazardous materials and hazardous waste shall not be used, generated, handled, discharged, disposed of, or stored on the subject property.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

According to DERM records the existing building is connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

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

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources, however, the landscape plan entitled "Zoning Process" prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on October 17, 2023, was submitted 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: March 28, 2023

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

Subject: Zoning Application Comments - Lilian and David Chong
Application No. Z2023000052

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. *The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.*

Application Name: Lilian and David Chong

Location: The proposed project is located on approximately 0.20 acres at 12205 SW 42nd Street, with Folio No. 30-4913-005-0980, in unincorporated Miami-Dade County.

Proposed Development: The applicant is seeking a district boundary change from RU-1 (Single-Family Residential District) to RU-5A (Semi-Professional Office District) to allow the use of an existing Single-Family Residence (SFR) of 2,310 sq. ft. as an Insurance Office. As per applicant's representative Ms. Adriana Teran's email dated 03/14/2023, the existing SFR will be used entirely as an office. The square footage of the existing SFR will not be increasing.

The water demand for the proposed insurance office is 116 gpd, the existing SFR has a water demand of 210 gpd; therefore, there is a no-net-increase for water demand.

Please note that the subject property has a 6-foot Utility Easement within and along the northern and western boundary of the property. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

Water: The proposed development is located within the WASD's water service area. The water supply is being provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The existing property is currently being served by WASD, and it is connected to an 8-inch water main. Per WASD's Rules and Regulations, the proposed use may remain connected to the existing 8-inch water main provided that a new fire service is not required, and hazardous materials are not proposed for the future use. *Final points of connection and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.*

There is a WASD Verification Form No. 23-2023L-VF-1253 pending to be issued for the subject property. Said Verification Form will need to be revised to reflect the proposed development with this zoning application.

A Water Supply Certification (WSC) will not be required for the proposed development as the water demand results in a no-net-increase.

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the WWTP, consistent with Policy WS-2 A (2) of the CDMP.

The existing property is connected to 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: June 4, 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: Z2023000052
Name: Lilian Chong and David Chong
Location: 13220 SW 54 Street
Section 13 Township 54 South Range 39 East

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

1. Catch basin must be relocated out of the driveway during the permitting stage.
2. This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 20, Block 27, Plat Book 73, Page 81.

This application **does not** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **6 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips exceeds the acceptable level of service on one of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9130	SW 26 Street west of HEFT/SR 821	C	C
9270	SW 56 Street west of HEFT/SR 821	C	C
9272	SW 56 Street west of SW 127 Avenue	C	C
9106(*)	Bird Road west of HEFT/SR 821	F	F

Notes: PM =Post Meridien

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Traffic Concurrency approval for the Initial Development Order of this application is pursuant to Section 33G-5(6)(a), Code of Miami-Dade County (Code). A widening project has been added to the 2045 Long Range Transportation Plan (LRPT) for the failing roadway. This allows the applicant to be approved for Initial Development Order. Please be advised, this application must comply with Section 33G-5(6), of the Code in order to receive Intermediate Development Order (Tentative Plat) and/or Final Development Order (Final Plat or Permits) approval. **Applicant may enter into a Proportionate Share Agreement in order to mitigate for traffic concurrency.**

Should you have any additional questions, contact Raquel Guim at Raquel.Guim@MiamiDade.gov .

Memorandum



Date: November 06, 2024

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

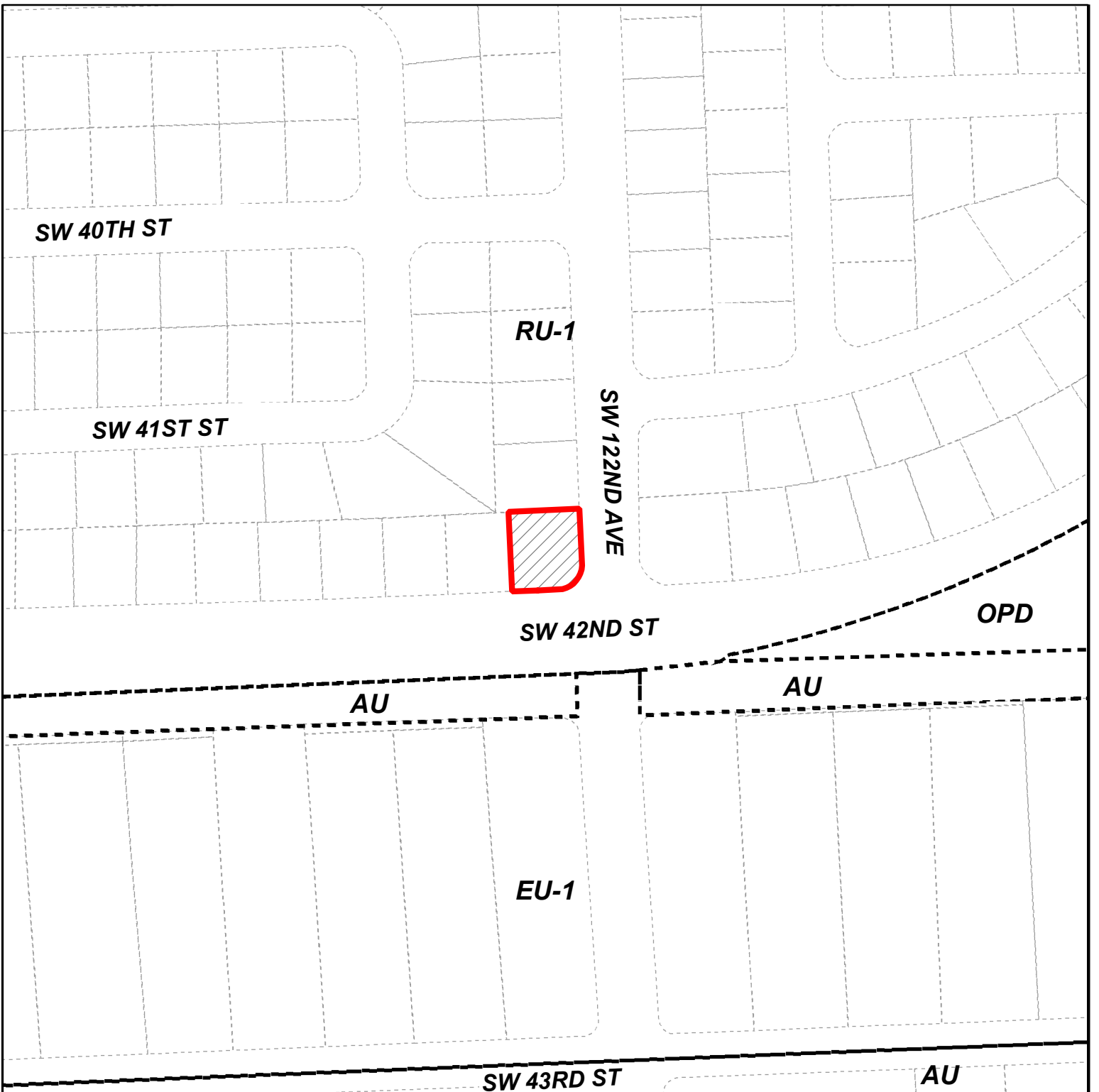
Subject: Z2023000052

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in “EnerGov” on 10/31/2024.

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
Z2023000052



Section: 13 Township: 54 Range: 39
 Applicant: Lilian & David Chong
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning




REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2023000052

Legend
 Subject Property



Section: 13 Township: 54 Range: 39
Applicant: Lilian & David Chong
Zoning Board: C10
Commission District: 10
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, March 17, 2023

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 13 Township: 54 Range: 39
 Applicant: Lilian & David Chong
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2023000052
 RADIUS: 2640

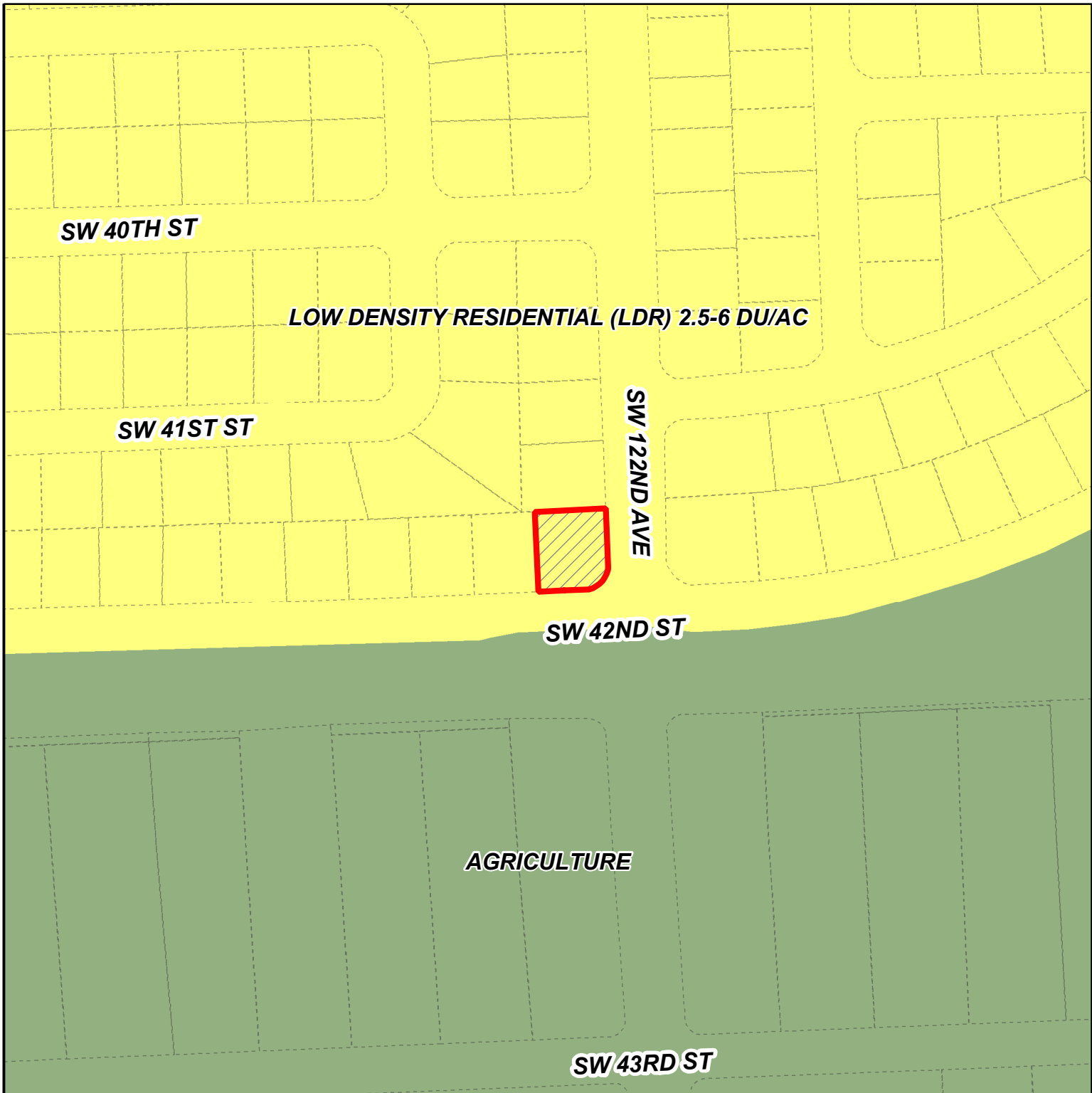
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, March 17, 2023

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000052



Section: 13 Township: 54 Range: 39
 Applicant: Lilian & David Chong
 Zoning Board: C10
 Commission District: 10
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

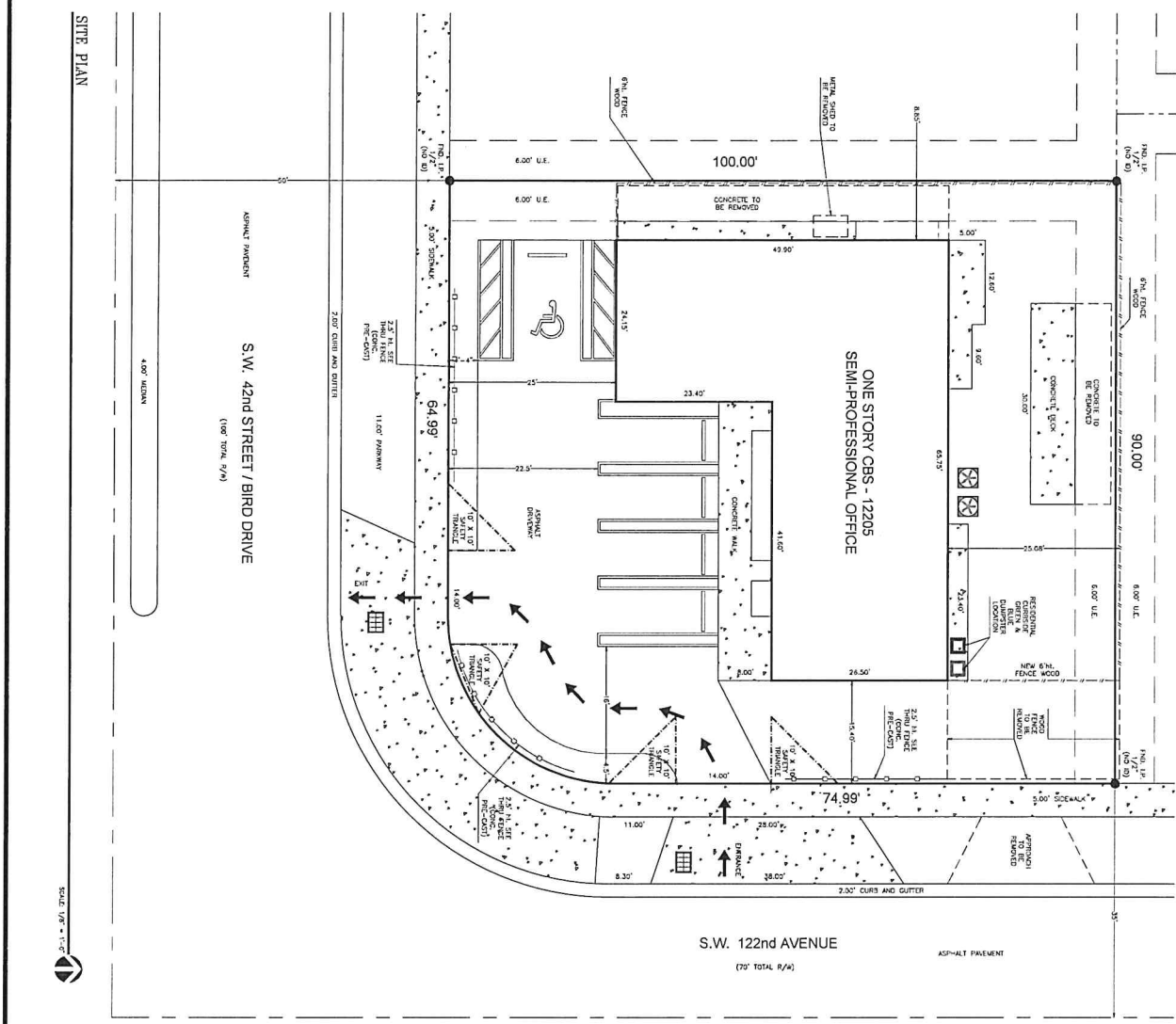
Legend

 Subject Property Case



SKETCH CREATED ON: Friday, March 17, 2023

REVISION	DATE	BY



SITE PLAN



LEGAL DESCRIPTION	
6200252 - 12205 SW 42 ST, MIAMI, FLORIDA 33125	
LOT 1	20' 00"
LOT 2	12.00'
LOT 3	12.00'
IN ACCORDANCE WITH THE PROVISIONS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	

ZONING, DISTRICT, AND PROFESSIONAL OPINION

NET USE AREA = 4,839.99 SQ. FT.

100' CORNER = 23,100.00' (100.00%)

OPEN AREA = 41,000.00' (1,644.44%)

3 PARKING SPACES PROVIDED (AS REQUIRED)

DATE: 01/28/25

TIME: 2:30 PM

PROJECT NO.: Z23-052

PROJECT NAME: ONE STORY CBS - 12205 SEMI-PROFESSIONAL OFFICE

NOTICE: THE USER OF THIS PLAN IS ADVISED THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND OFFICIALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND OFFICIALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND OFFICIALS.

SHEET NO.
SP-1

SEAL

DESCRIPTION
DATE: 01-28-25

REVISIONS

Project No. _____
 Date: _____
 Author: _____
 Address: _____

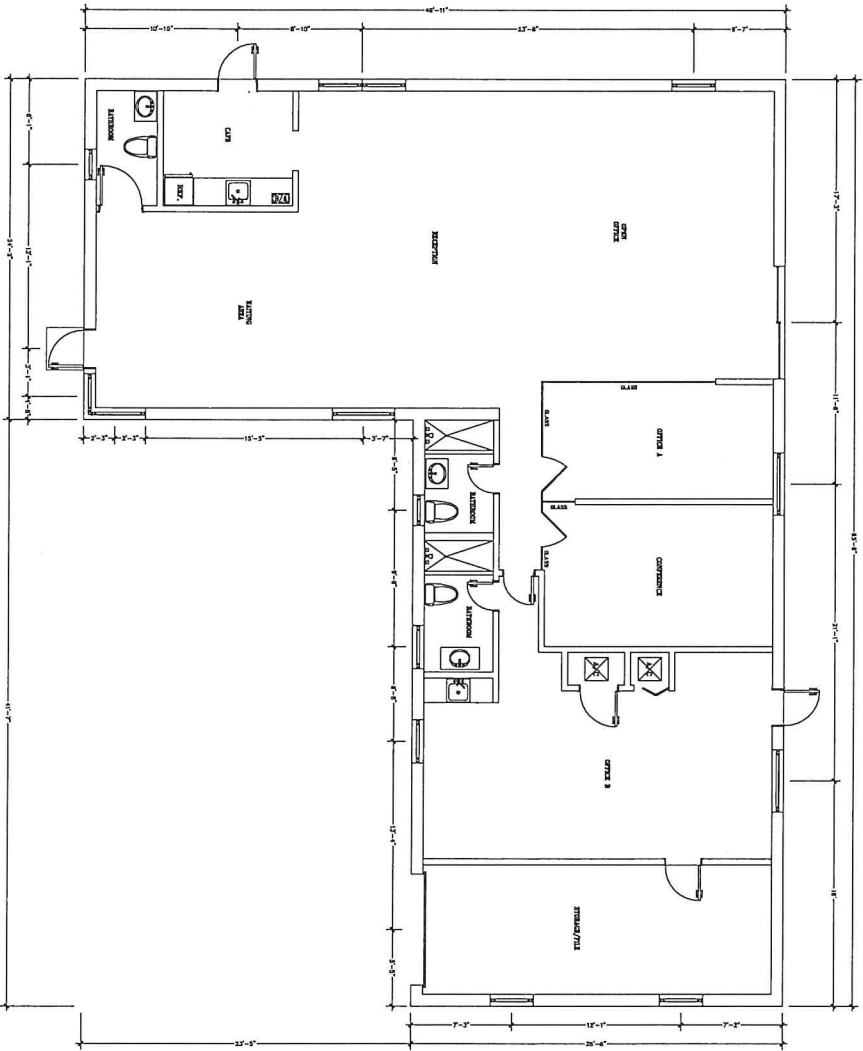
MIAMI PERMITS.COM
 Plans-Permits & Inspections Processing
E-file System

11865 SW 26 ST Suite J-7 Miami, FL 33175
 Arshad Vihar Cert. Auth. #27947 PE #38863
 PH: 305-228-8900

ZONING PROCESS.

LILIAN CHONG

12205 SW 42 ST, MIAMI, FLORIDA 33175



SEAL
Arshad Vigar
 Digitally signed
 by Arshad Vigar
 Date: 2023.02.18
 21:10:17 -05'00'

Project Title
ZONING PROCESS.

Owner
LILIAN CHONG

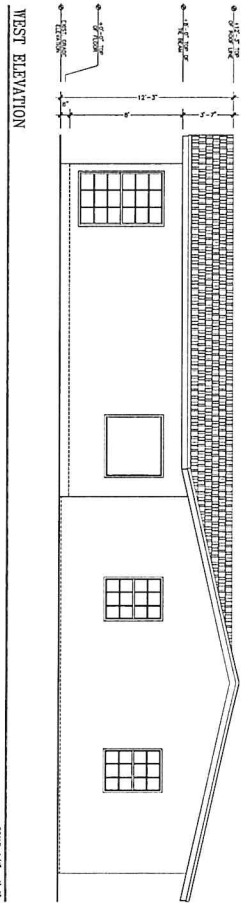
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12205 SW 42 ST, MIAMI, FLORIDA 33175

REVISIONS

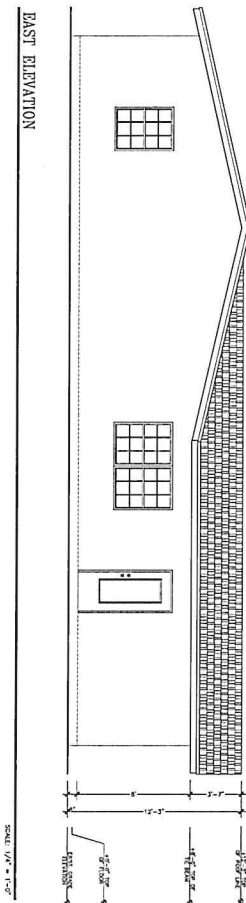
NO.	DESCRIPTION	DATE
02-18-23		

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 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Arshad Vigar Cert. Auth. #27947 PE #38863
 PH: 305-528-8900

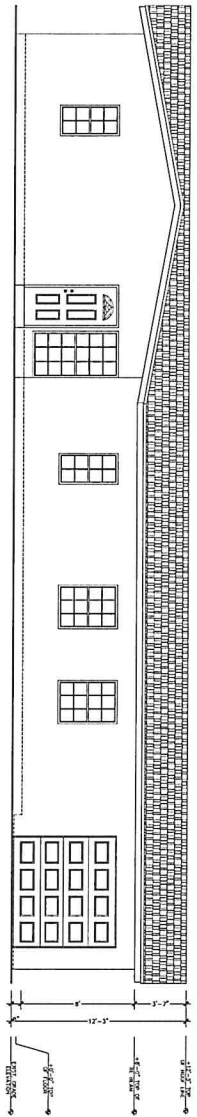
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A-1



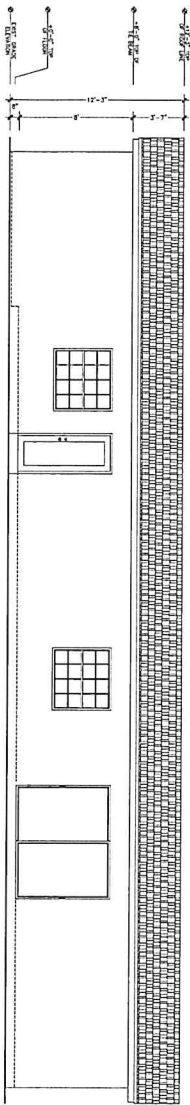
SCALE: 1/4" = 1'-0"



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



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



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

MIAMI PERMITS.COM
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 11865 SW 26 ST Suite J-7 Miami, FL 33175
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 PH: 305-228-8900

ZONING PROCESS.

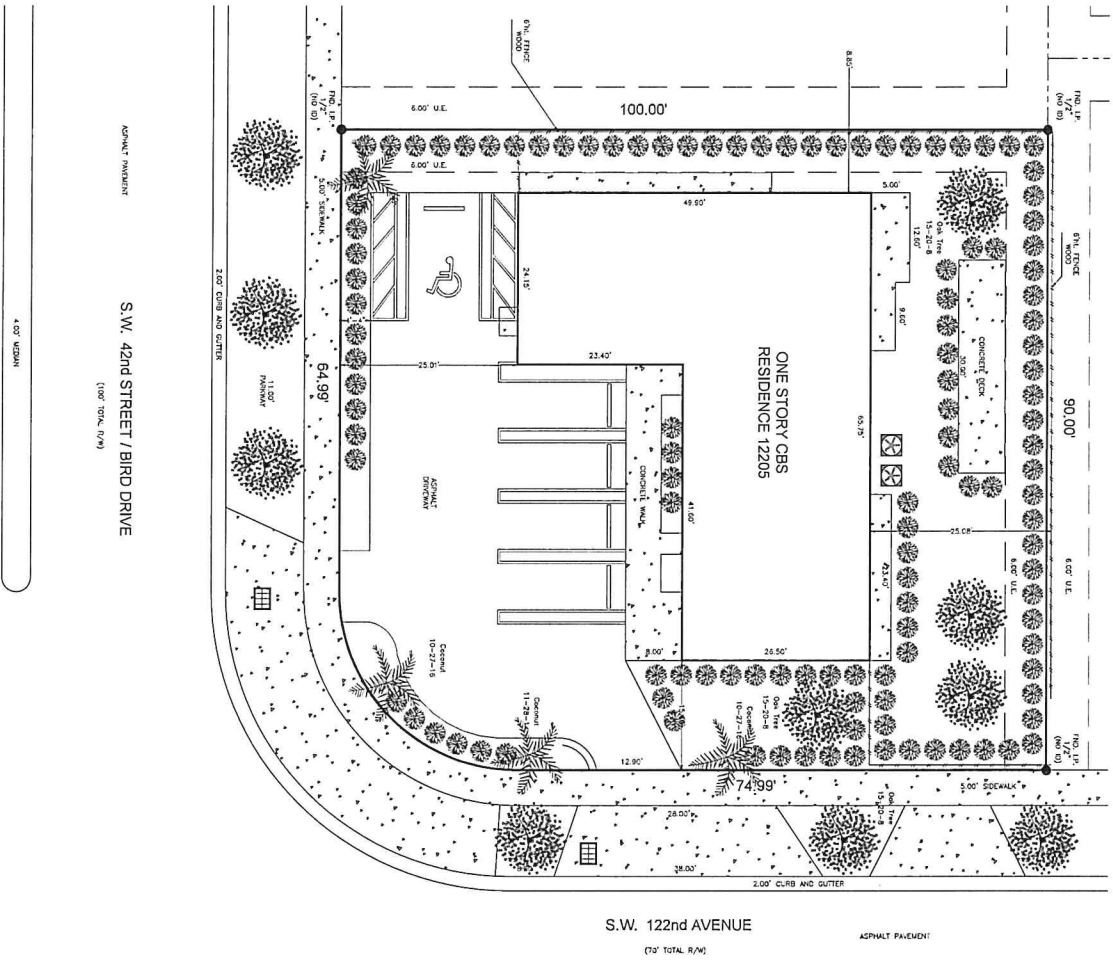
LILIAN CHONG

12205 SW 42 ST, MIAMI, FLORIDA 33175

Project Title	ZONING PROCESS.
Owner	LILIAN CHONG
Address	12205 SW 42 ST, MIAMI, FLORIDA 33175
DESCRIPTION	
02-18-23	

SEAL

SHEET NO.
A-2



NOTE:
LANDSCAPE TO COMPLY WITH CHAPTER 18A - ORDINANCE #98-13 DADE COUNTY.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)

Zoning District: RU-5A Net Lot Area: 0.20 acres 8973 square feet
 OPEN SPACE Required: 2692 square feet (30% VARIANCE REQUESTED)
 A. Square feet of open space required by Chapter 33, as indicated on site plan: 2692 (23% VARIANCE REQUESTED)
 Net lot area = 8973 square feet x .30 % = 2692 square feet
 B. Square feet of parking lot open space required by Chapter 33A, as indicated on site plan: 80 (5% VARIANCE REQUESTED)
 The number of parking spaces = 8 x 10 square feet per parking space = 80
 C. Total square feet of landscaped open space required by Chapter 33 = A + B = 2772 (23% VARIANCE REQUESTED)

LAWN AREA CALCULATION

A. Total square feet of landscaped open space required by Chapter 33 = 2692
 B. Maximum lawn area (6' Augmentation) permitted = 2692 square feet = 2692

TREES

A. The number of trees required per net lot acre = 28
 B. The number of trees that meet minimum requirements = 28 trees x net lot acreage = 6 trees (minimum 2)
 C. Percentage of native trees required = the number of trees provided x 30% = 4 trees (4 trees provided)
 D. Street trees (max. average spacing of 35' o.c.): 179 linear feet along street, 35 = 5 trees (5 trees provided)
 E. Palms as street trees (max. average spacing 25' o.c.): 179 linear feet along street, 25 = 7 trees (7 trees provided)
 F. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): N/A
 G. Estimated trees along street = 7 trees
 H. Total number of trees provided = 12 trees

SHRUBS

A. The total number of trees required x 10 = the number of shrubs required = 120 shrubs
 B. The number of shrubs required x 30% = the number of native shrubs required = 36 shrubs
 TABLE containing information as indicated in sample:

SYMBOL USED ON PLAN	PLANT NAME	NATIVE SPECIES	CAULI	HEIGHT	CANOPY DIAMETER	QUANTITY
Symbol: [Tree]	Swingle	Yes	12'	12'	12'	4
Symbol: [Tree]	COCOS PALM TREE	No	NA	25'	1'	4
Symbol: [Tree]	COCONUT PALM TREE	No	NA	NA	NA	120
Symbol: [Tree]	FAQUATCHEE GRASS	No	NA	3'	NA	120
Symbol: [Tree]	QUERCUS VIRGINIA	Yes	12'	80'	2'	10

* Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio. ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

LANDSCAPING PLAN

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

SHEET NO. LP-1

SEAL

DESCRIPTION DATE 10-25-24

REVISIONS

ZONING PROCESS. LILIAN CHONG 12205 SW 42 ST, MIAMI, FLORIDA 33175

MIAMI PERMITS.COM Plans-Permits & Inspections Processing E-file System 11865 SW 26 ST Suite J-7 Miami, FL 33175 Anshad Vique Cert. Auth. #27947 PE #38863 PH: 305-258-8900

























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P.O. BOX 10277-10
DATE: MAR 8 2023
BY: [illegible]



