

FINAL AGENDA

4-3-2012 Version # 1



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, May 9, 2012 at 7:00 p.m.

CURRENT

1. 12-5-CZ8-1 JUAN RODRIGUEZ & MARIA NOYA 11-78 27-52-41 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, MAY 9, 2012

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 STREET, MIAMI, FLORIDA

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

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

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

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

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

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

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

SWEARING IN OF WITNESSES

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 Permitting, Environment and Regulatory Affairs
Staff Report to Community Council No. 8**

PH: Z11-078 (12-05-CZ8-1)

May 9, 2012

Item No. 1

Recommendation Summary	
Commission District	2
Applicant	Juan Rodriguez and Mara Noya
Summary of Requests	The applicant is seeking to permit an existing storage room and roofed open area addition to a single-family residence that encroaches into the rear and interior side setback areas.
Location	12720 N.W. 17 th Avenue, Miami-Dade County, Florida.
Property Size	75' x 100'
Existing Zoning	RU-1
Existing Land Use	Single-Family Residence
2015-2025 CDMP Land Use Designation	Low Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice.

REQUESTS:

NON-USE VARIANCE to permit an existing storage room and roofed open area addition to a single family residence setback a minimum of 7.12' (7.5' required) from the interior side (north) and a minimum of 6.92' (25' required) from the rear (west) property lines.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor Department, entitled "12720 NW 17th Avenue" as prepared by Emiliano Orozco, P.E. dated stamped received 1/11/12 and consisting of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Existing single-family residence with 1,860 sq. ft., including additions, encroaching into an interior side and rear setback area.

NEIGHBORHOOD CHARACTERISTICS		
	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 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence City of North Miami; 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 interior lot, located at 12720 N.W. 17th Avenue. Single-family residences characterize the surrounding area where the subject property lies.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to maintain additional storage space for an existing single-family residence. However, the setback encroachments could have a negative visual impact on the surrounding area.

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 2015-2025 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 Land Use Element Interpretive Text under Residential Communities provides that this density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses.* The approval of the request sought in this application 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 detached use. Therefore, staff opines that the request is **consistent** with the uses allowed in the Low Density Residential category and the density threshold for this land use category and is consistent with the designation of the site on the CDMP LUP map.

ZONING ANALYSIS:

When the subject request is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that it does not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. Staff opines that the request to permit an existing addition to a single family residence with an encroachment of 0.38' into the interior side (north) setback area is minimal; however, the same addition creates an encroachment of 18.08' into the rear (west) setback area (25' required), which is excessive for the subject property. In staff's opinion, the said encroachment does not provide an adequate separation from the adjacent residential property to the West. Moreover, the photographs submitted by the applicant depict a chain link fence along the rear (west) property line, which does not provide an adequate visual buffer of the existing addition from the adjacent property. Staff opines that said encroachment is intrusive and could create noise and visual impacts for the rear neighbor's property and is too intensive to be adequately buffered. Staff's research of other properties in the surrounding vicinity does not indicate any similar approvals of rear setback encroachments as intensive as what is being requested herein. As such, staff opines that the approval of the applicant's request for an existing addition to encroach 18.08' into the rear (west) setback area (25' required) would be overly intensive and would therefore be out of character and **incompatible** with the surrounding residential developments.

In addition, staff opines that although this addition is labeled a storage room, the layout could easily be converted and used as an additional residential unit. Staff notes that this is a single-family residential district which only permits one (1) residential unit on the subject property. Based on the photos submitted by the applicant, it looks like this property could be converted to as many as four (4) living units on the subject property, which is three (3) more dwelling units than what is currently allowed in the RU-1 single-family residential district.

Therefore, staff recommends denial without prejudice of the subject request under Section 33-311(A)(4)(b), Non-Use Variance standards.

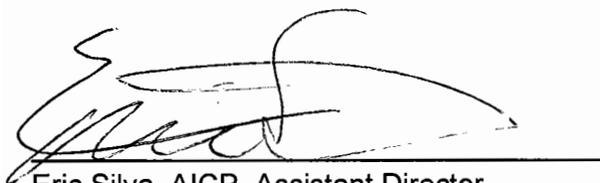
ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

ES:GR:NN:AN:JC



Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County
Sustainability, Planning and Economic Enhancement Department
Permitting, Environment and Regulatory Affairs Department

NDN
GMC

- ZONING RECOMMENDATION ADDENDUM
- HISTORY
- MOTION SLIPS*
- DEPARTMENT MEMORANDA
- DISCLOSURE OF INTEREST*
- HEARING PLANS*
- MAPS

*If applicable

ZONING RECOMMENDATION ADDENDUM

Applicant: *Juan Rodriguez & Maria Noya*
PH: Z11-078

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environment (PERA)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

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

<p>Low Density Residential (Pg. I-31)</p>	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Density Residential use. This category allows a range in density from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. The types of housing typically found in areas designated low density include 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></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

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

12-5-CZ8-1 (11-078)
Area 08/District 08
Hearing Date: 05/09/12

Property Owner (if different from applicant) **Same.**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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No History

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

Date: July 28, 2011

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

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



Subject: C-08 #Z2011000078
Juan Rodriguez
12720 N.W. 17 Avenue
To Permit a Single-Family Residence Setback Less than Required from
Property Lines
(RU-1) (0.1723 Acres)
27-52-41

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

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The subject property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. However, since the legal subdivision, creating by plat such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may be administratively approved by DERM. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

Stormwater Management

The existing addition will not affect the existing stormwater management system.

Wetlands

The subject property does not contain wetlands as defined by Section 24-5 of the Code; therefore, a DERM Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation

According to the site plan submitted with this zoning application, the proposal to permit an existing addition will not impact tree resources. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code.

Enforcement History

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

Concurrency Review Summary

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

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

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

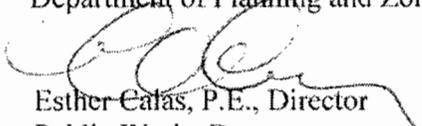
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum



Date: 29-JUL-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000078

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2011000078
located at 12720 NW 17 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0479 is proposed as the following:

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

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

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 19 - North Miami W - 650 NW 131 Street
Rescue, ALS 65' Sqrt, TRT-1

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

Memorandum



Date: August 16, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

Thru *MN* Maria I. Nardi, Chief
Planning and Research Division

From: John M. Bowers, AICP/RLA
Landscape Architect 2
Planning and Research Division

Subject: Z2011000078: JUAN RODRIGUEZ & MARIA NOYA

Application Name: JUAN RODRIGUEZ & MARIA NOYA

Project Location: The site is located at 12720 NW 17 AVE., Miami-Dade County.

Proposed Development: The applicant is requesting non-use variance to setbacks for an existing residence.

Impact and demand: Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

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

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

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

JUAN RODRIGUEZ & MARIA
NOYA

12720 NW 17 AVE, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000078

HEARING NUMBER

HISTORY:

Enforcement History : Z2011000078
Applicant: Juan & Maria Rodriguez
Folio # 3021270090100

ENFORCEMENT HISTORY: NC: No open cases. BNC: BSS case 20100137196-B was opened on May 25, 2010. Notice of Violation issued for failure to obtain required building permit(s) prior to commencing work on: main residence with 2 efficiencies added and 1 detached structure not complying with building spacing and is encroaching into required interior side setback. Interior alternations to include all trades. New windows and iron bars blocking egress. Aerial electrical service over aluminum patio and electrical conductors with open ends and not properly spaced. Many improvised branch circuits, exposed romex from fixture to fixture. AC system installed with condensate and insulated cooper lines going from AHU and CU running above the floor in bedroom closets to ac closet. Wiring near cu have exposed ends. Failure to maintain septic tank system with lid not properly placed and erosion around tank. Case closed on February 18, 2012 due to change in ownership, new case opened 20110142911-B.

BSS case 20110142911-B opened on February 17, 2011. Notice of Violation issued on February 17, 2011 for failure to obtain required building permit(s) prior to commencing work on: main residence with 2 efficiencies added and 1 detached structure not complying with building spacing and is encroaching into required interior side setback. Interior alternations to include all trades . New windows and iron bars blocking egress. Aerial electrical service over aluminum patio and electrical conductors with open ends and not properly spaced. Many improvised branch circuits, exposed romex from fixture to fixture. AC system installed with condensate and insulated cooper lines going from ahu and cu running above the floor in bedroom closets to ac closet. Wiring near cu have exposed ends. Failure to maintain septic tank system with lid not properly placed and erosion around tank. Civil Violation Notice P005424, P005425, P005426, P005427, P005429 & P005431 issued on September 21, 2011 for non compliance. CVN₂s were also posted on property

on October 20, 2011. CVN's were appealed on November 9, 2011. On January 17, 2012 hearing were held for all cvn's. On this date property owner did not show and owner was found guilty and 30 days were issued for compliance. Case remains open in non compliance.

Juan Rodriguez & Maria

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

REPORTER NAME:

ZONING INSPECTION REPORT

Inspector: RODRIGUEZ, FRANK
Evaluator: JACQUELINE CARRANZA

Inspection Date
03/19/12

Process #: Z2011000078 **Applicant's Name:** JUAN RODRIGUEZ & MARIA NOYA
Locations: 12720 NW 17 AVE, MIAMI-DADE COUNTY, FLORIDA.
Size: 75' X 100' **Folio #:** 3021270090100

Request:

applicant are requesting to permit an existing single family residence setback a minimum of 7.12' (7.5' required) from the interior (north) and a minimum of 6.92' (25' required) from the rear (west) property lines.

EXISTING ZONING

Subject Property RU-1,

EXISTING USE RESIDENCE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

One story single family residence.

USE(S) OF PROPERTY:

Residential

FENCES/WALLS:

Chain link fence surrounds subject property. Front portion of north property line has a metal iron picket fence.

LANDSCAPING:

Coconut palm, Norfolk Island pine & fruit tree used in front yard landscaping. Large tree used in rear yard landscaping.

BUFFERING:

None

VIOLATIONS OBSERVED:

Existing violation as stated in request.

OTHER:

None

Process # **Applicant's Name**
Z2011000078 JUAN RODRIGUEZ & MARIA NOYA

SURROUNDING PROPERTY

ZONING INSPECTION REPORT

NORTH:

One story single family residence

SOUTH:

One story single family residence

EAST:

one stoyr single family residences

WEST:

One story single family residence

SURROUNDING AREA

Subject property is surrounded by single family residences.

NEIGHBORHOOD CHARACTERISTICS:

Single family residential neighborhood in long established subdivision.

COMMENTS:

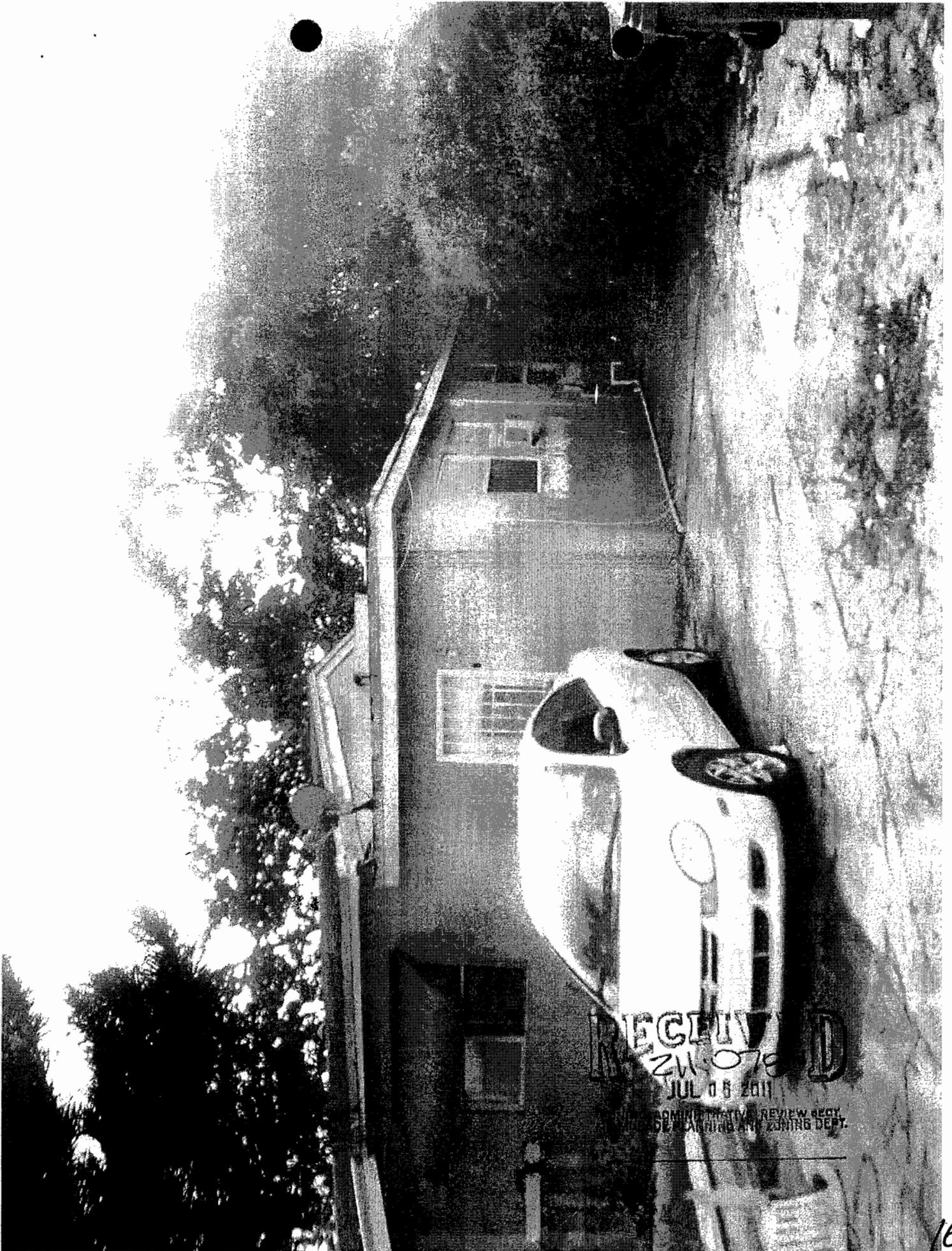
None



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ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____



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PLANNING AND ZONING DEPT.



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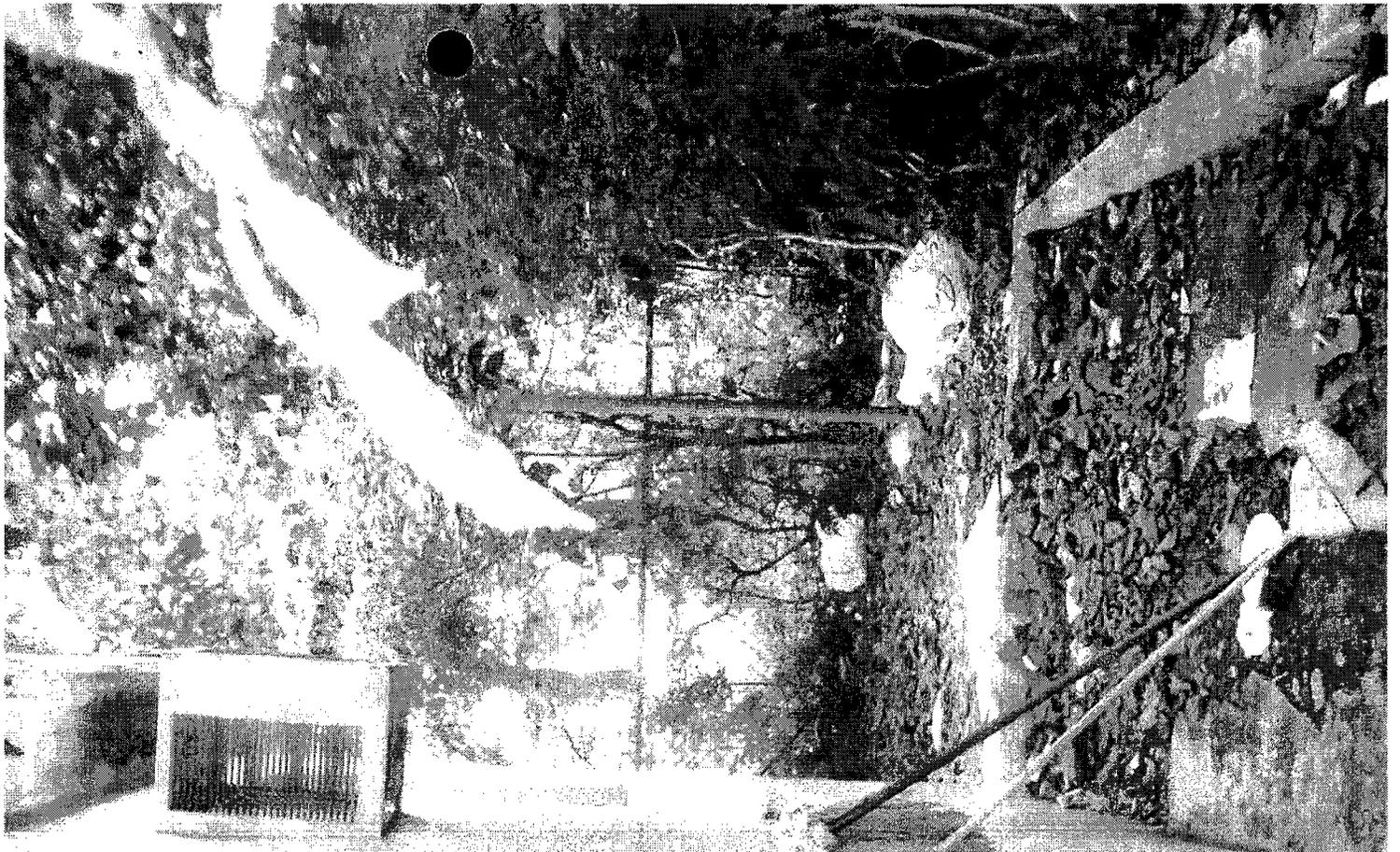
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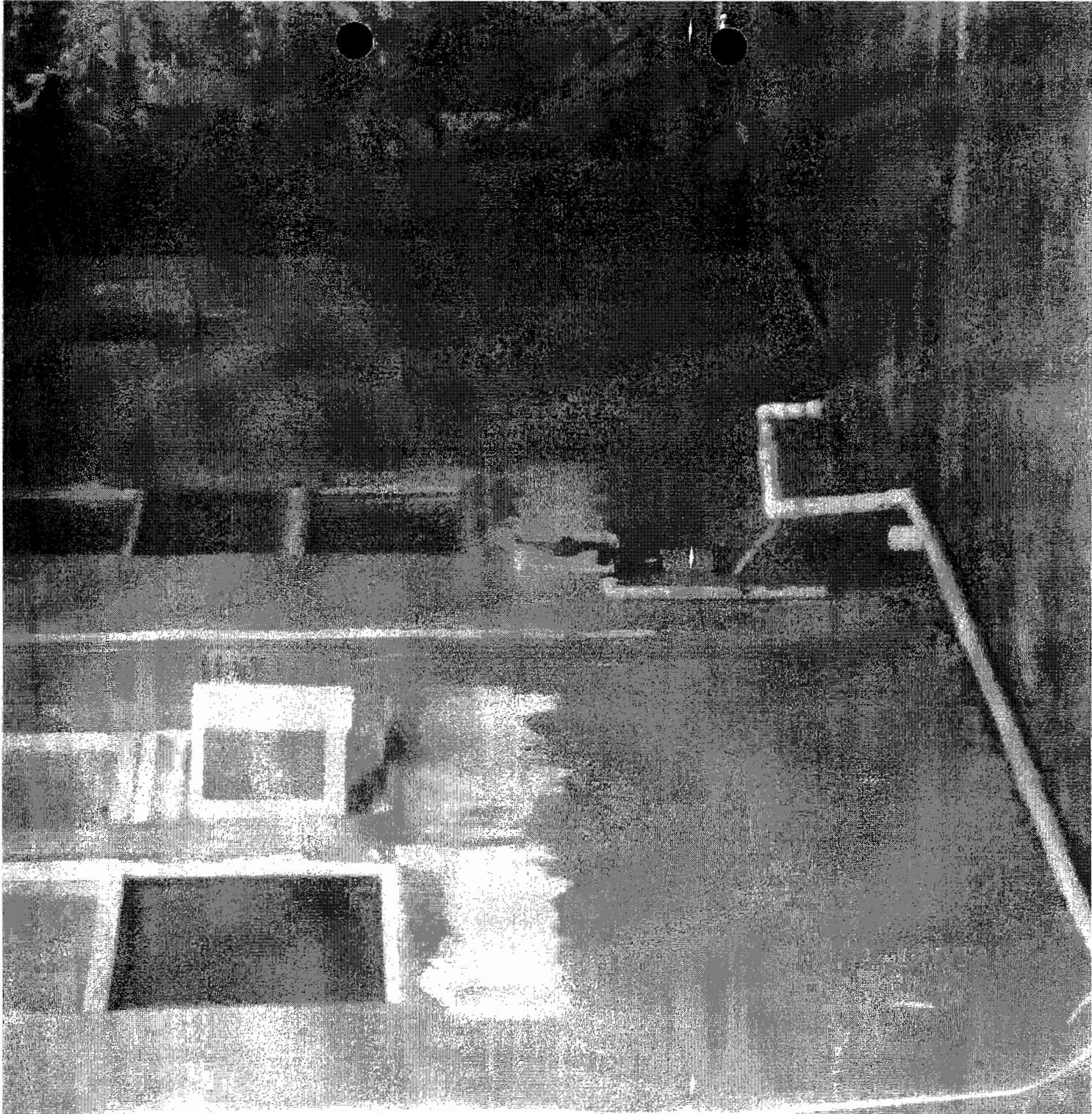
JUL 06 2011

ZONING ADMINISTRATIVE REVIEW
MIAMI-DADE PLANNING AND ZONING DEPARTMENT

BY _____



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ZONING ADMINISTRATIVE REVIEW SECT.
MIAMI-DADE PLANNING AND ZONING DEPT.
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MIAMI-DADE PLANNING AND ZONING DEPT.

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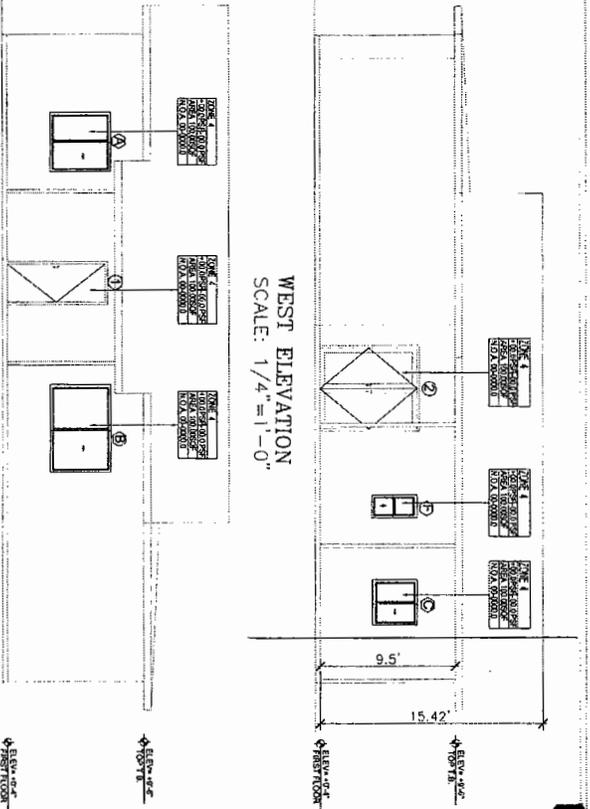
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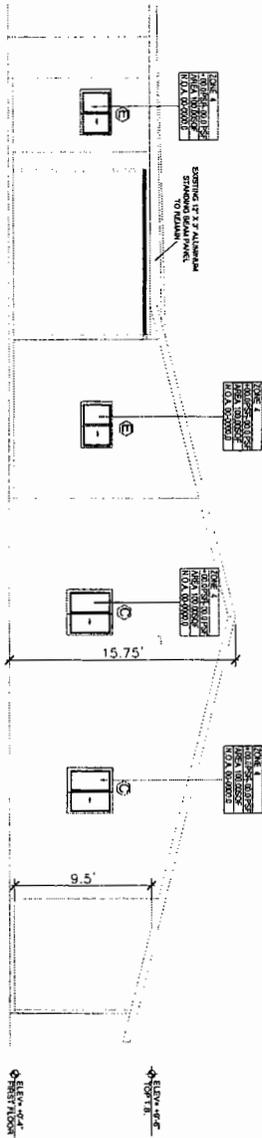
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

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

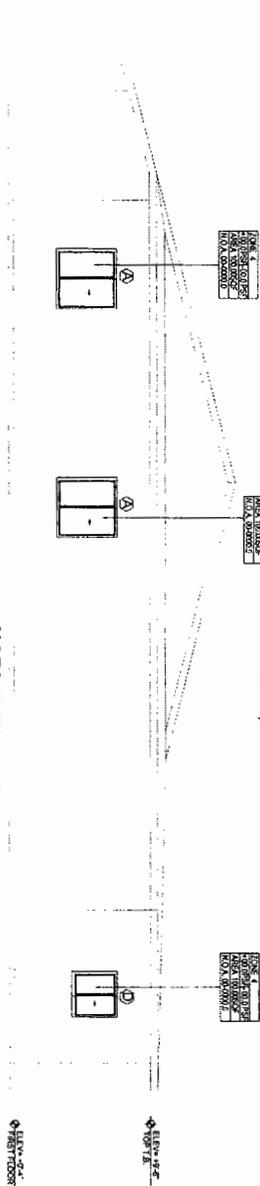


NOTE:
 THE RESIDENCE WAS BUILT
 IN 1903 YEAR WITH OLD REGULATIONS.
 IN 1993 YEAR WITH NEW REGULATIONS,
 THE RESIDENCE WAS REPAIRED BY
 SETBACKS WAS RECEIVED IN DUE TO BUY
 PROCESS AND WAS BUILT BEFORE TO BUY
 SCORE WORK:
 GENERAL REPAIRATIONS
 INTERIOR PARTITIONS TO BE REPAIRED
 WALL & DOORS TO BE PAINTED
 EXISTING A/C UNITS TO BE REPLACED
 ELECTRICAL INSTALLATIONS TO BE REPAIRED
 TOILET & LAW TO BE REPLACED
 ROOF MAINTENANCE

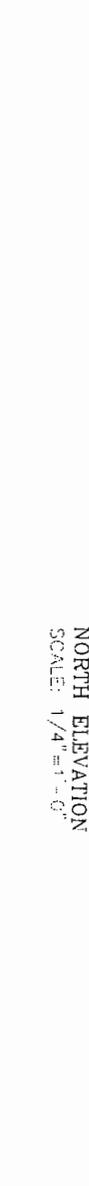
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



EMILIANO OROZCO P.E.

817 SW 122 AVENUE
 MIAMI, FLORIDA 33184
 PHONE: (786) 715-7125
 emilianoorozco90@yahoo.com

12720 NW 17th AVE.
 MIAMI, FL. 33167

DATE: 06-14-09
 SCALE SHOWN:
 DRAWING NO: A-1
 CHECKED:
 SEAL
 SHEET 1 OF 4

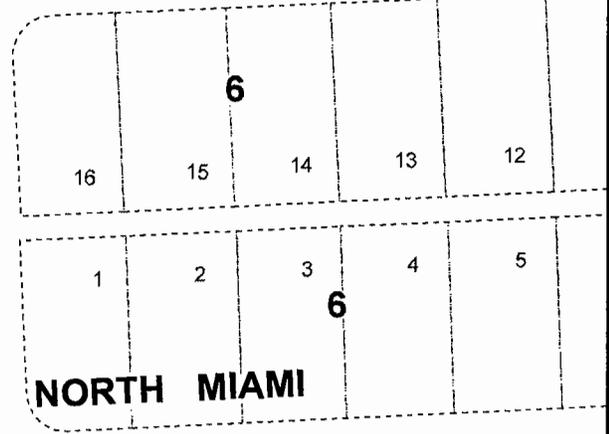
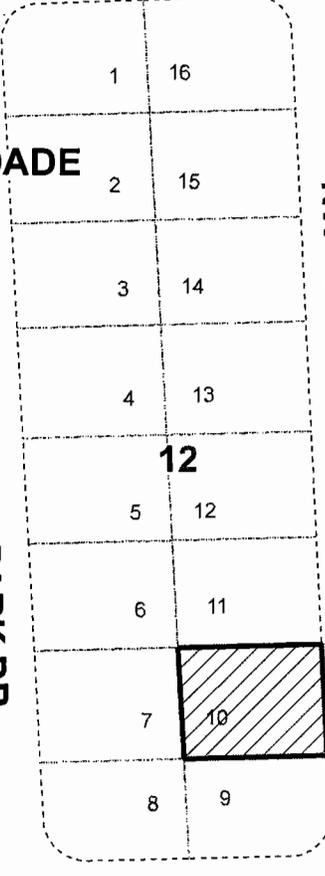
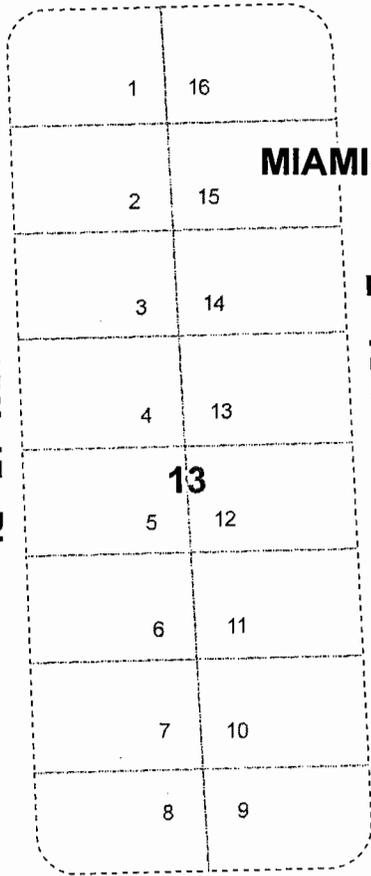
NW 129 ST

MIAMI-DADE

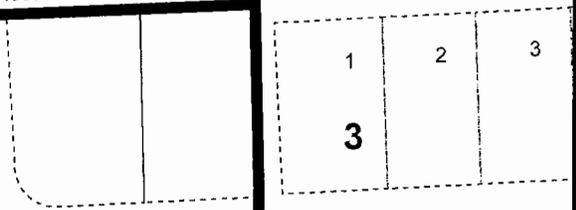
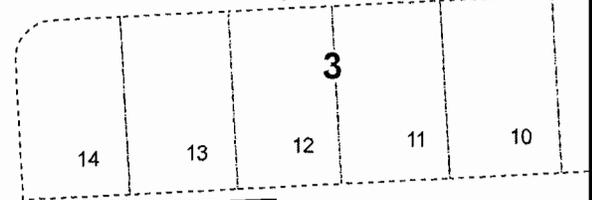
NW 17 AVE

E RANDALL PARK DR

NW 17 PL

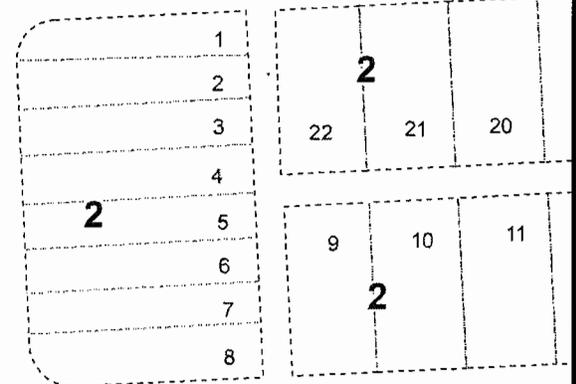
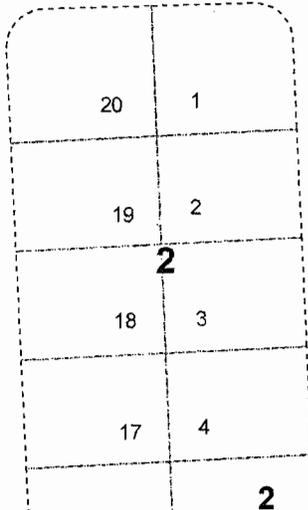
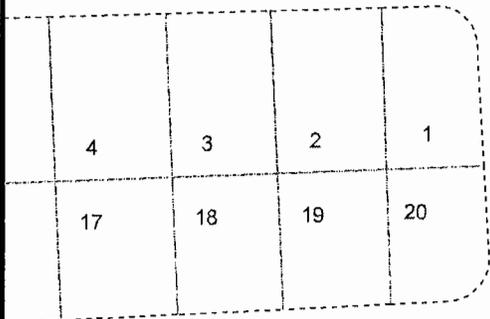


NW 128 ST



RU-1

NW 127 ST



NW 126 ST

MIAMI-DADE COUNTY HEARING MAP

Process Number

Z2011000078



Section: 27 Township: 52 Range: 41
 Applicant: JUAN RODRIGUEZ & MARIA NOYA
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY
		26



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000078



Section: 27 Township: 52 Range: 41
 Applicant: JUAN RODRIGUEZ & MARIA NOYA
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

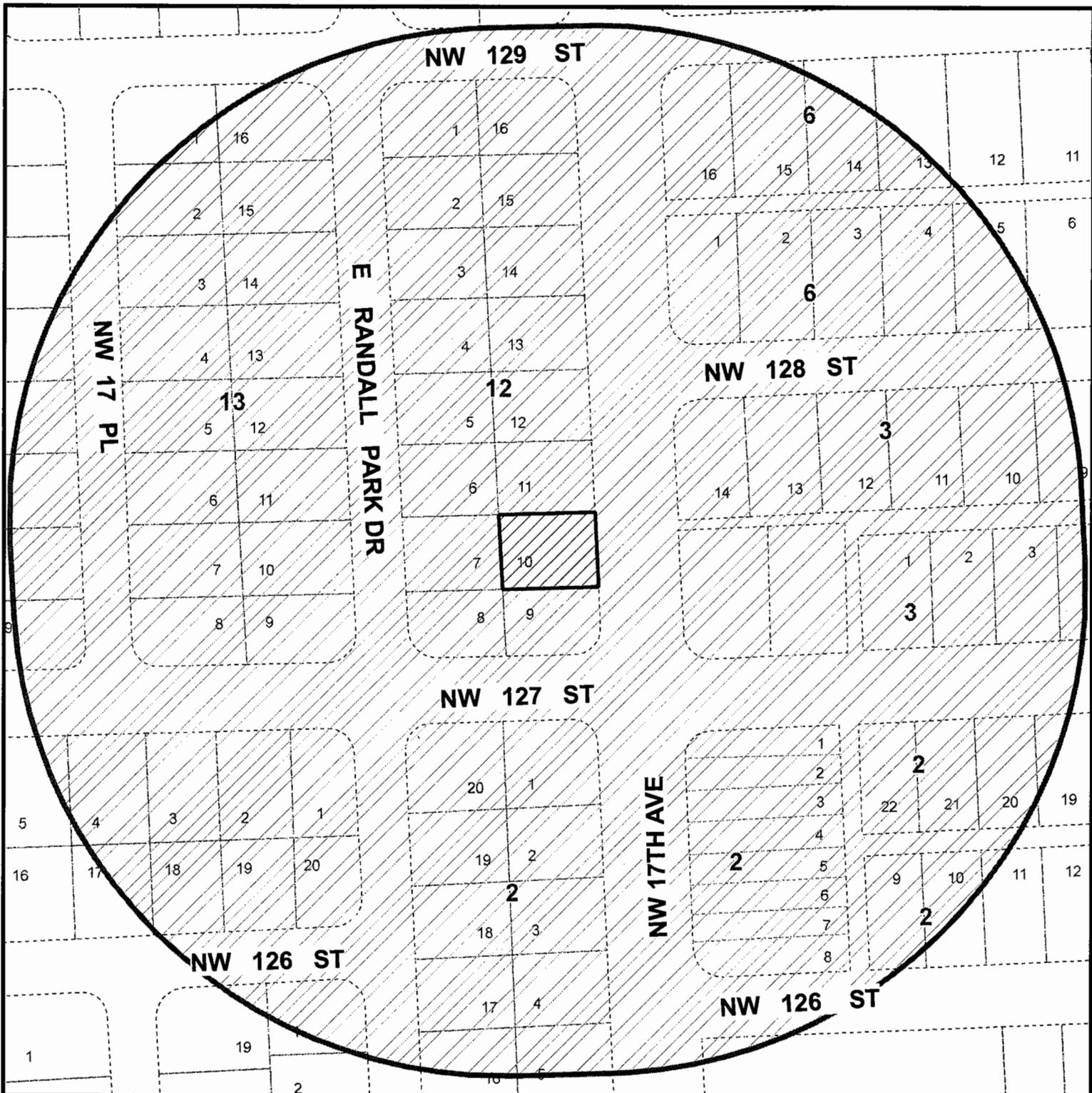
Legend

 Subject Property



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
		27



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number

Z2011000078

RADIUS: 500



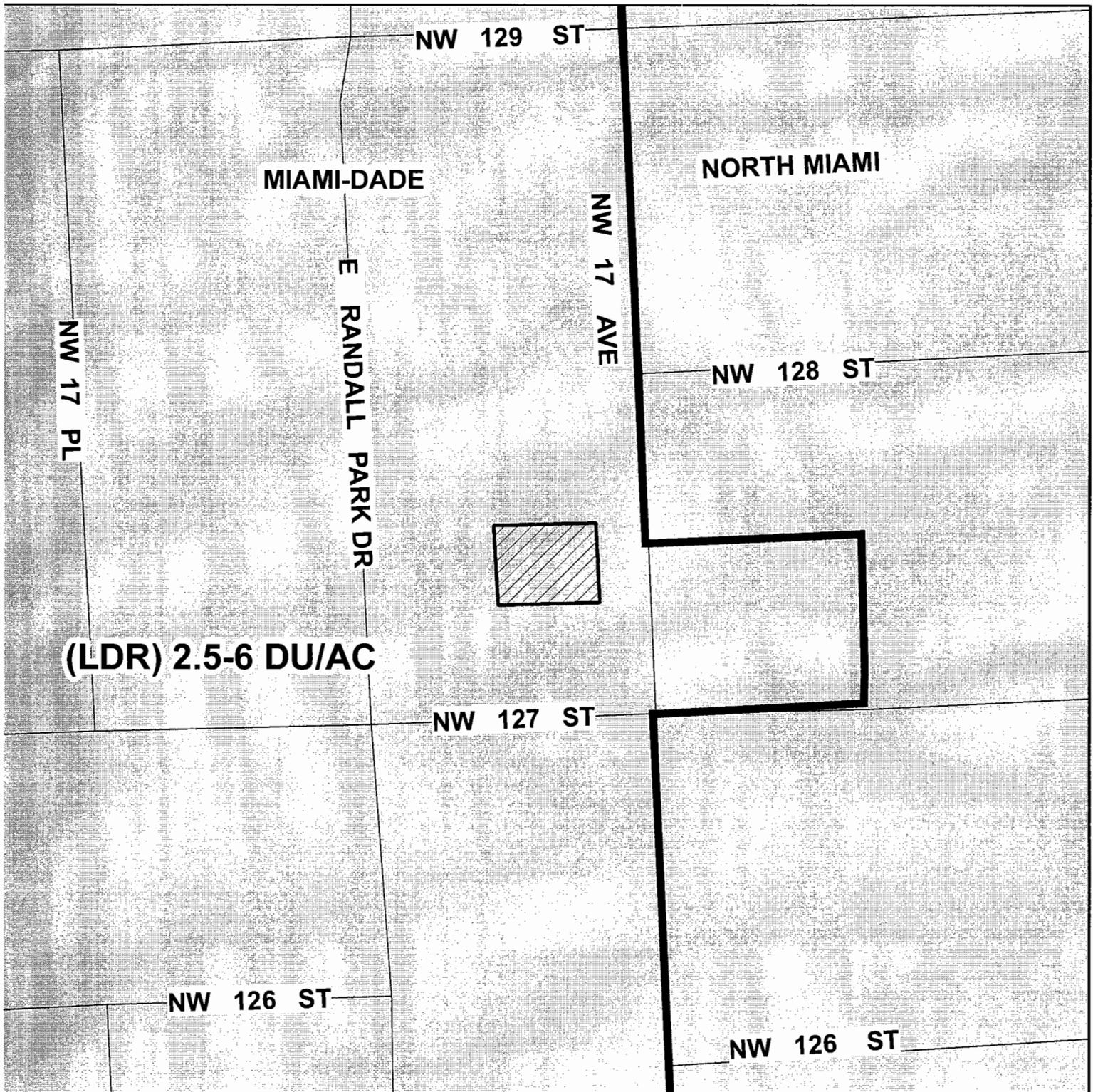
Section: 27 Township: 52 Range: 41
 Applicant: JUAN RODRIGUEZ & MARIA NOYA
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property
-  Buffer



REVISION	DATE	BY
		28



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000078



Section: 27 Township: 52 Range: 41
 Applicant: JUAN RODRIGUEZ & MARIA NOYA
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY