

# FINAL AGENDA

12-21-2015 Version # 1



COMMUNITY ZONING APPEALS BOARD 8  
HENRY REEVES ELEMENTARY SCHOOL  
2005 NW 111 Street, Miami  
Thursday, January 28, 2016 at 7:00 p.m.

## CURRENT

1. 16-1-CZ8-1 [IDA MARTINEZ & BEATRIZ CARRALERO](#) 15-111 11-53-41 N



# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

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### COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF TUESDAY, JANUARY 28, 2016

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

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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](http://www.municode.com)). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to Community Council No. 8**

PH: Z15-111 (16-1-CZ8-1)

January 28, 2016

Item No. 1

<b>Recommendation Summary</b>	
<b>Commission District</b>	2
<b>Applicants</b>	Ida Martinez and Beatriz Carralero
<b>Summary of Requests</b>	The applicants are seeking approval to permit existing additions to a single family residence setback less than required from the front and interior side property lines.
<b>Location</b>	1318 NW 75 Street, Miami-Dade County, Florida.
<b>Property Size</b>	.22 acres
<b>Existing Zoning</b>	RU-1, Single Family Residential 7,500 sq. ft. net
<b>Existing Land Use</b>	Single-family residence
<b>2020-2030 CDMP Land Use Designation</b>	Low-Medium Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-311(A)(4)(b) Non-Use Variance <i>(see attached Zoning Recommendation Addendum)</i>
<b>Recommendation</b>	<b>Approval with conditions.</b>

**REQUESTS:**

- (1) NON-USE VARIANCE to permit an existing single family residence setback 21' (25' required) from the front (north) and setback 3.1' (7.5' required) from the interior side (east) property lines.
- (2) NON-USE VARIANCE to permit an existing terrace addition to a single family residence setback 15' (25' required) from the rear (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Public Hearing for Ida Martinez" as prepared by Property Solution Services, LLC., dated stamped received 10/7/15 and consisting of 4 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

The submitted plans show the existing single-family residence with a front, rear and interior side additions.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua
<b>North</b>	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua
<b>South</b>	IU-1, warehouse	Industrial and Office

<b>East</b>	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua
<b>West</b>	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua

**NEIGHBORHOOD COMPATIBILITY:**

The surrounding area is characterized by single-family residences. Warehouse uses are located to the south.

**SUMMARY OF THE IMPACTS:**

Staff opines that because the additions are existing, approval of this application will not create any new visual impacts on the area. Further, the variance requested is not out of character with the area.

**COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The subject property is designated as ***Low-Medium Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The approval of the request sought in the 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 residential use. Since the applicants are not requesting to add additional dwelling units or change the single-family residential use, approval of the application would be **consistent** with the uses allowed under the Low-Medium Density Residential land use category text in the CDMP and the threshold of the CDMP Low-Medium Density Residential LUP map designation.

**ZONING ANALYSIS:**

Staff supports this application under Section 33-311(A)(4)(b), Non-Use Variance Standards. The plans submitted in conjunction with this application depict the existing single-family residence with existing front, interior side and rear additions. Staff further notes that these additions consist of the existing residence (living room, bedrooms and terrace) that, in staff's opinion, will continue to provide the applicants with indoor living area and outdoor recreational area. However, staff further opines that in order to properly mitigate these existing conditions, the applicant must install and maintain a 6' high wood fence, or cbs wall, or opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code along the rear (south) and interior side (east) property lines denoted in the submitted survey. In staff's opinion, said 6' high wood fence, or cbs wall, or opaque fence or hedge would be sufficient to mitigate any negative visual impacts on the adjacent properties and, therefore, would not visually intrusive to the surrounding area.

Additionally, in staff's opinion, the approval of the requested setback variances that will allow the existing single family residence setback 21' (25' required) from the front (north) and setback 3.1' (7.5' required) from the interior side (east) property lines, along with an existing terrace addition to a single family residence setback 15' (25' required) from the rear (south) property line will not be out of character with other approvals in the surrounding area. Therefore, staff opines that approval of the subject application would not be an obvious departure from the aesthetic character of the immediate vicinity, and is not likely to have a major visual impact on the abutting properties.

Furthermore, the architectural style and scale of the addition has been designed in a manner that is consistent with that of the original house, and in staff's opinion, also adds curb appeal to the subject property as both the addition and the house are architecturally compatible with the surrounding residences. However, based on the configuration of the floor plans for the existing single-family residence and rear detached storage building, staff opines that future owners could easily convert same into an additional residential units. As such, staff recommends as a condition for approval that the applicants proffer a Declaration of Use Agreement restricting the subject property to a single-family use. **Staff, therefore, recommends approval with conditions of this application under Section 33-311(A)(4)(b), Non-Use Variance standards.**

**ACCESS, CIRCULATION AND PARKING: N/A**

**NEIGHBORHOOD SERVICES PROVIDER COMMENTS:** See attached.

**OTHER:** N/A

**RECOMMENDATION:**

**Approval with conditions.**

**CONDITIONS FOR APPROVAL:**

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Public Hearing for Ida Martinez" as prepared by Property Solution Services, LLC., dated stamped received 10/7/15 and consisting of 4 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.
5. That the applicant submit a Declaration of Use Agreement restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.
6. That a 6' high wood fence, or cbs wall, or opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code shall installed and maintained along the rear (south) and interior side (east) property lines as denoted in the submitted survey prior to final permit approval, and if the wood fence, or cbs wall, or opaque fence or hedge is removed or destroyed, the applicant shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that shall grow to and be maintained at a minimum height of 6' in accordance with Section 33-11(h) of the County Code.

- 7. That the existing covered terrace addition to a single-family residence remain open-sided and not be enclosed in any manner except for approved insect screen materials.

NK:MW:AN:NN:CH:JV




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

*NK*

2015 JAN 12 P 4: 01  
 PLANNING AND ZONING  
 AGENDA OFFICE

# ZONING RECOMMENDATION ADDENDUM

Ida Martinez and Beatriz Carralero  
Z15-111

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

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

<p><b>Low Medium Density Residential (Pg. I-29)</b></p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for <b>Low Medium Density Residential</b>. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i></p>

## PERTINENT ZONING REQUIREMENTS/STANDARDS

<p><b>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></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. IDA MARTINEZ & BEATRIZ CARRALERO**  
**(Applicant)**

**16-1-CZ8-1(15-111)**  
**Area 08/District 02**  
**Hearing Date: 01/28/16**

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:**

<b><u>Year</u></b>	<b><u>Applicant</u></b>	<b><u>Request</u></b>	<b><u>Board</u></b>	<b><u>Decision</u></b>
None				

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

# Memorandum



**Date:** October 27, 2015

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

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

**Subject:** C-08 #Z2015000111  
Ida Martinez & Beatriz Carralero  
1318 NW 75<sup>th</sup> Street Miami, FL 33147  
Non-use variance to permit a single family residence setback less  
than required from property lines.  
(RU-1) (.22 Acres)  
11-53-41

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

#### Potable Water Service and Wastewater Disposal

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

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.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Tree Preservation

The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-

49.4 of the Code including compliance with the specimen tree preservation requirements of Chapter 24 of the Code as well as CON 8A of the CDMP.

Finally, in accordance with Chapter 24 of the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at 305-372-6574 for additional information regarding tree permitting procedures and requirements.

#### Enforcement History

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

#### Concurrency Review Summary

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

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

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

# Memorandum



**Date:** October 13, 2015

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

**From:**  Raul A. Pino, PLS, Chief  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

**Subject:** Z2015000111  
Name: Ida Martinez & Beatriz Carralero  
Location: 1318 NW 75 St.  
Section 11 Township 53 South Range 41 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

This project meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply.

# Memorandum



**Date:** November 20, 2015

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

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

**Subject:** Ida Martinez & Beatriz Carralero (#15\_111)

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

The application requests a non-use variance of setback requirements for a property which contains a single family home. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at (305) 375-1354.

# Memorandum



**Date:** October 27, 2015

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

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

**Subject:** Z2015000111: IDA MARTINEZ & BEATRIZ CARRALERO

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**Application Name:** IDA MARTINEZ & BEATRIZ CARRALERO

**Project Location:** The site is located at 1318 NW 75 ST, Miami-Dade County.

**Proposed Development:** The request is for non-use variances of setbacks for an existing single family home.

**Impact and demand:** This application is for an existing single family dwelling and therefore creates no new impact to the CDMP Open Space Spatial Standards.

**Recommendation:** Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

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

MN:jb

Cc: John M. Bowers, Parks Planning Section Supervisor

# Memorandum



**Date:** 10-OCT-15  
**To:** Jack Osterholt, Director  
 Department of Regulatory and Economic Resources  
**From:** Dave Downey, Fire Chief  
 Miami-Dade Fire Rescue Department  
**Subject:** Z2015000111

**Recommendation:**

Fire Engineering & Water Supply Bureau reviewed and approved the site plan dated stamp received 10/7/15.

**Service Impact/Demand**

Development for the above Z2015000111  
located at 1318 NW 75 ST, MIAMI-DADE COUNTY, FLORIDA.  
in Police Grid 0797 is proposed as the following:

_____	dwelling units	_____	square feet
residential		industrial	
_____	square feet	_____	square feet
Office		institutional	
_____	square feet	_____	square feet
Retail		nursing home/hospitals	

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

**Existing services**

The Fire station responding to an alarm in the proposed development will be: Station # 2  
The estimated average travel time is: 5:00 minutes

**Planned Service Expansions:**

The following stations/units are planned in the vicinity of this development: N/A

**Fire Planning Additional Comments**

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

# ***Building and Neighborhood Compliance***

## **ENFORCEMENT HISTORY**

IDA MARTINEZ & BEATRIZ CARRALERO

1318 NW 75 ST,  
MIAMI-DADE COUNTY, FLORIDA

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APPLICANT

ADDRESS

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JANUARY 28, 2016

Z2015000111

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DATE

HEARING NUMBER

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

DECEMBER 10, 2015

**NEIGHBORHOOD REGULATIONS:**

THERE ARE NO CURRENT OPEN OR CLOSED CASES

**BUILDING SUPPORT REGULATIONS:**

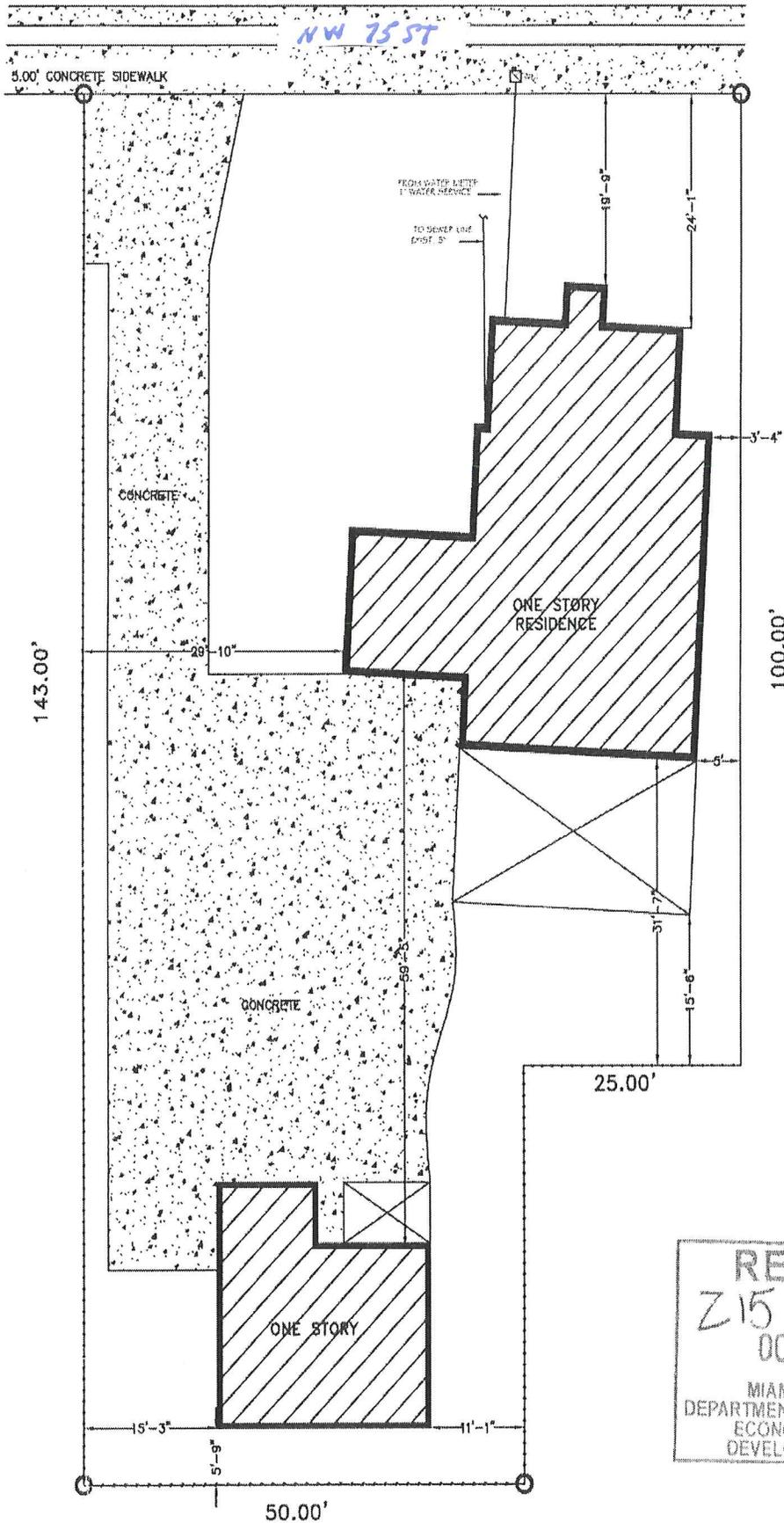
THERE ARE NO CURRENT OPEN OR CLOSED CASES

**VIOLATOR:**

IDA MARTINEZ & BEATRIZ CARRALERO

**OUTSTANDING LIENS AND FINES:**

AS OF DECEMBER 10, 2015 THERE ARE NO OUTSTANDING LIENS OR FINES



RECEIVED  
 Z15-111  
 OCT 07 2015 SDE  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATORY AND  
 ECONOMIC RESOURCES  
 DEVELOPMENT SERVICES

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

**ZONING LEGEND**

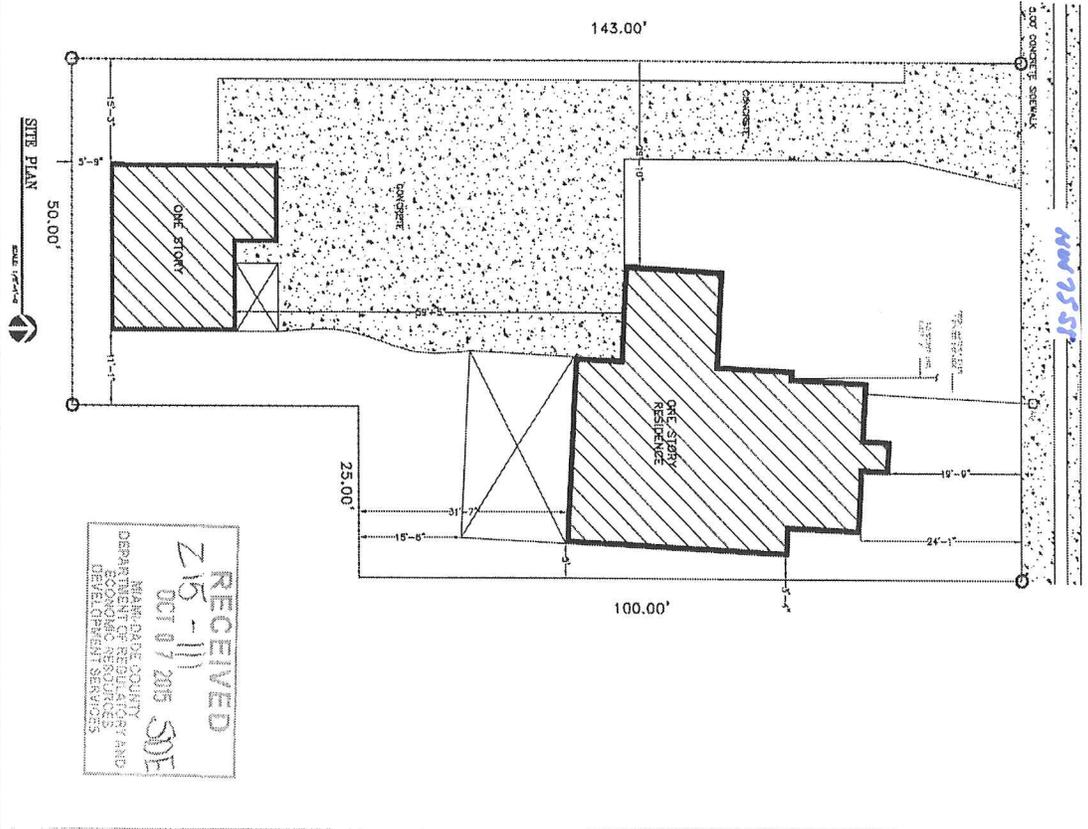
ZONING DISTRICT	3600 S.O.F.
NET LAND AREA	1.665 S.O.F.
LOT COVERAGE (PERMITTED UNDER MOOP)	1.665 S.O.F.
SYSTEM RESERVANCE	1.665 S.O.F.
EXISTING COVER AREA	1.665 S.O.F.

SETBACKS	FRONT	REAR	SIDE
MINIMUM	5'-0"	5'-0"	5'-0"
MAXIMUM	5'-0"	5'-0"	5'-0"
CONFORMANCE	50%	50%	50%

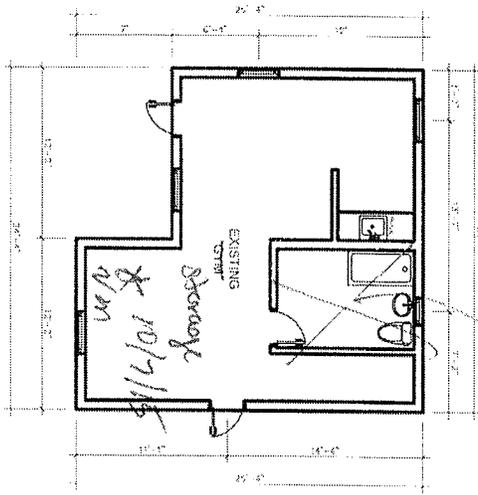
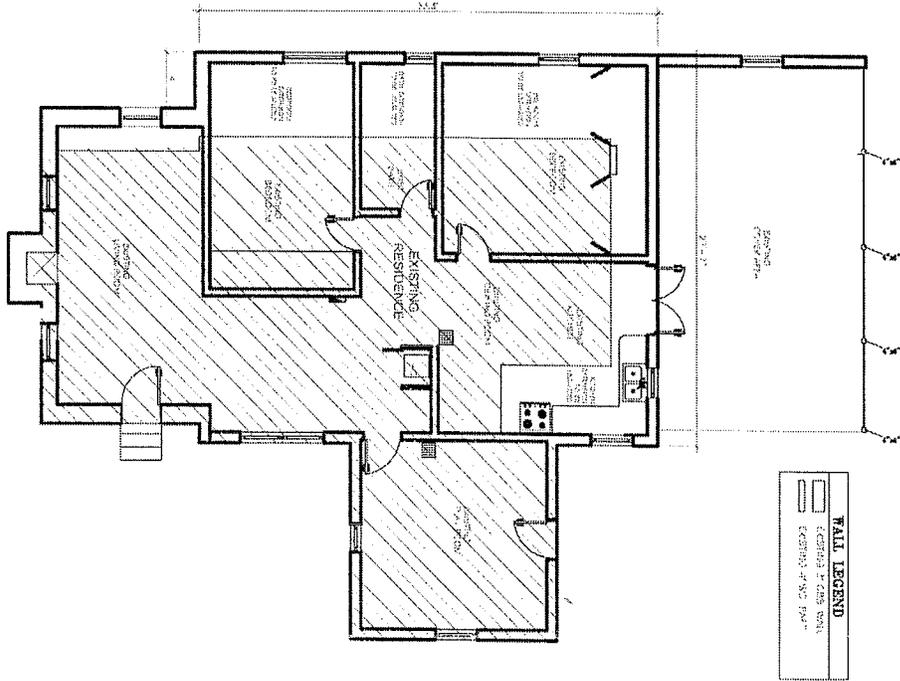
NOT SUBJECT TO PART OF CODE TO BE APPLIED TO ANY PROJECT OR DEVELOPMENT UNLESS THE PROJECT IS SUBJECT TO THE CODE. THE CODE SHALL BE APPLIED TO ANY PROJECT OR DEVELOPMENT UNLESS THE PROJECT IS SUBJECT TO THE CODE. THE CODE SHALL BE APPLIED TO ANY PROJECT OR DEVELOPMENT UNLESS THE PROJECT IS SUBJECT TO THE CODE.

**NOTICE:**  
 IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING CODE, THE PROJECT SHALL BE SUBJECT TO THE CODE. THE CODE SHALL BE APPLIED TO ANY PROJECT OR DEVELOPMENT UNLESS THE PROJECT IS SUBJECT TO THE CODE. THE CODE SHALL BE APPLIED TO ANY PROJECT OR DEVELOPMENT UNLESS THE PROJECT IS SUBJECT TO THE CODE.

<b>LEGAL DESCRIPTION</b>
INTERSECTION 11555 NORTH 10TH AVE. 10555 N.W. 11TH STREET, MIAMI, FL 33157 10555 N.W. 11TH STREET, MIAMI, FL 33157 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



<p>PROPERTIES          ANTHONY VENTURA, INC.</p> <p>11808 SW 24 Street          Building A, Suite 122          Miami, Florida 33155          P.O. Box 2208 33155          P.O. Box 2208 33155          Fax: 305-274-4481          E-mail: info@propties.com</p>	<p><b>PUBLIC HEARING</b></p> <p>IDA MARTINEZ</p> <p>1318 NW 75 ST, MIAMI, FLORIDA, 33147</p>	<p>Project: 1111</p> <p>Sheet: 1</p> <p>Revisions:</p>	<p>DESCRIPTION</p> <p>07-25-15</p>	<p>SHEET NO. 1</p> <p>SP-1</p>
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RECEIVED  
 Z15-111  
 OCT 07 2015 5012  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATION AND  
 ECONOMIC DEVELOPMENT  
 DEVELOPMENT SERVICES

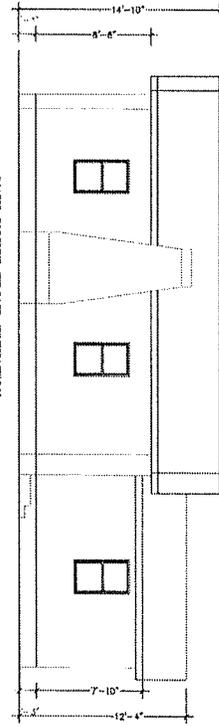
SHEET NO.  
 A-1

**PUBLIC HEARING**  
 IDA MARTINEZ  
 1318 NW 75 ST, MIAMI, FLORIDA, 33147

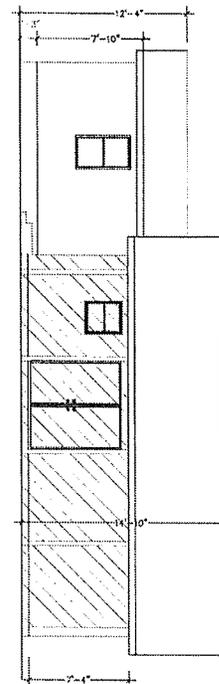
DATE: 07-08-15

**PROPERTIES**

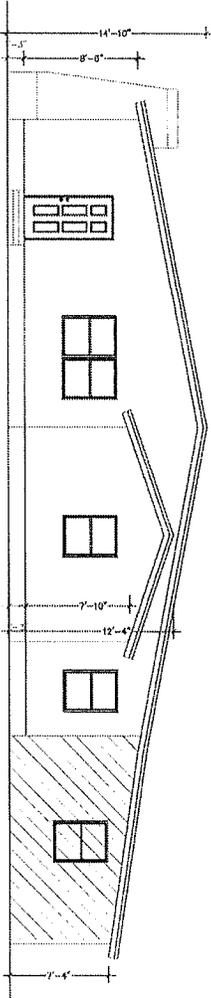
11833 SW 76 Street,  
 Building 1, Suite 217  
 Miami, Florida 33143  
 TEL: 305-228-8700  
 FAX: 305-228-2401  
 1st Fl. 2nd Fl.



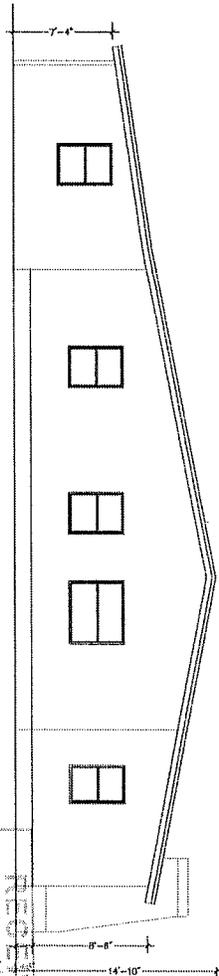
MAIN HOUSE FRONT ELEVATION



MAIN HOUSE BACK ELEVATION



MAIN HOUSE RIGHT ELEVATION



MAIN HOUSE LEFT ELEVATION

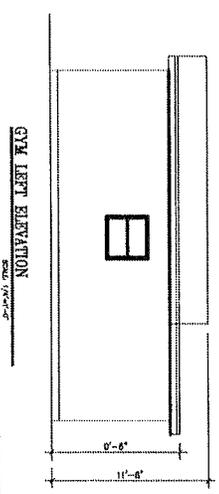
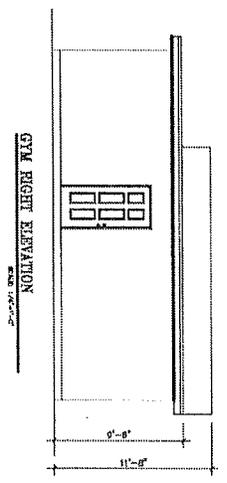
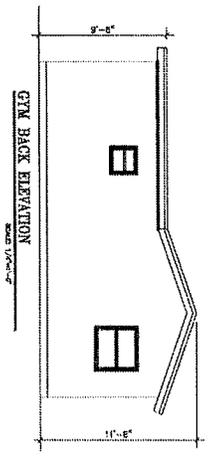
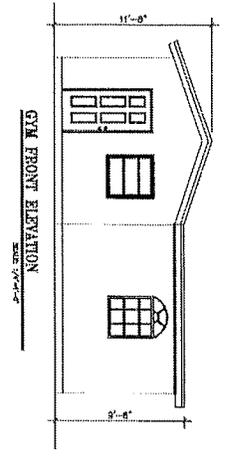
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 2-15-11  
 OCT 07 2008 505  
 MIAMI-DADE COUNTY  
 DEPARTMENT OF REGULATION AND  
 ECONOMIC SERVICES  
 DIVISION OF PERMITS

SHEET NO.  
 B-1

DESCRIPTION	DATE

Project No.  
 PUBLIC HEARING  
 IDA MARTINEZ  
 1318 NW 75 ST, MIAMI, FLORIDA, 33147

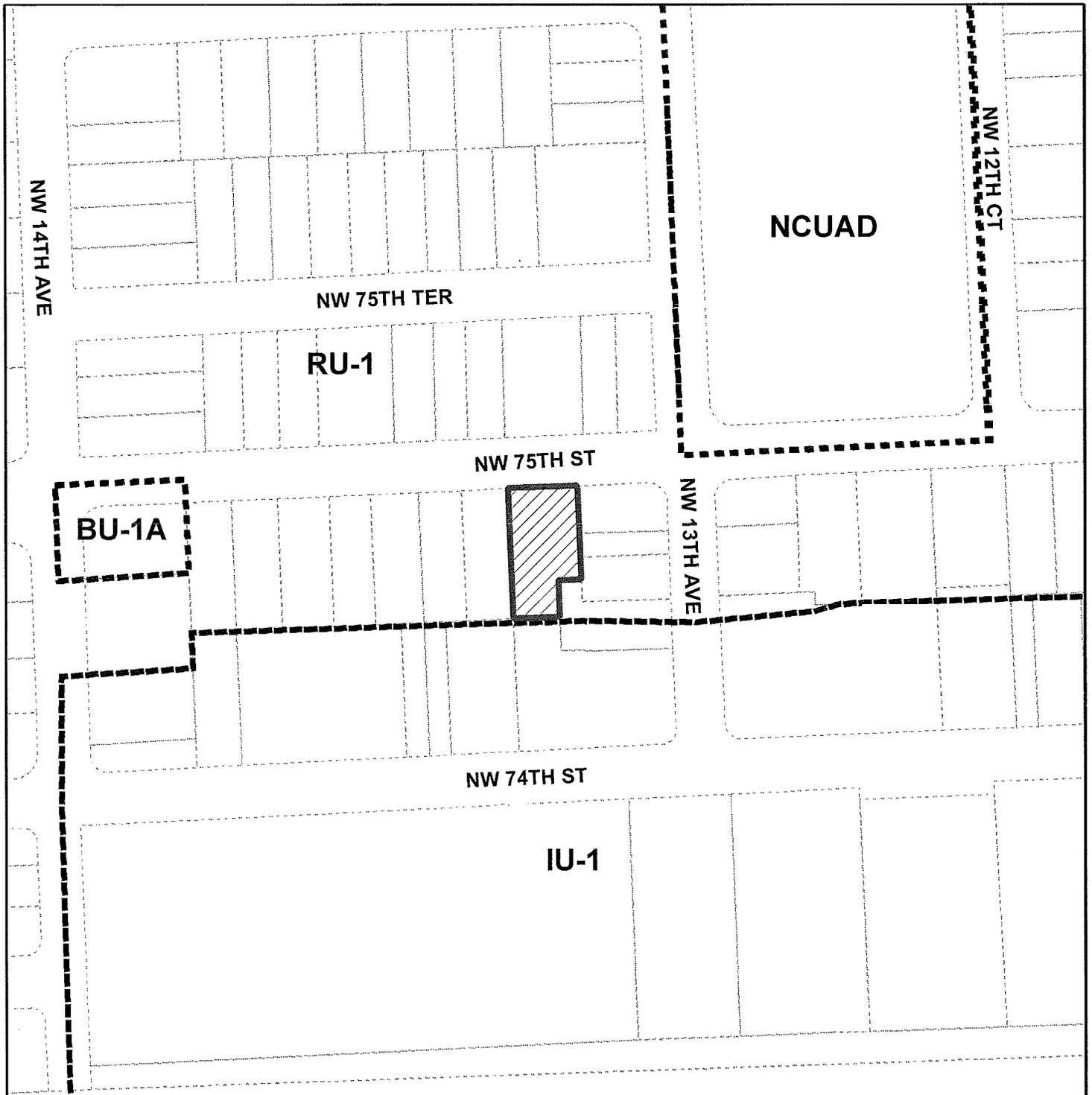
PROPERTIES  
 11885 NW 26 Street  
 Building 1, Suite 101  
 Miami, Florida 33187  
 PH: 305-226-8844  
 FAX: 305-226-8844  
 E-MAIL: info@propties.com



RECEIVED  
25-11  
OCT 07 2015 SDE  
MIAMI-DADE COUNTY  
DEPARTMENT OF REGULATORY AND  
COMMUNITY RESOURCES  
DEVELOPMENT SERVICES

SHEET NO. <b>EA-2</b>	PROJECT NO. 04-2015	PUBLIC HEARING IDA MARTINEZ 1318 NW 75 ST, MIAMI, FLORIDA, 33147	PROPERTIES 11805 SW 24 Street Building 1, Suite 11 Miami, Florida 33175 PH: 305 252 8048 FX: 305 252 8481 TEL: 305 252 8481
	DESCRIPTION 04-2015	APPROVED DATE	

18



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2015000111**

Section: 11 Township: 53 Range: 41  
 Applicant: IDA MARTINEZ & BEATRIZ CARRALERO  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 13, 2015

REVISION	DATE	BY
		19



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2014**

Process Number  
**Z2015000111**

**Legend**  
 Subject Property



Section: 11 Township: 53 Range: 41  
 Applicant: IDA MARTINEZ & BEATRIZ CARRALERO  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, October 13, 2015

REVISION	DATE	BY
		20



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number

**Z2015000111**

RADIUS: 500

Section: 11 Township: 53 Range: 41  
 Applicant: IDA MARTINEZ & BEATRIZ CARRALERO  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: E.CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, October 13, 2015

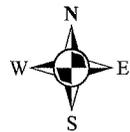
REVISION	DATE	BY
		21



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number

**Z2015000111**



**Legend**

 Subject Property Case

Section: 11 Township: 53 Range: 41  
 Applicant: IDA MARTINEZ & BEATRIZ CARRALERO  
 Zoning Board: C8  
 Commission District: 3  
 Drafter ID: E.CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Tuesday, October 13, 2015

REVISION	DATE	BY