

FINAL AGENDA

4-20-2016 Version # 1



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, May 25, 2016 at 7:00 p.m.

CURRENT

- | | | | | |
|---------------|---|--------|----------|---|
| 1. 16-5-CZ8-1 | JULIO MOREL | 15-136 | 04-53-41 | N |
| 2. 16-5-CZ8-2 | MACULA FLORESTAL MERISE | 16-5 | 34-52-41 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, MAY 25, 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

1. JULIO MOREL (16-5-CZ8-1/15-136)

**04-53-41
Area 08/District 02**

(1) NON-USE VARIANCE to permit an existing single family residence setback 7.16' (25' required) from the rear (south) property line.

(2) NON-USE VARIANCE to permit a lot coverage of 36.70% (35% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Amnesty for Attached Addition for: Julio C. Morel &W Maria V." as prepared by Emiliano Orozco, P.E., dated stamped received 12/22/15 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 8820 NW 34 Avenue Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' X 100'

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

2. MACULA FLORESTAL MERISE (16-5-CZ8-2/16-005)

**34-52-41
Area 08/District 02**

(1) NON-USE VARIANCE to permit an existing single-family residence setback 16.1' (25' required) from the rear (north) property line and setback 3.2' (5' required) from the interior side (east) property line.

(2) NON-USE VARIANCE to permit an existing 5' high iron fence (2.5' high maximum permitted) within 10' of the edge of a driveway leading to a public right-of-way.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Merise Legalization" as prepared by Charles C. Mitchell, P.E., dated stamped received 1/19/16 and elevation sheet dated stamped received 3/11/16, for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 1881 NW 112 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' X 106'

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 08**

PH: Z15-136 (16-5-CZ08-1)

**May 25, 2016
Item No. 1**

Recommendation Summary	
Commission District	2
Applicant	Julio Morel
Summary of Requests	The applicant is seeking to permit an existing single-family residence setback less than required from the rear property line, resulting in a greater lot coverage.
Location	8820 NW 34 Avenue Road, Miami-Dade County, Florida.
Property Size	60' x 100'
Existing Zoning	RU-1, Single-Family Residential District, 7,500 sq. ft. net
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low-Density Residential, 2.5 to 6 dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial without prejudice.

REQUESTS:

1. NON-USE VARIANCE to permit an existing single-family residence setback 7.16' (25' required) from the rear (south) property line.
2. NON-USE VARIANCE to permit a lot coverage of 36.70% (35% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Amnesty For Attached Addition Julio C Morel & W Maria V.," as prepared by Emiliano Orozco, P.E., dated stamped received 12/22/15, consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The plan submitted depicts an existing single-family residence and addition with an encroachment into the rear (south) setback area, which results in a 1.7% increase in lot coverage.

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	Low Density Residential (2.5 to 6 dua)
West	RU-1; vacant	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located at 8820 NW 34 Avenue Road. The area surrounding the subject property is surrounded by RU-1, Single-Family Residential District zoned properties to the north, south, east and west.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to maintain the existing addition to the single-family residence which provides the applicant with additional living areas. Although the addition is existing, due to the close proximity to the rear property line and greater lot coverage, staff opines that addition is an over utilization of the subject property and would be out of character with the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential**. *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the requests 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 detached use. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use, approval of the application with conditions would be **consistent** with the density threshold of Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

The plans submitted in conjunction with this application depict an existing addition to the existing residence encroaching into the rear (south) setback area (request #1), which results in a greater lot coverage than allowed by code (request #2).

When the aforementioned requests are analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, Section 33-311 (A)(4)(b), staff is of the opinion that the approval of these requests would be **incompatible** with the surrounding area and will not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations.

This application seeks to legalize an existing addition to the single-family residence with a setback of 7.16' (25' required) from the rear (south) property line (request #1) and an increase in lot coverage of 36.70% (35% maximum permitted). Staff notes that the 1.7% increase in lot coverage (request #2) is a result of the combined square footages of the existing residence with the existing addition. However, staff opines that the 17.84' encroachment into the rear setback area (request #1) is excessive and has a negative visual impact on the abutting residence to the south. Further, staff's research did not find any similar approvals for encroachment into the setback area (request #1). Additionally staff opines that request #2, to permit the increase lot coverage, is inextricably tied to request #1.

Therefore, staff recommends denial without prejudice of requests #1 and #2 under the NUV Standards, Section 33-311 (A)(4)(b).

PLANNING AND ZONING
AGENDA OFFICE

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ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Denial without prejudice.

CONDITIONS: None

NK:MW:NN:CH:CDH



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

MAN

2016 MAY 18 A 8:09

PLANNING AND ZONING
AGENDA OFFICE

ZONING RECOMMENDATION ADDENDUM

Julio Morel
Z15-136

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management(RER)	No objection*
Platting and Traffic Review Section (RER)	No objection
Police	No comments
Fire Rescue	No objection
Public Works and Waste Management	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 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></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 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. JULIO MOREL
(Applicant)

16-5-CZ8-1(15-136)
Area 08/District 02
Hearing Date: 05/25/16

Property Owner (if different from applicant) **Julio & Maria Morel.**

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>
1950	Nathan B Rood	- Zone change from AU, RU-3B, RU-1 to BU-1, RU-1 & RU-1B.	BCC	Approved

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: January 6, 2016

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

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

Subject: C-08 #Z2015000136
Julio Morel
8820 NW 34th Avenue Road
Attached Addition to a Single Family Residence
(RU-1) (0.13 Acres)
04-53-41

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the printed name in the "From:" field.

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

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.

DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

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 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

Stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

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 the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with 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.

Z2015000136
Julio Morel
Page 3

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

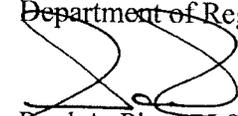
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: December 29, 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: Z2015000136
Name: Julio Morel
Location: 8820 NW 34 Ave. Rd.
Section 04 Township 53 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 5 Block 14, Plat Book 50, Page 29.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

Memorandum



Date: January 29, 2016

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

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

Subject: Julio & Maria Morel (#15_136)

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

The applicant requests a non-use variance of setback and lot coverage requirements in order to permit an after-the-fact addition. 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: 29-DEC-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000136

Recommendation:

No objection to the site plan with a 12/22/15 RER received date.

Service Impact/Demand

Development for the above Z2015000136
 located at 8820 NW 34 AVE RD, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 736 is proposed as the following:

<u>1</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Office		institutional	
<u>N/A</u>	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: No Impact. 0.28 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 07
 The estimated average travel time is: 7.01 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

OK

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

JULIO MOREL

8820 NW 34 AVE RD,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

MAY 25, 2016

Z2015000136

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 3, 2016

NEIGHBORHOOD REGULATIONS:

THERE ARE NO CURRENTLY OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case # 20150174319-B, was opened on July 17, 2015, for Failure to obtain the required permit [s] for the Additions of all Trades which includes the Iron Bars on the Windows and the Doors. A Notice of Violation was issued on July 23, 2015. The case remains open pending the results/outcome from the Zoning Hearing.

BUILDING SUPPORT REGULATIONS CLOSED:

THERE ARE NO CURRENTLY CLOSED CASES

VIOLATOR:

JULIO MOREL

OUTSTANDING LIENS AND FINES:

AS OF MARCH 3, 2016, THERE ARE NO OUTSTANDING LIENS, FINES, OR FEES



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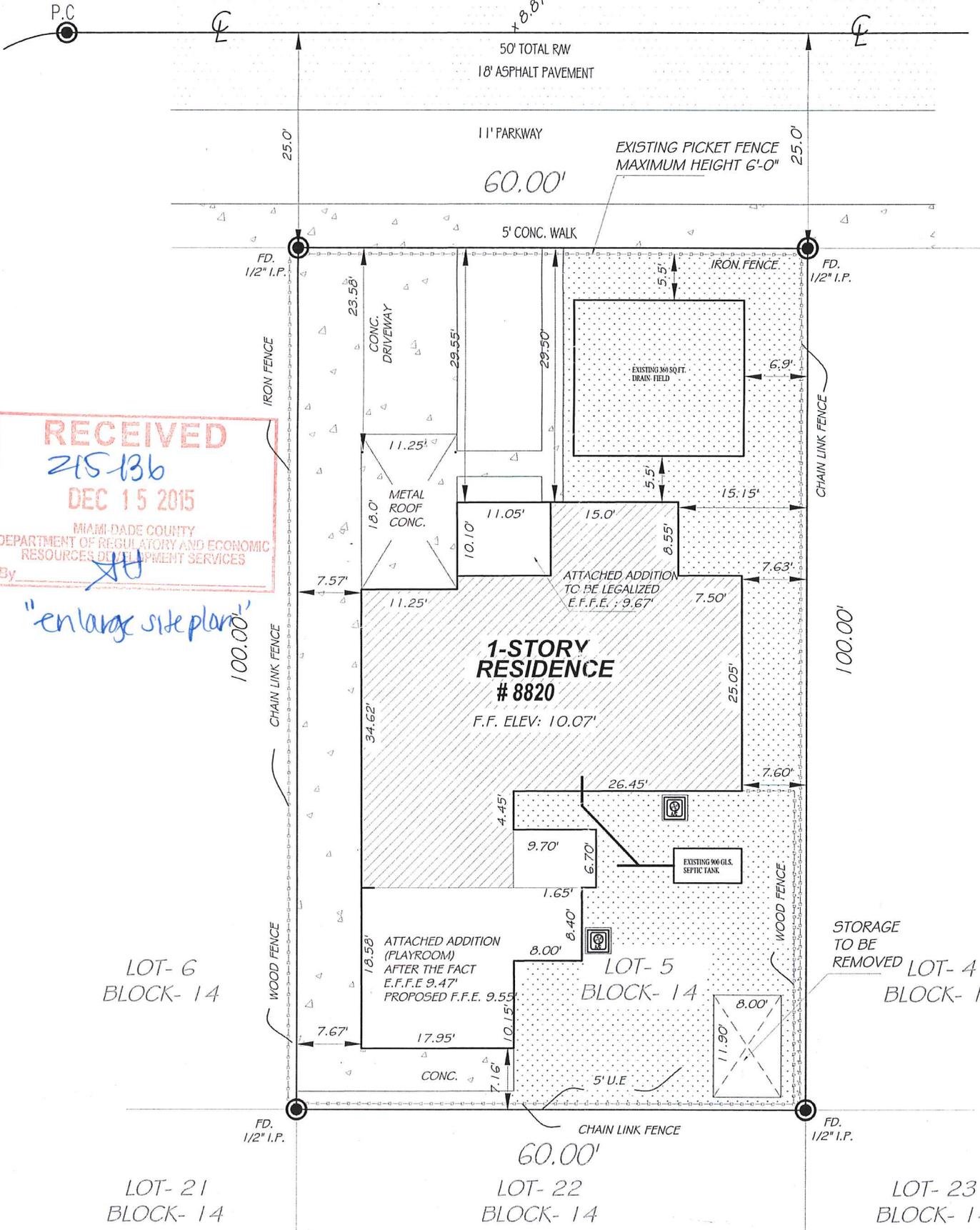






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N.W. 34th AVENUE ROAD



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 RESOURCES DEVELOPMENT SERVICES
 By *JH*

"enlarge site plan"

LOT-6
 BLOCK-14

LOT-5
 BLOCK-14

LOT-4
 BLOCK-14

LOT-21
 BLOCK-14

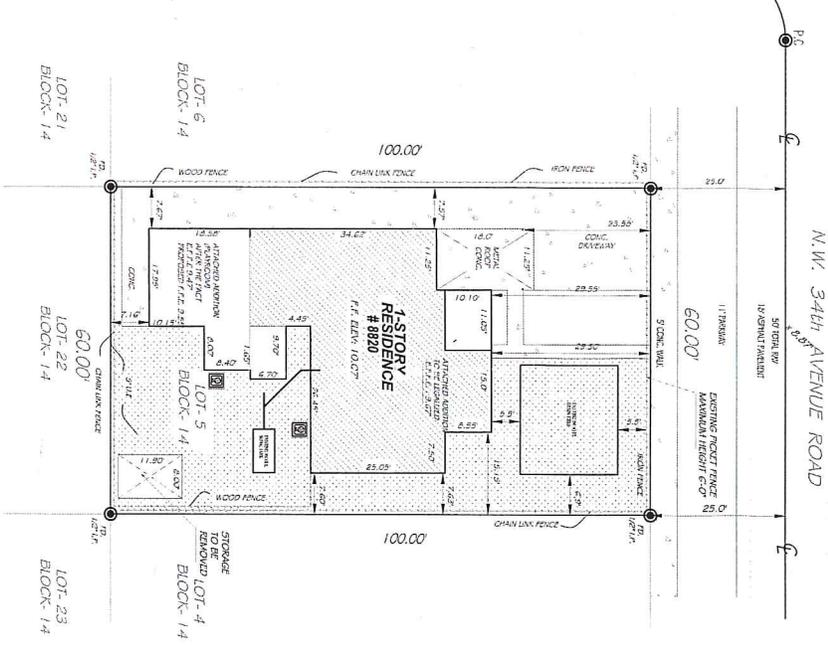
LOT-22
 BLOCK-14

LOT-23
 BLOCK-14

PROPERTY ADDRESS:
8820 NW 34 AVE RD
MIAMI, FLORIDA 33147-2855

FOLIO #:
30-3104-008-3710

LEGAL DESCRIPTION:
BROOKHURST MANOR PG 50-29
LOT 5 BLK 14
LOT 5 SIZE 60,000 X 100
OR 17671-5258 0597 1



EXISTING SITE PLAN - CONCEPTUAL

THESE ARE NO PERMANENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION



ZONING LEGEND:

- ZONING DISTRICT - R1-1 (SINGLE-FAMILY RESID. DIST 7500 FT2 NET)
- NET LAND AREA 6000 SQ FT
- LOT COVERAGE
- EXISTING BUILDING
- EXISTING DETAIL ROOF GARRET
- ATTACHED ADDITION (Rear) AFTER THE FACT
- ATTACHED ADDITION (Rear) AFTER THE FACT
- LOT COVERAGE : 2186.5 SQ FT = 36.50 % PUBLIC HEARING REQ.

SETBACKS:	REQUIRED:	PROPOSED:
FRONT:	25.0'	29.50'
FRONT DETAIL ROOF:	25.0'	23.50' (PUBLIC HEARING REQ.)
REAR:	7.5'	7.50'
REAR DETAIL ROOF:	7.5'	7.16' (PUBLIC HEARING REQ.)
SIDE SHEET:	15.0'	N/A

SCOPE OF WORK:
THE PROPOSED SCOPE OF WORK CONSIST OF:
OBTAIN PERMITS FROM:
VIOLATION CASE 20150174319
ROOFING-PLUMBING AND ROOMS ADDITIONS AFTER THE FACT.
BUILDING-ELECTRICAL-MECHANICAL AND PLUMBING WORK

LEGEND:

- EXISTING RESPONSE TO REGAIN
- EXISTING ADDITION AFTER THE FACT

DRAWING INDEX:

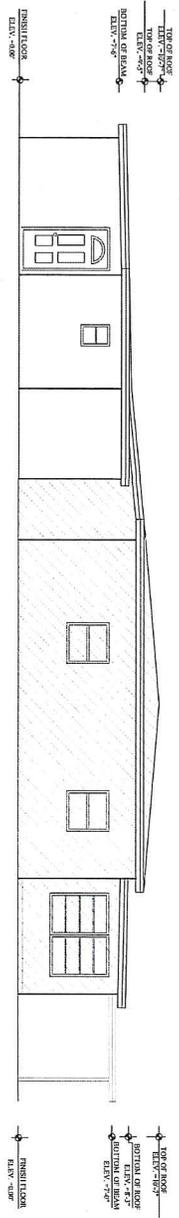
AMBIGUOUS:	DESCRIPTION:
A-1	EXISTING SITE PLAN-& NOTES.
A-2	FLOOR PLAN - SCHEDULES & DETAILS
A-3	ELEVATIONS.
S	STRUCTURAL:
51	FOUNDATION PLAN AND SECTIONS-DETAILS-NOTES
52	FRAMING PLAN - DETAILS-NOTES
E	ELECTRICAL:
E	ELECTRICAL FLOOR - NOTES
P	PLUMBING
P	PLUMBING FLOOR PLAN- NOTES

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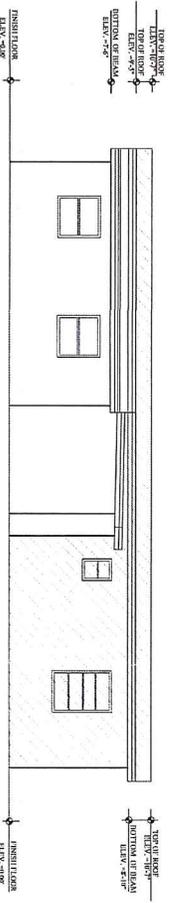
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DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By: *[Signature]*

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> </tbody> </table>	NO.	DESCRIPTION	1		2		<p>SITE PLAN</p> <p>Project Title: AMNESTY FOR ATTACHED ADDITION JULIO C MOREL & W MARIA V.</p> <p>Address: 8820 NW 34 AVE RD, MIAMI, FLORIDA 33147</p>	<p>EMILIANO OROZCO, P.E.</p> <p>FL P.E. No 66341, 12829 SW 54 ST MIAMI, FL 33175 TEL: (305) 804-0857</p>
NO.	DESCRIPTION							
1								
2								

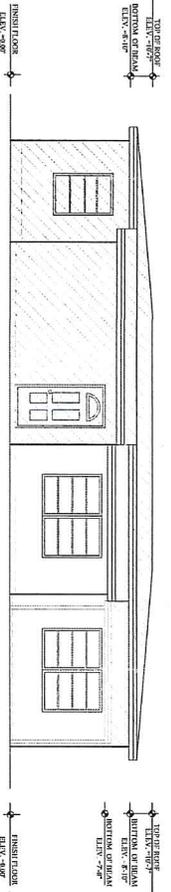
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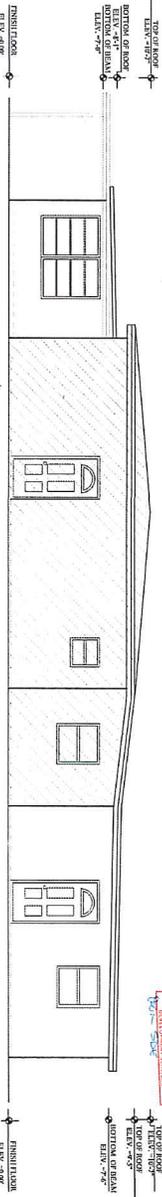
LEFT SIDE ELEVATION
 SCL. 1/4"=1'



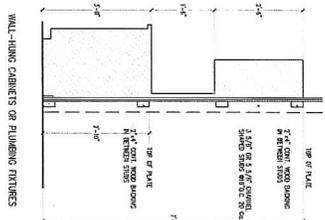
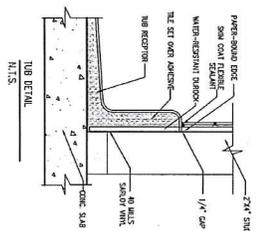
REAR ELEVATION
 SCL. 1/4"=1'



FRONT ELEVATION
 SCL. 1/4"=1'



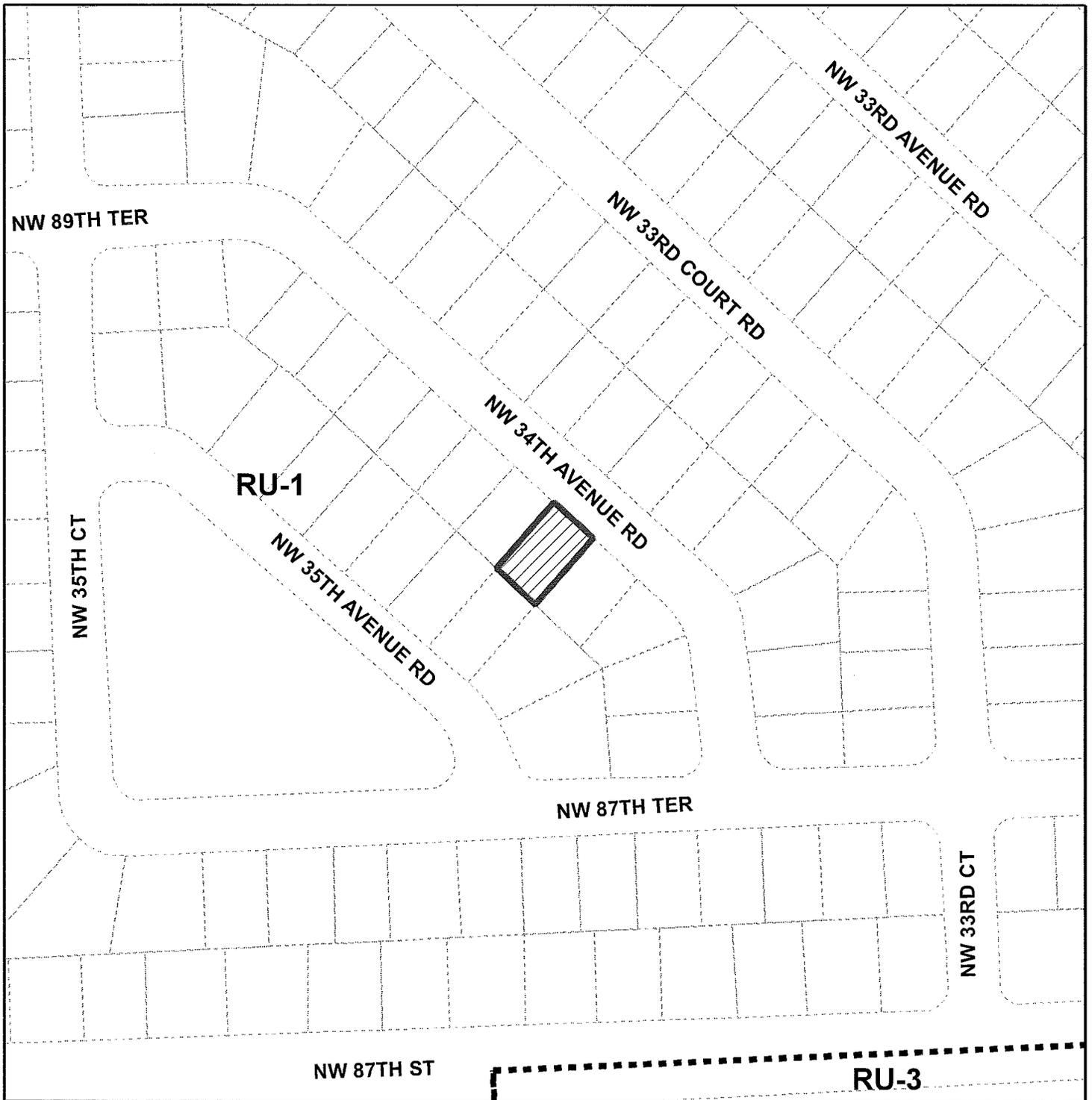
RIGHT SIDE ELEVATION
 SCL. 1/4"=1'



WALL-HUNG CABINETS OR PLUMBING FIXTURES

RECEIVED
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 DEC 15 2015
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By: *[Signature]*

A-3 SHEET NO. 3 7	ELEVATIONS THIS DRAWING AND DESIGN ARE THE PROPERTY OF AMNISTY FOR ATTACHED GROUP, P.E. AND SHALL NOT BE REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMNISTY FOR ATTACHED GROUP, P.E.	Project Title: AMNISTY FOR ATTACHED ADDITION JULIO C MOREL & W MARIA V. Address: 8820 NW 34 AVE RD. MIAMI, FLORIDA 33147	EMILIANO OROZCO, P.E. FL. P.E. No 66341. 12829 SW 54 ST MIAMI, FL 33175 TEL: (305) 804-0857
REVISIONS NO. DESCRIPTION DATE	OBSERVATION DATE DRAWN BY EMILIANO OROZCO APPROVED BY E.O.	SEAL	



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2015000136

Section: 04 Township: 53 Range: 41
 Applicant: JULIO MOREL
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, December 28, 2015

REVISION	DATE	BY
		26



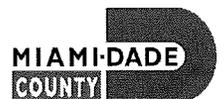
MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2015000136

Legend
 Subject Property

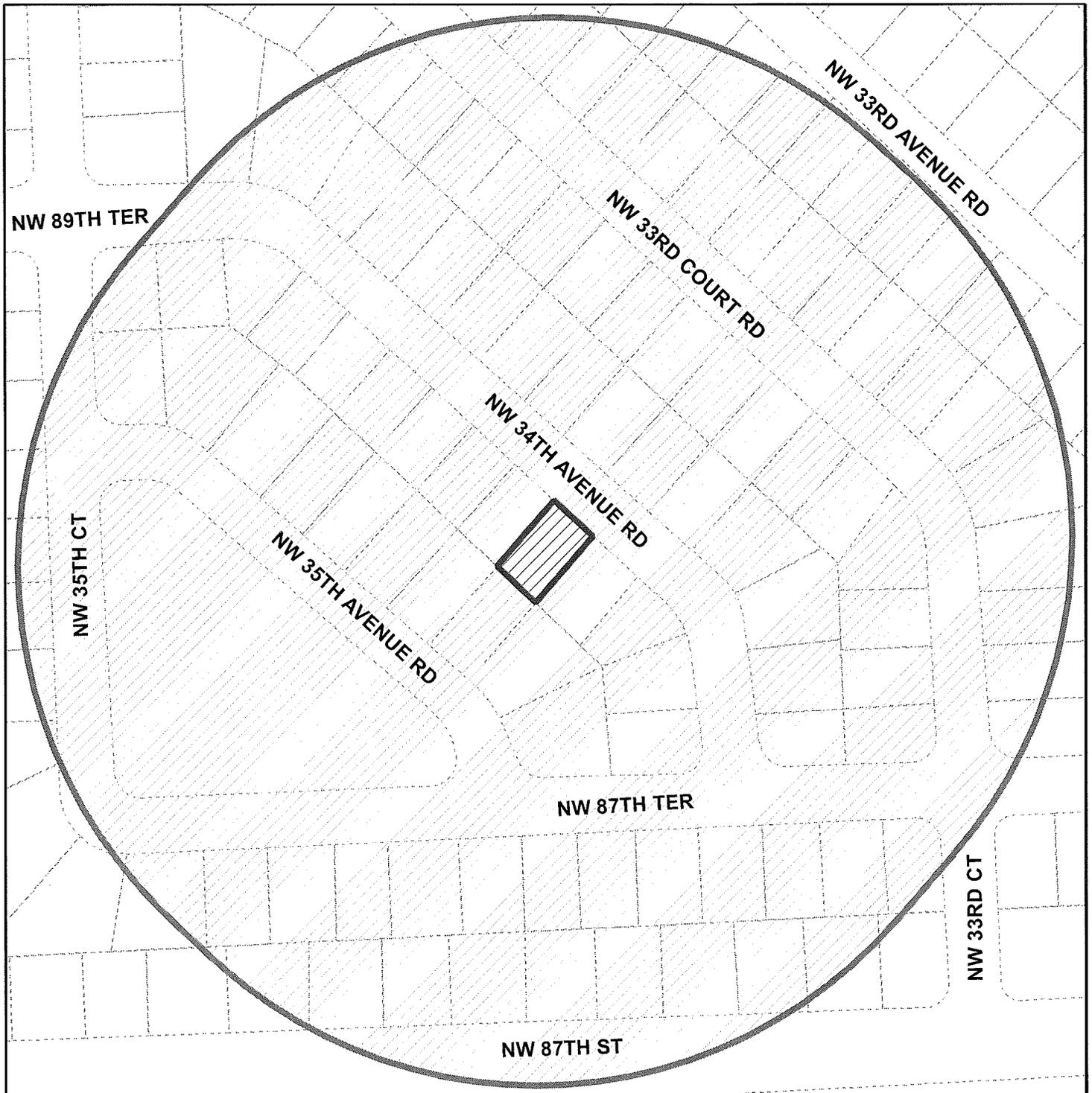


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 Applicant: JULIO MOREL
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 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, December 28, 2015

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
RADIUS MAP

Section: 04 Township: 53 Range: 41
 Applicant: JULIO MOREL
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number
Z2015000136
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, December 28, 2015

REVISION	DATE	BY
		28



MIAMI-DADE COUNTY
CDMP MAP

Process Number

Z2015000136



Section: 04 Township: 53 Range: 41
 Applicant: JULIO MOREL
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, December 28, 2015

REVISION	DATE	BY

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

PH: Z16-005 (16-5-CZ8-2)

May 25, 2016

Item No. 2

Recommendation Summary	
Commission District	2
Applicant	Macula Florestal Merise
Summary of Requests	The applicant is seeking approval to permit existing additions to a single family residence setback less than required from the front and interior side property lines.
Location	1881 NW 112 Terrace, Miami-Dade County, Florida.
Property Size	0.12 acres
Existing Zoning	RU-1, Single Family Residential 7,500 sq. ft. net
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variance <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

- (1) NON-USE VARIANCE of setback requirements to permit an existing single-family residence setback 16'.1" (25' required) from the rear (north) and setback 3'.2" (5' required) from the interior side (east) property line.
- (2) NON-USE VARIANCE to permit an existing 5'.0" high iron Fence (2'.5" high maximum permitted) within 10' from the edge of a driveway leading to a public Right-of-Way.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Merise Legalization" as prepared by Charles C. Mitchell, P.E. and dated stamped received 01/19/2016 & Elevation sheet dated and stamped 03/11/2016 for a total of 3 Sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

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

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 dua
North	RU-1, Institutional	Low-Medium Density Residential 6 to 13 dua

South	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 du
East	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 du
West	RU-1, single-family residence	Low-Medium Density Residential 6 to 13 du

NEIGHBORHOOD COMPATIBILITY:

The 0.12-acre subject property consists of an existing single family home located at 1881 NW 112th Terrace. The surrounding area is characterized by single-family residences. Institutional use is located to the north.

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. *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.* 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 applicant is 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 rear and interior side additions. Staff further notes that these additions consist of the existing residence (living room, bedrooms and covered patios) that, in staff's opinion, will continue to provide the applicant with indoor living area and outdoor recreational area. However, based on the configuration of the floor plans for the existing single-family residence and the existing 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 applicant proffers a Declaration of Use Agreement restricting the subject property to a single-family use. 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 (north) 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.

In staff's opinion, the approval of the requested setback variances that will allow the existing single family residence setback 16.1' (25' required) from the rear (north) and setback 3.2' (5.0' required) from the interior side (east) property lines will not be out of character with other approvals (ex. CZAB8799, 5-ZAB-216-95) in the surrounding area. Additionally, the existing 5.0' high iron fence within the front (south) of property line is un-obtrusive and designed to well integrate with the front elevation of the single-family residence. 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. **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:

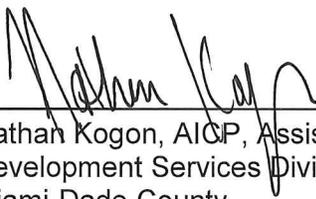
Approval with conditions.

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, "Merise Legalization" as prepared by Charles C. Mitchell, P.E. and dated stamped received 01/19/2016 & Elevation sheet dated and stamped 03/11/2016 for a total of 3 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.

NK:MW:NN:JV:SS



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

NON

PLANNING AND ZONING
AGENDA OFFICE
2016 MAY 18 A 8:00

PLANNING AND ZONING
AGENDA OFFICE
2016 MAY 18 A 8:00

ZONING RECOMMENDATION ADDENDUM

Macula Florestal Merise
Z16-005

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources 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 comment
Schools	No comment
*Subject to conditions in their memorandum.	

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

<p>Low Medium Density Residential (Pg. I-29)</p>	<p><i>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low Medium Density Residential. 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>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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2. MACULA FLORESTAL MERISE
(Applicant)

16-5-CZ8-2(16-005)
Area 08/District 02
Hearing Date: 05/25/16

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:

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

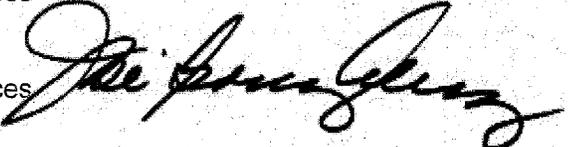
Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions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

Memorandum



Date: March 18, 2016

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

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

Subject: C-08 #Z2016000005-1st Revision
Macula Florestal Merise
1881 NW 112th Terrace
Non-Use Variance to permit an addition setback less than required by code.
(RU-1) (0.1216 Acres)
34-52-41

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

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. Water services are provided by the City of North Miami.

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 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.

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 the Code as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with Chapter 24 of the County 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. Please contact the Enforcement Section if you require additional information.

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.

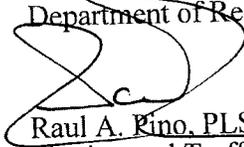
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: January 26, 2016

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

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

Subject: Z2016000005
Name: Macula Florestal Merise
Location: 1881 NW 112 Terr.
Section 34 Township 52 South Range 41 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 31 & 32, Block 6, Plat Book 20, Page 22.

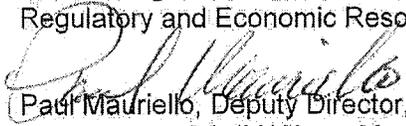
This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order

Memorandum



Date: February 5, 2016

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

From: 
Paul Mauriello, Deputy Director, Waste Operations
Department of Solid Waste Management

Subject: Macula Florestal Merise (#16_005)

The DSWM 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 to legalize an existing addition to the single family home located on the property. The application will have no DSWM 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: May 10, 2016

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

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments - Macula Florestal Merise
Application No. Z2016000005

The Water and Sewer Department (WASD) has reviewed the zoning application for the proposed development. Below, please find the comments for the subject application. The information provided below does not affect the Zoning Process.

Recommendation: WASD has no objection to this application.

Application Name: Macula Florestal Merise

Location: The project is located at 1881 NW 112 Terrace with Folio No. 30-2134-011-1131, unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting to legalize the addition within the set back at the north end of the building.

Water: The proposed development is located within the City of North Miami water service area. Please consult with the Utility Department of the City of North Miami for any infrastructure that they may have in their service area. Also, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami water service area and the water supply will be provided by the North Miami Utility.

Sewer: The proposed development is located within the WASD sewer service area. The existing facility is currently on septic. There is no sanitary sewer connection in close proximity to this project.

Below please find additional links to the WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.

Memorandum



Date: March 22, 2016

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

From: Maria I. Nardi, Chief *M-I*
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2016000005: MACULA FLORESTAL MERISE
Revised Plans Submitted Dated Stamped Received 3-11-2016

Application Name: MACULA FLORESTAL MERISE

Project Location: The site is located at 1881 NW 112 TER, Miami-Dade County.

Proposed Development: The request is for a NUV FOR SETBACK TO A SINGLE FAMILY HOME.

Impact and demand: This application is for an existing single family dwelling unit and therefore this application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

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: 18-MAR-16
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2016000005

Recommendation:

Fire Engineering & Water Supply Bureau has not received additional information. Status remains the same. Last site plan review on 01/25/2016.

Service Impact/Demand

Development for the above Z2016000005
 located at 1881 NW 112 TER, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 590 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. 0.28 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be:
 The estimated average travel time is: 6.02 minutes

Station # 07

Planned Service Expansions:

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

N/A

N/A

Fire Planning Additional Comments

OK

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

MACULA FLORESTAL MERISE

1881 NW 112 TER,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

MAY 25, 2016

Z2016000005

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

April 4, 2016

NEIGHBORHOOD REGULATIONS:

There are no Open or Closed Cases

BUILDING SUPPORT REGULATIONS OPEN:

Building Support Case #20140168566-B opened on August 5, 2014, for Failure to obtain required Building Permit(s) prior to commencing work on: A rear Addition including a kitchen, bedroom and bathroom. Civil Violation Notice P016413 issued on February 20, 2015. A Final Notice of Intent to Lien/Demand for payment was issued on May 28, 2015. The Lien was recorded on November 25, 2015. There are Outstanding Lien/Collection Fees. The case remains open.

Building Support Case #A2015002547-X, was opened on June 11, 2015, for Failure to Renew Expired Permit #2014054392. A Notice of Violation was issued the same day. Civil Violation Notice P018406, was issued on November 30, 2015, for Non- Compliance. There are Outstanding Fees pending. The case remains open.

BUILDING SUPPORT REGULATIONS CLOSED:

There are no Closed Cases

VIOLATOR:

Macula Florestal Merise

OUTSTANDING LIENS AND FINES:

As of April 4, 2016, There is an Outstanding Recorded Lien on Building Support Case #20140168566-B, and Fines, and Fees on both Building Support Case #A2015002547-X. There are no Settlements, Consent Agreements, or Payment Agreements on file.

PHOTOGRA
FRONT ELEVAT

ires



SIDE ELEVAT

REAR ELEVAT

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216-005
JAN 19 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

FOR DATA

Additional photos may be submitted



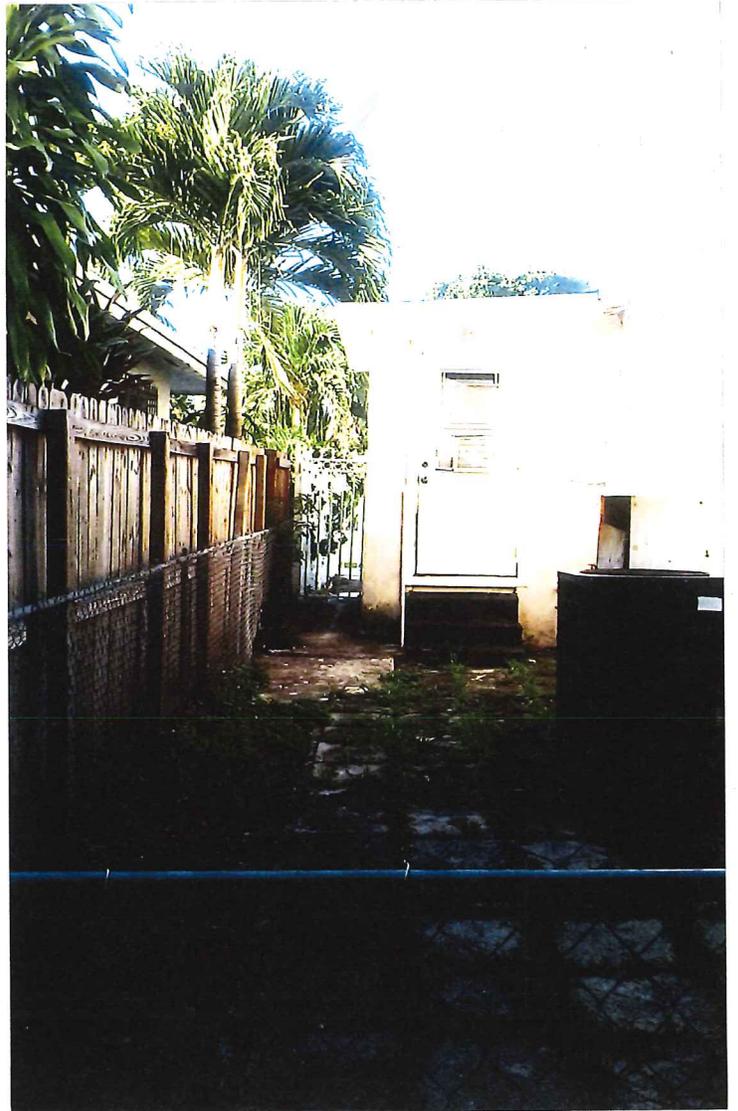
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DEVELOPMENT SERVICES

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DEVELOPMENT SERVICES

Don Watt



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JAN 19 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

Don Datt

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1881 NW 112 Terrace

Policy Number:

City Miami

State FL

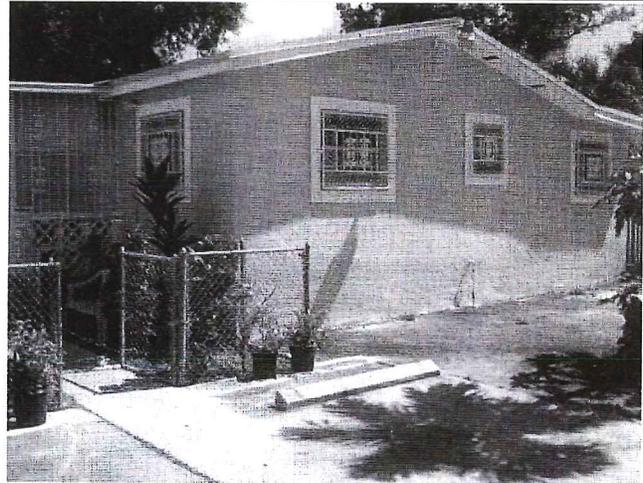
ZIP Code 33167

Company NAIC Number:

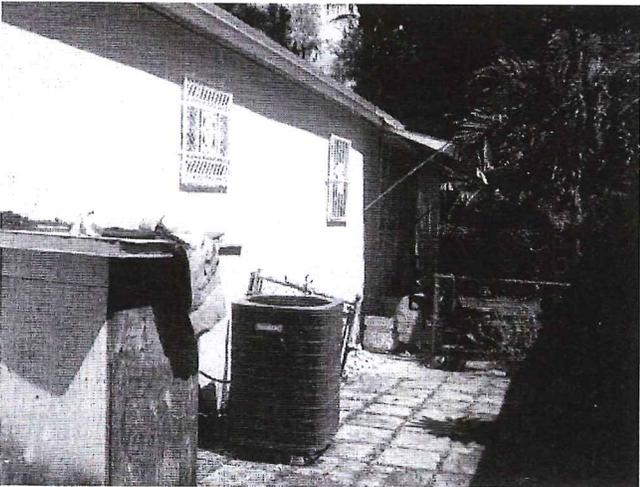
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



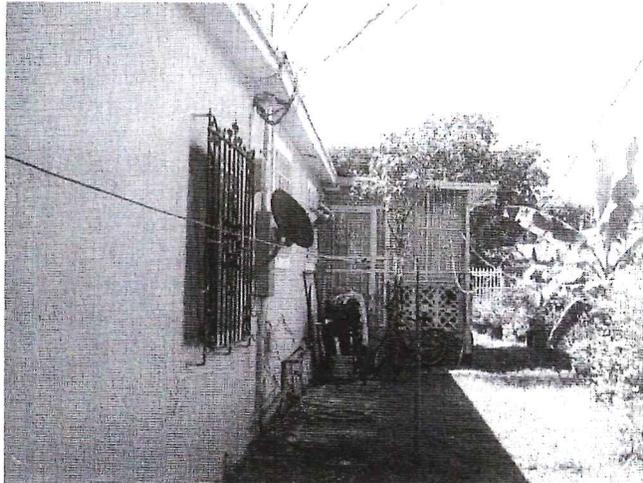
08/13/2014 Front View



08/13/2014 Front View Close-up



08/13/2014 A/C Unit

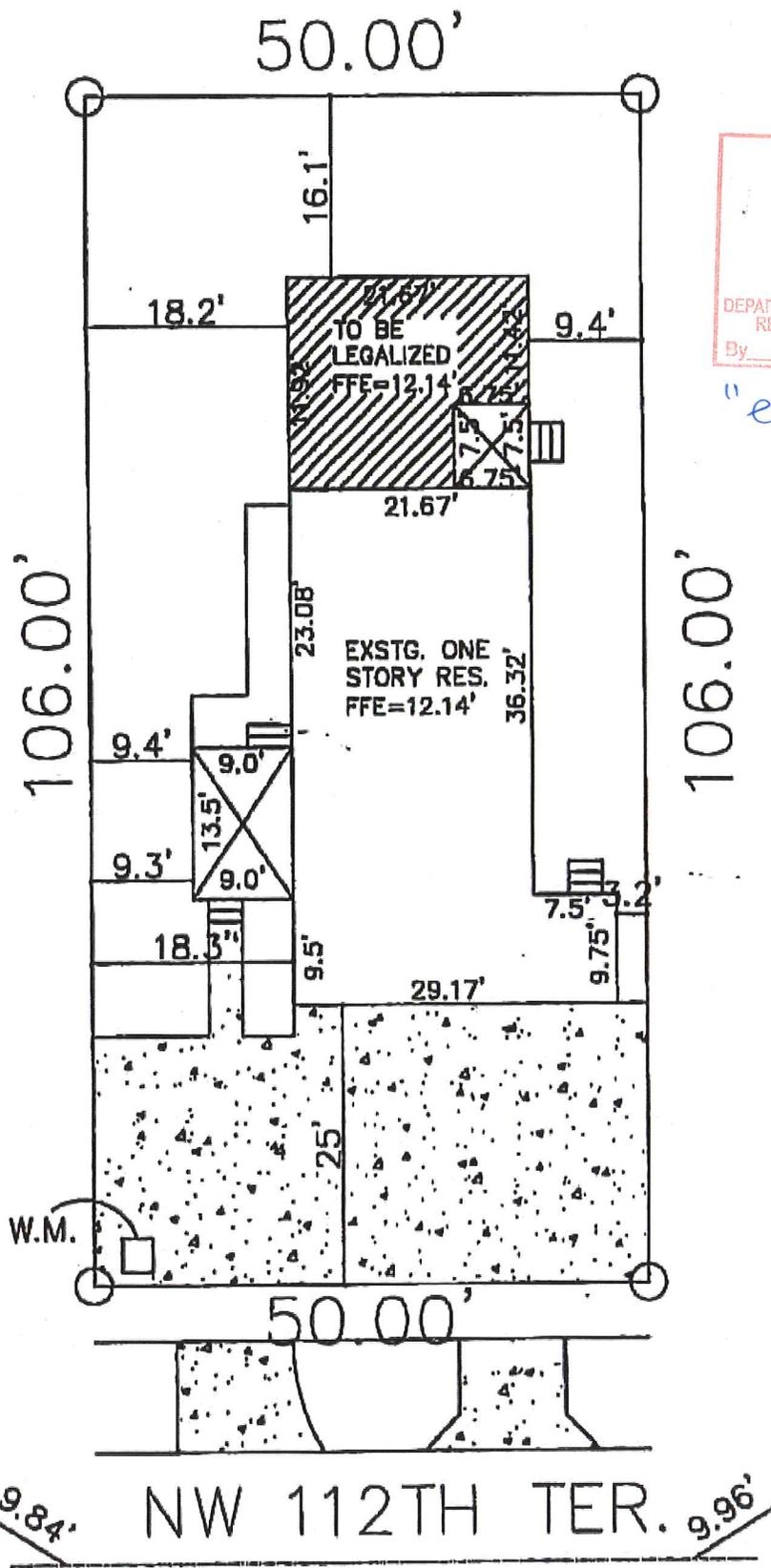


08/13/2014

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JAN 19 2016
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND
 ECONOMIC RESOURCES
 DEVELOPMENT SERVICES

For OAH

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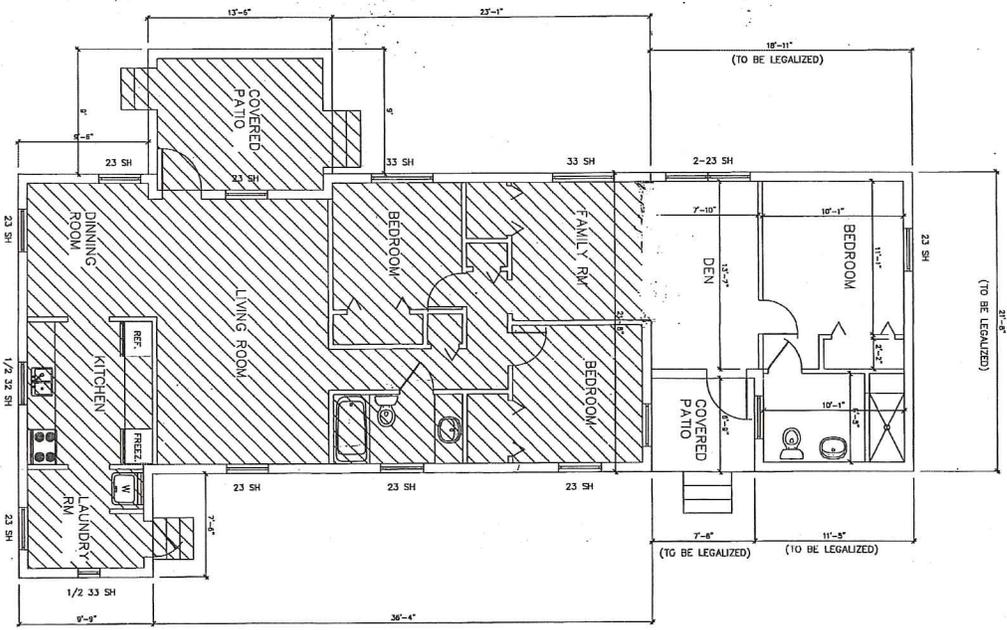


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 216-005
 MAR 11 2016
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCE DEVELOPMENT SERVICES
 By: *for S.S.*

"enlarge site plan"

SITE PLAN

NEW PLAN
1/4"=1'-0"



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2/16-005
JAN 19 2016
MIAMI DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES
DESIGNMENT SERVICES
By *P.S.S.*

ZONING LEGEND
Single Family and Duplex

ZONING	REQUIRED	PROVIDED
Height (To ridge of Roof)	25'	13.67'
Net Land Area	7.5'	5,300
Lot Coverage	15%	1,602 SF DR 30%
SETBACKS		
FRONT	25'	25.0'
SIDE	7.5'	9.3'
SIDE STREET	15'	3.2'
REAR	25'	16.10'

Area adjacent to lake or canal to be graded so as to prevent direct discharge of stormwater into lake or canal.
Lot will be graded so as to prevent direct overland discharge or stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS

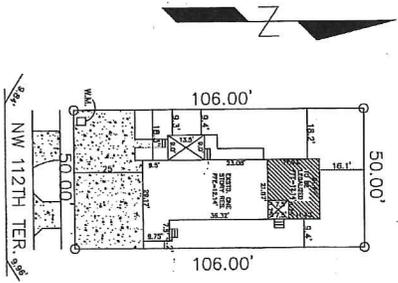
NOTICE
In addition to the requirements of this permit, there may be additional restrictions applicable to the project. Applicant shall verify the restrictions on the Public Records of this County, Section 252.7 (10) Florida Statutes effective 7/1/07.

Applicant: Will comply with Ordinance 80-20 (Section 13-13, for the Miami-Dade County Code: Notice of rock mining operations where blasting is permitted) prior to starting construction.

A separate permit will be required for all driveway approaches onto public right of way. Contact Public Works Department.
The height of fences, walls, and hedges shall not exceed 2.5 feet in height within 10 feet of the edge of any driveway leading to a right-of-way.
The height of fences is being measured from grade. Grade = Elevation of Public sidewalk or crown of road.

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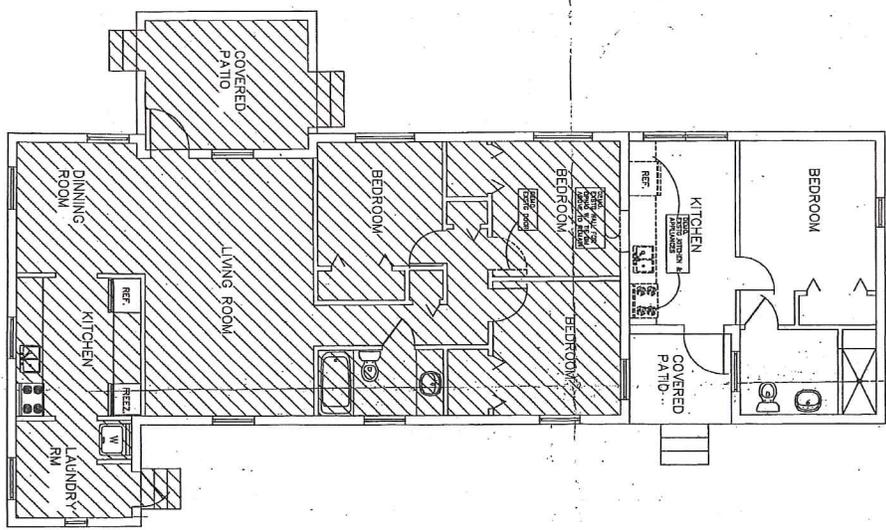
SITE PLAN
1"=20'-0"



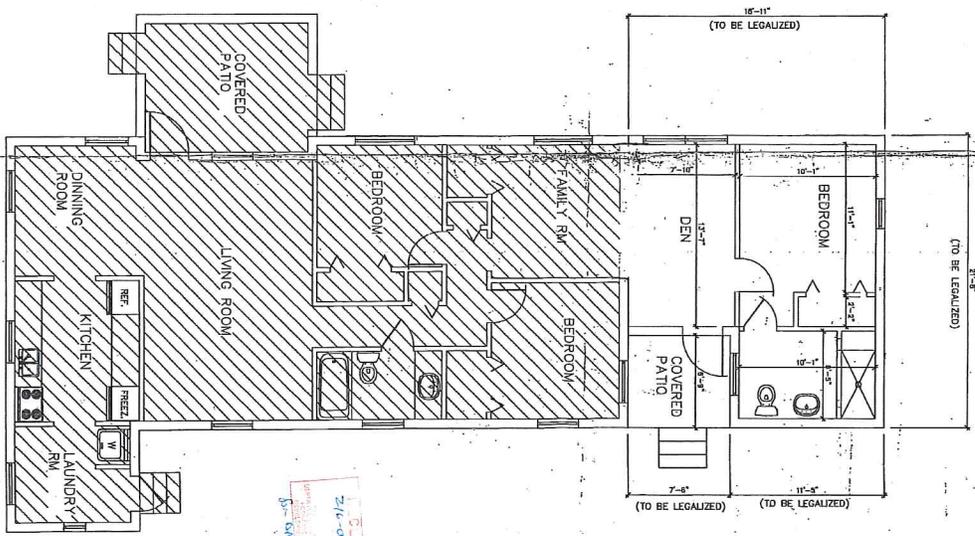
<p>MERISE LEGALIZATION 1881 NW 112TH TER MIAMI, FLA.</p>	<p>DATE 9 MAY 2015</p> <p><i>Charles C. Mitchell</i> 1-1-16</p>	<p>CHARLES C. MITCHELL, P.E. 924 N. FEDERAL HWY. HOLLYWOOD, FLA. 33023 OFF: (305) 336-5069 CIVIL/STRUCTURAL ENG. FLA. REG. NO. #11127</p>
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DEMO. PLAN
1/4"=1'-0"



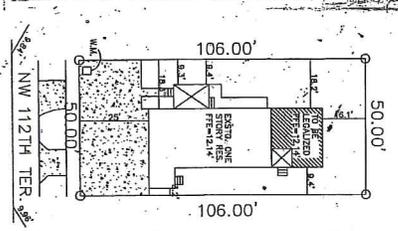
NEW PLAN
1/4"=1'-0"



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BY: G.M.H.

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RESOURCES DEVELOPMENT SERVICES
By: R.S.S.

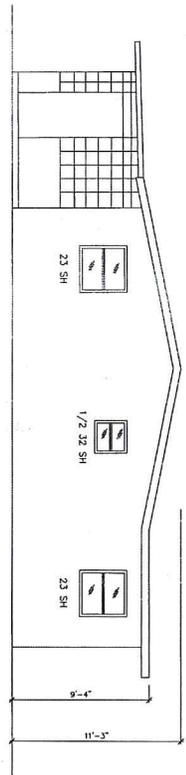
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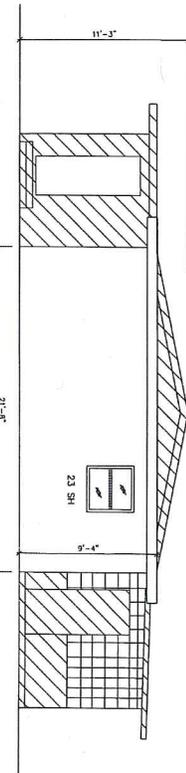
<p>A-1</p>	<p>MERISE LEGALIZATION</p> <p>1881 NW 112TH TER MIAMI, FLA.</p>		<p>DATE 9 MAY 2015</p>	<p>CHARLES C. MITCHELL, P.E. 924 N. FEDERAL HWY. HOLLYWOOD, FLA. 33023 OFF: (305)336-5069 CIVIL/STRUCTURAL ENG. FLA. REG. NO. #11127</p>
	<p>1881 NW 112TH TER</p>			<p>216-005 1-19-16</p>

24

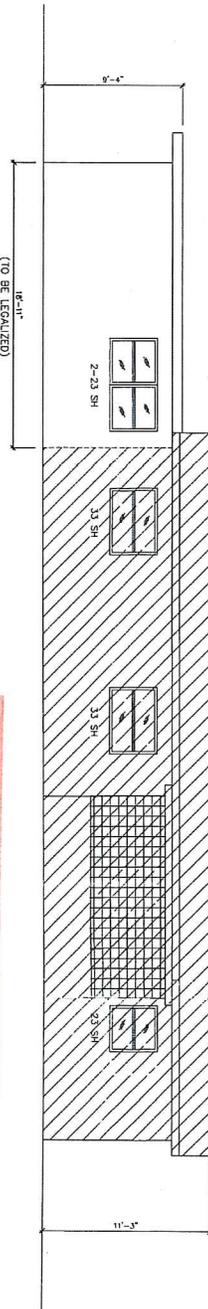
SOUTH ELEVATION
 $\frac{1}{4}'' = 1' - 0''$



NORTH ELEVATION
 (TO BE LEGALIZED)
 $\frac{1}{4}'' = 1' - 0''$



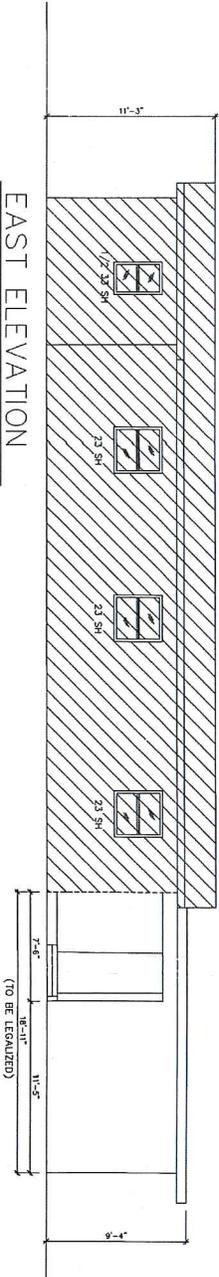
WEST ELEVATION
 (TO BE LEGALIZED)
 $\frac{1}{4}'' = 1' - 0''$



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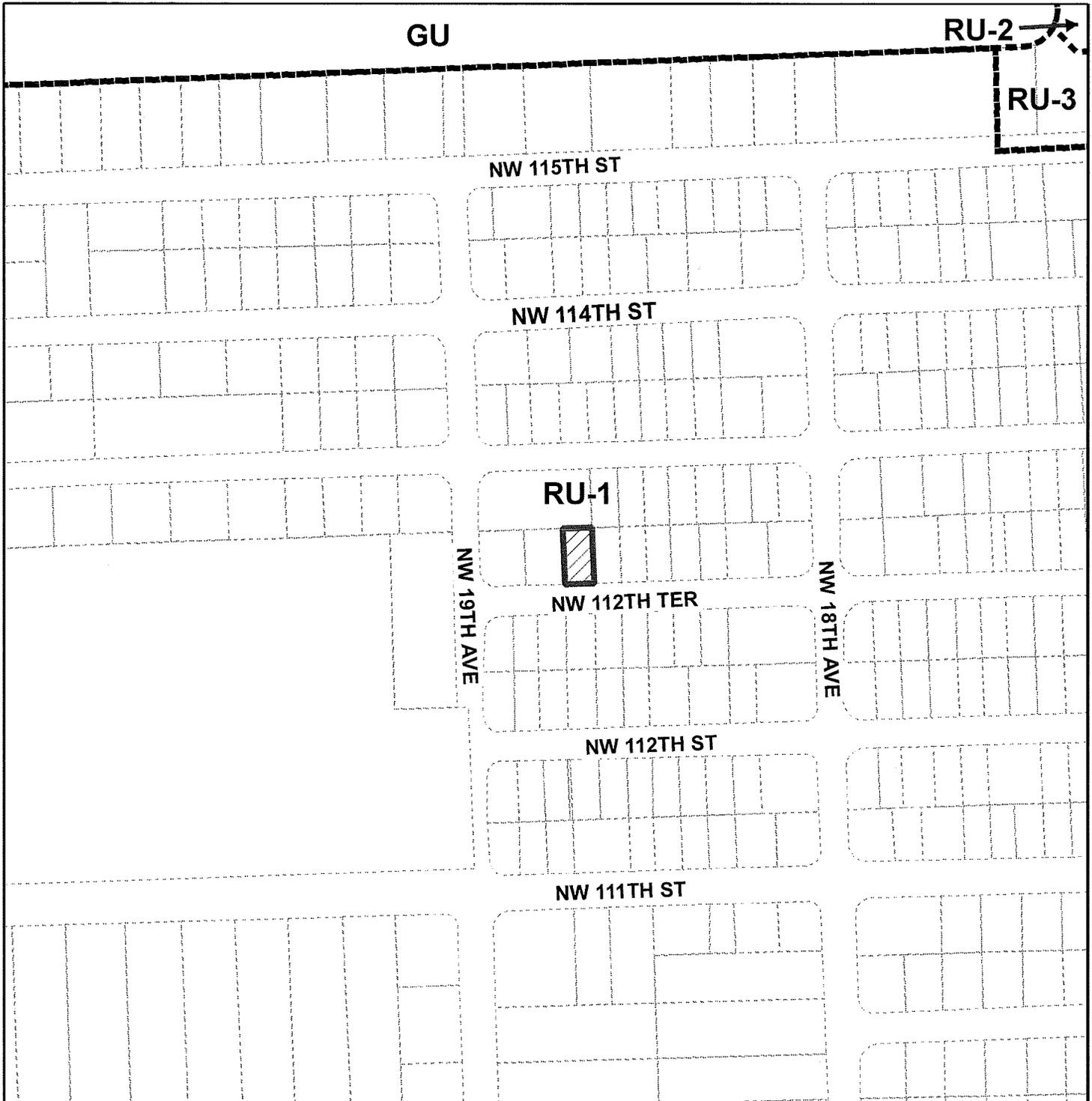
216-005
 MAR 11 2016
SS

EAST ELEVATION
 $\frac{1}{4}'' = 1' - 0''$



Charles C. Mitchell
 1-11-15

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MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2016000005

Legend

-  Subject Property Case
-  Zoning



Section: 34 Township: 52 Range: 41
 Applicant: MACULA FLORESTAL MERISE
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, March 25, 2016

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2016000005

Legend
 Subject Property



Section: 34 Township: 52 Range: 41
 Applicant: MACULA FLORESTAL MERISE
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, March 25, 2016

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

Z2016000005

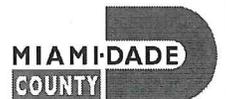
RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



Section: 34 Township: 52 Range: 41
 Applicant: MACULA FLORESTAL MERISE
 Zoning Board: C8
 Commission District: 2
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, April 1, 2016

REVISION	DATE	BY
		28

WATER

NW 115TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

NW 114TH ST

LOW-MEDIUM DENSITY RESIDENTIAL (LMDR) 6-13 DU/AC



NW 112TH TER

NW 19TH AVE

NW 18TH AVE

NW 112TH ST

NW 111TH ST

LOW DENSITY RESIDENTIAL (LDR) 2.5-6 DU/AC

MIAMI-DADE COUNTY

Process Number

CDMP MAP

Z2016000005

Legend



 Subject Property Case

Section: 34 Township: 52 Range: 41
Applicant: MACULA FLORESTAL MERISE
Zoning Board: C8
Commission District: 2
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REVISION	DATE	BY