

FINAL AGENDA

9-20-2016 Version # 2



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Thursday, October 27, 2016 at 7:00 p.m.

CURRENT

1. 16-10-CZ8-1 [GEOFFROY LECAT](#) 16-40 10-53-41 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF THURSDAY, OCTOBER 27, 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.

concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

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

PH: Z16-040 (16-10-CZ8-1)

October 27, 2016

Item No. 1

Recommendation Summary	
Commission District	2
Applicants	Geoffrey Lecat
Summary of Requests	The applicant is seeking to permit a proposed single-family residence on a lot with frontage and lot area less than permitted by the zoning district regulations.
Location	Lying west of NW 21 Avenue, approximately 125' north of NW 70 Street, Miami-Dade County, Florida.
Property Size	25' X 151'
Existing Zoning	RU-2, Two Family Residential 7,500 sq. ft. net
Existing Land Use	Vacant
2020-2030 CDMP Land Use Designation	Low-Medium Density Residential, 6 to 13 dua <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 standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Denial with prejudice.

REQUEST:

NON-USE VARIANCE to permit a parcel of land with an area of 3,797 sq. ft. (7,500 sq. ft. required) and with a lot frontage of 25' (75' required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Geoffrey Lecat" as prepared by Jose Diaz Architect and dated 8/5/16 for a total of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION AND PROJECT HISTORY:

The applicant has submitted plans for a proposed 1,020 sq. ft. single-family residence on a 3,797 sq. ft. area lot with a frontage of 25'.

Pursuant to resolution #R-17-11, dated January 20, 2011, the Board of County Commissioners had adopted and approved legislation related to the sale of surplus County-owned property. The resolution listed 50 such parcels as surplus (the subject property being one of them) and further stated that, '*All of these parcels declared surplus are non-buildable*'.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	RU-2, Vacant	Low-Medium Density Residential (6 to 13 dua)
North	RU-2, Single-family residence	Low-Medium Density Residential (6 to 13 dua)

South	RU-2, Single-family residence/ duplex residence	Low-Medium Density Residential (6 to 13 dua)
East	RU-2, Single-family residence	Low-Medium Density Residential (6 to 13 dua)
West	RU-2, Single-family residence	Low-Medium Density Residential (6 to 13 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior substandard sized lot in an area characterized by single-family and duplex residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to build a small single-family residence on a very narrow sub-standard lot. However, staff opines that the requested variance is due to the size constraints of the property and approval of the requested lot area and frontage would constitute an over intensive development of the subject site and could have a negative visual impact on the surrounding 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. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.* The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot with lot area and frontage far less than that permitted by the Zoning Code. Since the applicant is not requesting to add additional dwelling units or change the duplex residential use to permit more than 1 unit, 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:

When this application is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff opines that approval of same would not maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and, therefore, would be **incompatible** with the surrounding area. Staff opines that the request, to permit a proposed single-family residence on a 3,797 sq. ft. area lot with a frontage of 25' is too intense and approval of same will affect the stability of the properties to the south, and would be detrimental to that area. Additionally, the Department of Regulatory and Economic Resources Platting and Traffic Review Section objects to the driveway provided (9') which must at least be a minimum of 10' wide.

The subject property, located lying west of NW 21 Avenue, approximately 125' north of NW 70 Street, is in an area developed under the RU-2, zoning district regulations. Under the RU-2 regulations, the minimum required area for a principal lot is 7,500 sq. ft. with the lot frontage a minimum of 75'. The submitted site plan depicts a proposed 1,020 sq. ft. single-family residence

on a 3,797 sq. ft. area lot with a frontage of 25'. Staff notes that both the decreased lot area and frontage are almost half of what is required by County Code. Staff's research of the area found no similar approvals for zoning variances as intense as been requested in this application. Although there are some similar existing single family residences in the vicinity, those were built in the 1930's and 1940's. Furthermore, the applicant has a vacant lot that is sub-standard and does not meet the present code as is required by its present zoning district. Moreover, resolution #R-17-11, which approved the sale of this particular lot, clearly states that, '*All of these parcels declared surplus are non-buildable*'. As such, staff opines that approval of the request represents an over utilization of the subject property, and that the approval of the application would allow a residence with less frontage and lot area than any single-family residence in the area. **As such, staff recommends that the application should be denied with prejudice under the Non-Use Variance Standards, Section 33-311(A)(4)(b).**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

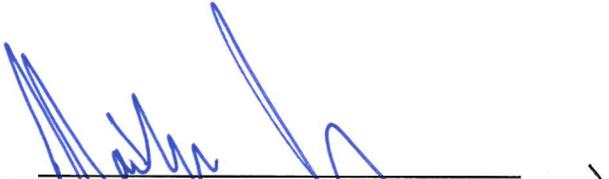
OTHER: N/A

RECOMMENDATION:

Denial with prejudice.

CONDITIONS FOR APPROVAL: None.

NK:MW:NN:JV:SS



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

2016 OCT 19 P 12: 51
PLANNING AND ZONING
AGENDA OFFICE

2016 OCT 19 P 12: 5
PLANNING AND ZONING
AGENDA OFFICE

ZONING RECOMMENDATION ADDENDUM

Geoffrey Lecat
Z16-040

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Platting and Traffic Review Section (RER)	Objection
Department of Solid Waste Management	No objection
Parks, Recreation and Open Space	No objection
Water and Sewer Department (WASD)	No objection
Fire Rescue	No Objection
Police	No Objection
*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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1. GEOFFROY LECAT
(Applicant)

16-10-CZ8-1(16-040)
Area 08/District 02
Hearing Date: 10/27/16

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>
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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: August 24, 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: #Z2016000040-1st Revision
Geoffroy Lecat
NW 21st Avenue between NW 70th Street and 71st Street
Non-Use Variance to permit setback and lot size
(.087 Acres)
10-53-41

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 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.

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

An inspection on April 19, 2016 indicates the proposed work will impact tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources including specimen tree resources. Staff determined during the inspection that said tree resources are not subject to the protection standard requiring a site plan change however the resources do require a tree permit.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects and permits shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. A recommendation of approval is contingent on the applicant obtaining a tree permit.

It is advised that pursuant to Policy Con-8I of the CDMP and Section 24-49.9 of the Code, should there be exotic pest plant and nuisance species as listed in Section 24-49.9 of the Code present on the subject property, they shall be removed prior to development or redevelopment and developed property shall be maintained to prevent the growth or accumulation of prohibited species.

Please 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.

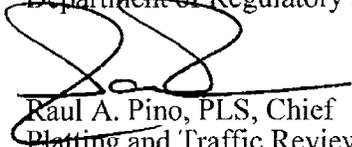
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: September 8, 2016

To: Nathan Kogan, 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: Z2016000040
Name: Geoffroy Lecat
Location: NW 21 Avenue Between NW 70 Street and NW 71 Street
Section 15 Township 57 South Range 40 East

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and **objects**.

Driveway must be a minimum of 10 feet wide.

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 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: April 20, 2016

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

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

Subject: Geoffrey Lecat (#16_040)

The Department of Solid Waste Management (DSWM) review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovernmental and External Affairs, at 305-375-1354. **The DSWM has no objections to the proposed application.**

Application: *Geoffrey Lecat* is requesting a non-use variance to allow a single family house with a lot area of 3,397 square feet where 7,500 square feet is the minimum required, side setbacks of .08 feet and 4.92 feet where 5 feet is the minimum required, and a lot frontage of 25 feet where 75 feet is the minimum required.

Location: The subject property is located on the west side of NW 21st Avenue, between NW 71st and NW 70th Streets.

Size: The property is .087 acres in size.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The DSWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 24, 2015, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The vacant property falls within the DSWM Solid Waste Collection Service Area, along Waste Collection Route No. 2213. Should the application requests be approved and a single family

home constructed on the property, it would meet the Miami-Dade County Code definition of a "residential unit," (single family, townhome, etc.). According to Chapter 15 of the Code entitled Solid Waste Management, the residential units on the property will receive DSWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

3. Recycling

The DSWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at <http://www.miamidadegov/publicworks/recycling.asp>.

Applicants are **strongly** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE
COUNTY

Date: September 1, 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 – GEOFFROY LECAT
Application Z2016000040 – Revision # 1

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 is preliminary and it does not affect the Zoning Process. The applicant is advised to consult with their engineer and the WASD Plans Review staff to finalize points of connection and capacity approval.

Recommendation: Approval based on conditions noted below.

Application Name: Geoffroy Lecat

Proposed Development: The applicant intends to develop a Single Family Residence and is requesting lot area, lot frontage and side setback variances. The total water demand for this development will be 220 gpd.

Project Location: The subject property is located on 21st Avenue between NW 70th Street and NW 71st Street, with folio number 30-3110-028-1020, in unincorporated Miami-Dade County.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Hialeah-Preston Water Treatment Plant. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

The nearest point of connection for water service is an existing 6-inch water main abutting the property along NW 21st Avenue. Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) letter will be required for all future development to ensure that adequate water supply is available. The WSC will be issued at the time the applicant requests connection to the water system. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the WSC Program, please go to
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

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

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For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Sewer: The proposed development is located within WASD's sewer service area. The wastewater flows from this development will be transmitted to the Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

There is an existing 8-inch sanitary gravity sewer line abutting the property along NW 21st Avenue to where the developer may connect to provide sanitary sewer service to the project site. Please note that final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant request connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) 107, then to PS 0001. Both pump stations are in OK Moratorium Status. The projected sanitary sewer flows from this development will increase the NAPOT operating hours from 4.03 hrs. to 4.03 hrs. for PS 107, from 8.23 hrs. to 8.23 hrs. for PS 0001.

WASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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: April 19, 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: Z2016000040: GEOFFROY LECAT

Application Name: GEOFFROY LECAT

Project Location: The site is located at NW 21 AV BET NW 70 & 71 STREET, Miami-Dade County.

Proposed Development: The request is for a NUV FOR LOT SIZE AND SETBACKS for 1 new single-family lots.

Impact and demand: This application for 1 new single family dwelling unit which would result in a de minimis impact to the CDMP Open Space Spatial Standards in Park Benefit District 1, which has a level of service surplus of 149.53 acres of local recreation open space.

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: 08-AUG-16
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2016000040

Recommendation:

Fire Engineering & Water Supply Bureau reviewed and approved the site plan with a 08/05/16 RER received date.

Service Impact/Demand

Development for the above Z2016000040 located at Lying west of NW 21 AVenue, approximately 125' north of nw 70 street, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 863 is proposed as the following:

<u>1</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	square feet
<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: Minimal Impact. 0.28 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 02
 The estimated average travel time is: 6.02 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

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

GEOFFROY LECAT

LYING WEST OF NW 21 AVENUE, APPROX. 125'
North of NW 70 STREET,
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

OCTOBER 27, 2016

Z2016000040

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 12, 2016

NEIGHBORHOOD REGULATIONS OPEN:

There are no current open or closed cases

NEIGHBORHOOD REGULATIONS CLOSED:

Case #201605002040, was opened on April 14, 2016, for Illegal Dumping of Junk and Trash on the Right of Way. The concern was forwarded to the Solid Waste Management Department. The case is closed.

BUILDING SUPPORT REGULATIONS OPEN:

There are no current open or closed cases

BUILDING SUPPORT REGULATIONS CLOSED:

There are no closed cases

VIOLATOR:

Geoffroy Lecat

OUTSTANDING LIENS AND FINES:

As of October 12, 2016, There are no pending Liens, Fines, or Fees.

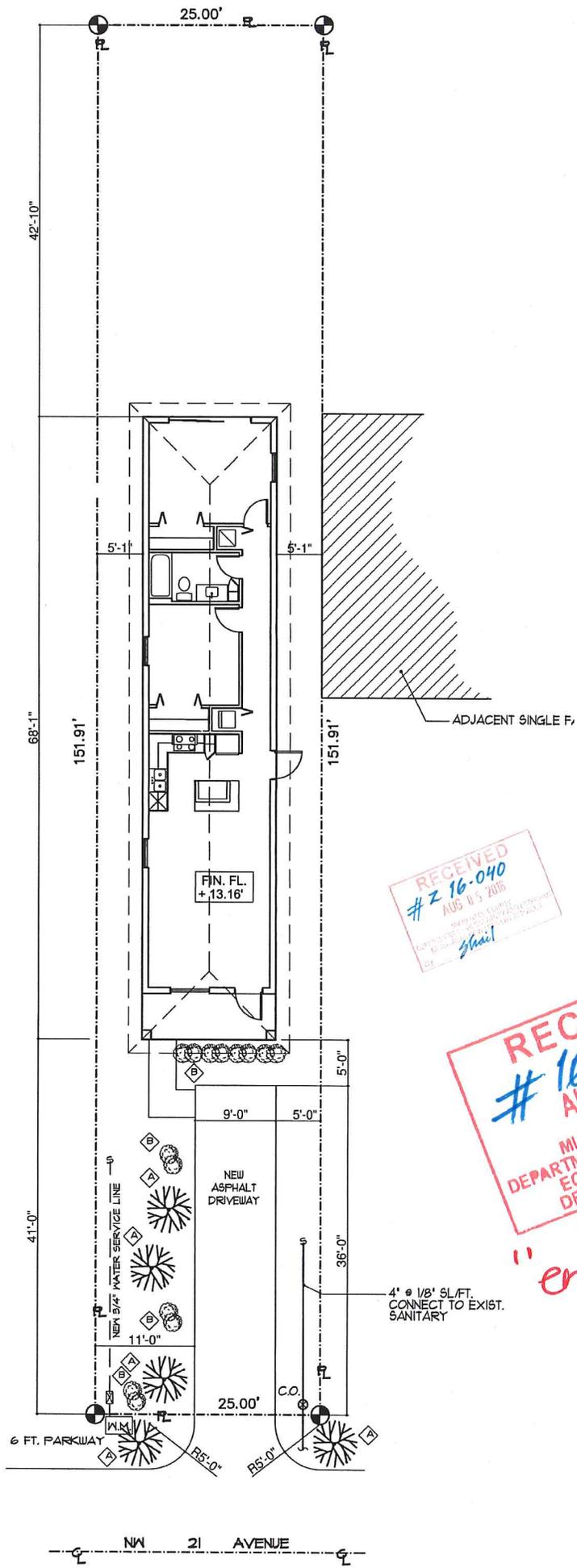
PHOTOGRAPHS –submit photos showing entire site and all structures



RECEIVED
216-040
MAR 31 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES

DA

19

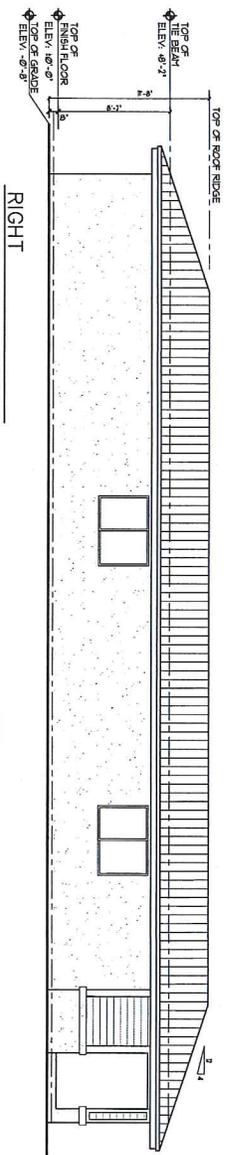
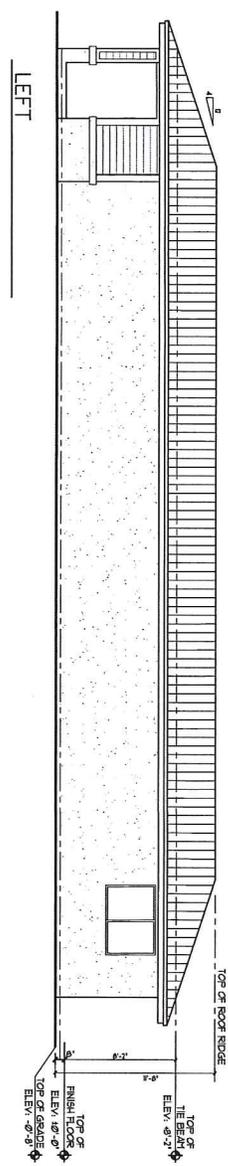
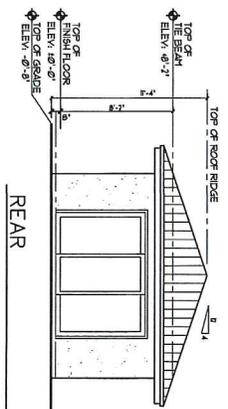
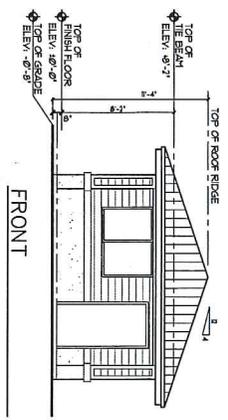


DIVIDED
 044
 3
 2
 50
 5
 LISTINGS
 2. FT.
 FT.
 5 FT.
 10 FT.

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 # Z 16-040
 AUG 05 2016
 MIAMI-DADE COUNTY
 DEPARTMENT OF REGULATORY AND
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 Shai

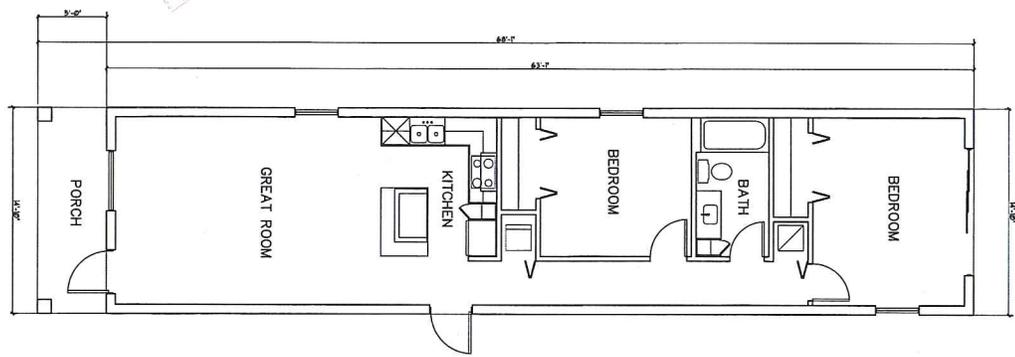
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 ECONOMIC RESOURCES
 DEVELOPMENT SERVICES

"enlarge site plan"



ELEVATIONS

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



FLOOR PLAN

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

A/C SQ. FT.	945
PORCH SQ. FT.	75
TOTAL SQ. FT.	1020

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 MIAMI-DADE COUNTY
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 ECONOMIC RESOURCES
 DEVELOPMENT SERVICES

#2 16-040
 10/16

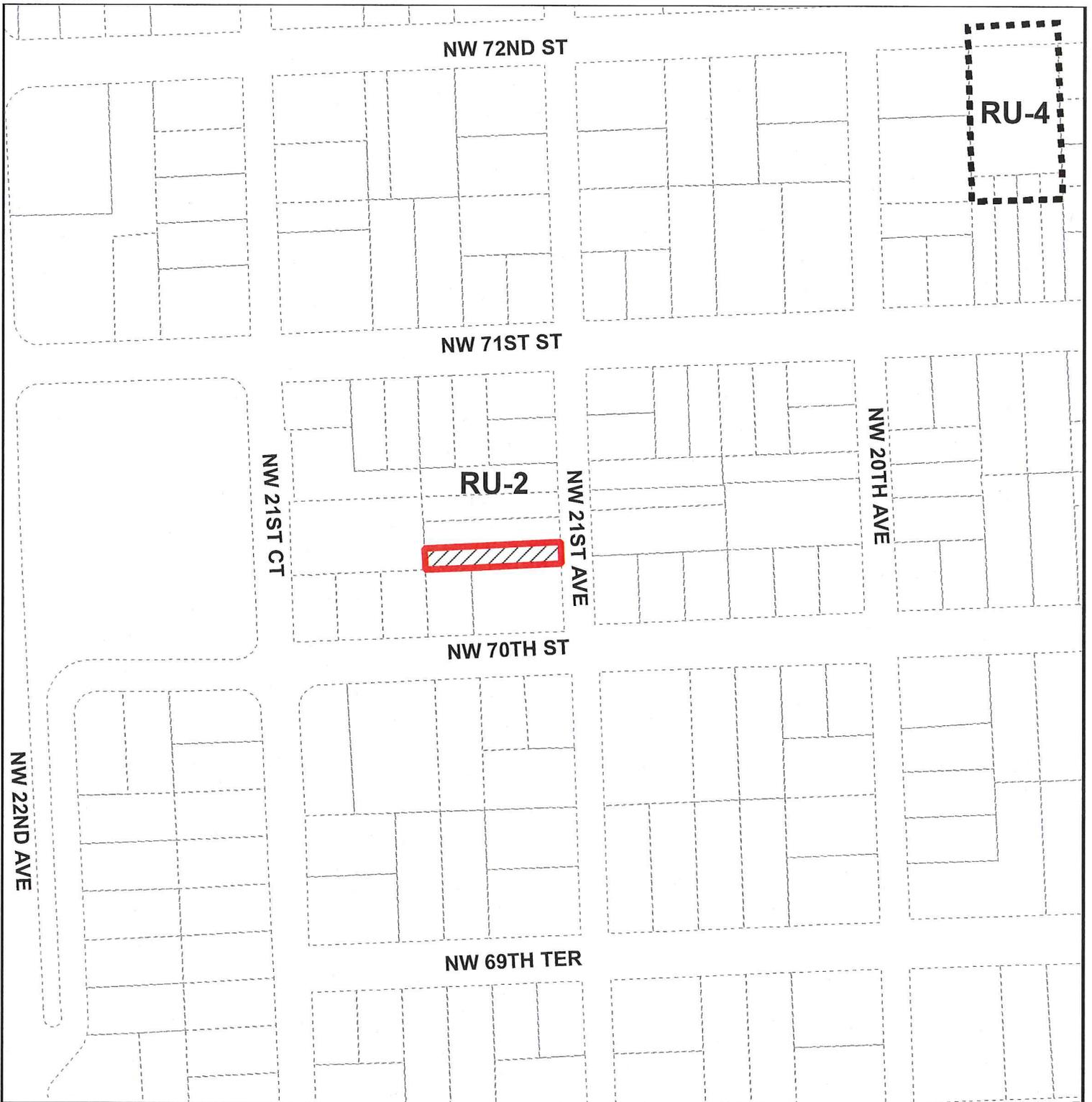
DATE	10/16
BY	[Signature]
SCALE	A-2
SHEETS	10/16

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Geometric
 ARCHITECT
 3030 N. MIAMI AVENUE
 SUITE 200
 MIAMI, FL 33136

SINGLE FAMILY HOUSING
 FOR:
GEOFFREY LECAT
 30-3110-028-1020
 DADE COUNTY, FLORIDA

SECTION	REV



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2016000040

Legend

-  Subject Property Case
-  Zoning

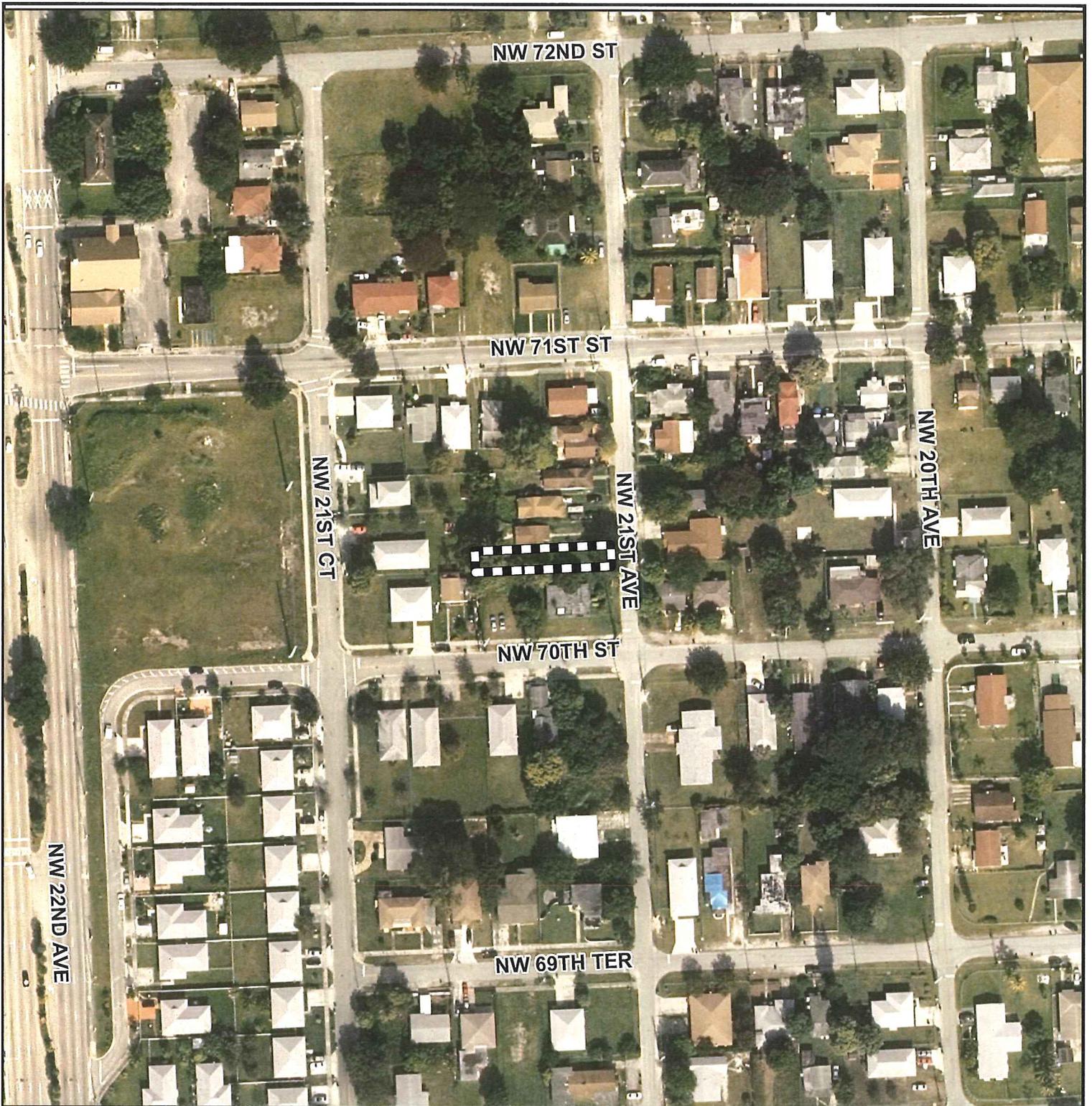


Section: 15 Township: 53 Range: 41
 Applicant: GEOFFROY LECAT
 Zoning Board: C8
 Commission District: 3
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, April 5, 2016

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY
AERIAL YEAR 2015

Process Number
Z2016000040

Legend
 Subject Property

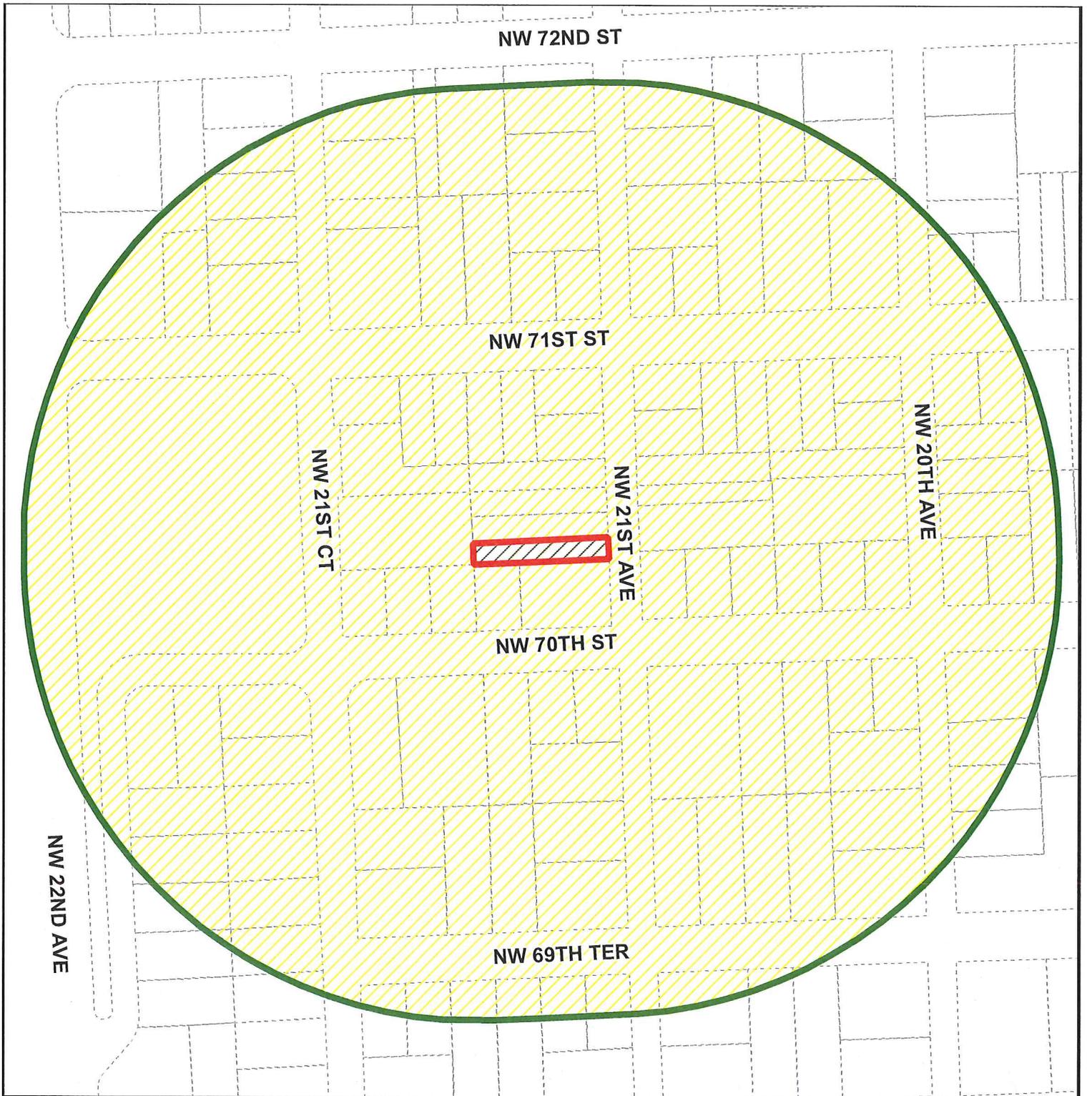


Section: 15 Township: 53 Range: 41
 Applicant: GEOFFROY LECAT
 Zoning Board: C8
 Commission District: 3
 Drafter ID:
 Scale: NTS



SKETCH CREATED ON: Tuesday, April 5, 2016

REVISION	DATE	BY
		22



MIAMI-DADE COUNTY
RADIUS MAP

Section: 15 Township: 53 Range: 41
 Applicant: GEOFFROY LECAT
 Zoning Board: C8
 Commission District: 3
 Drafter ID: E.CESPEDES
 Scale: NTS

Process Number

Z2016000040

RADIUS: 500

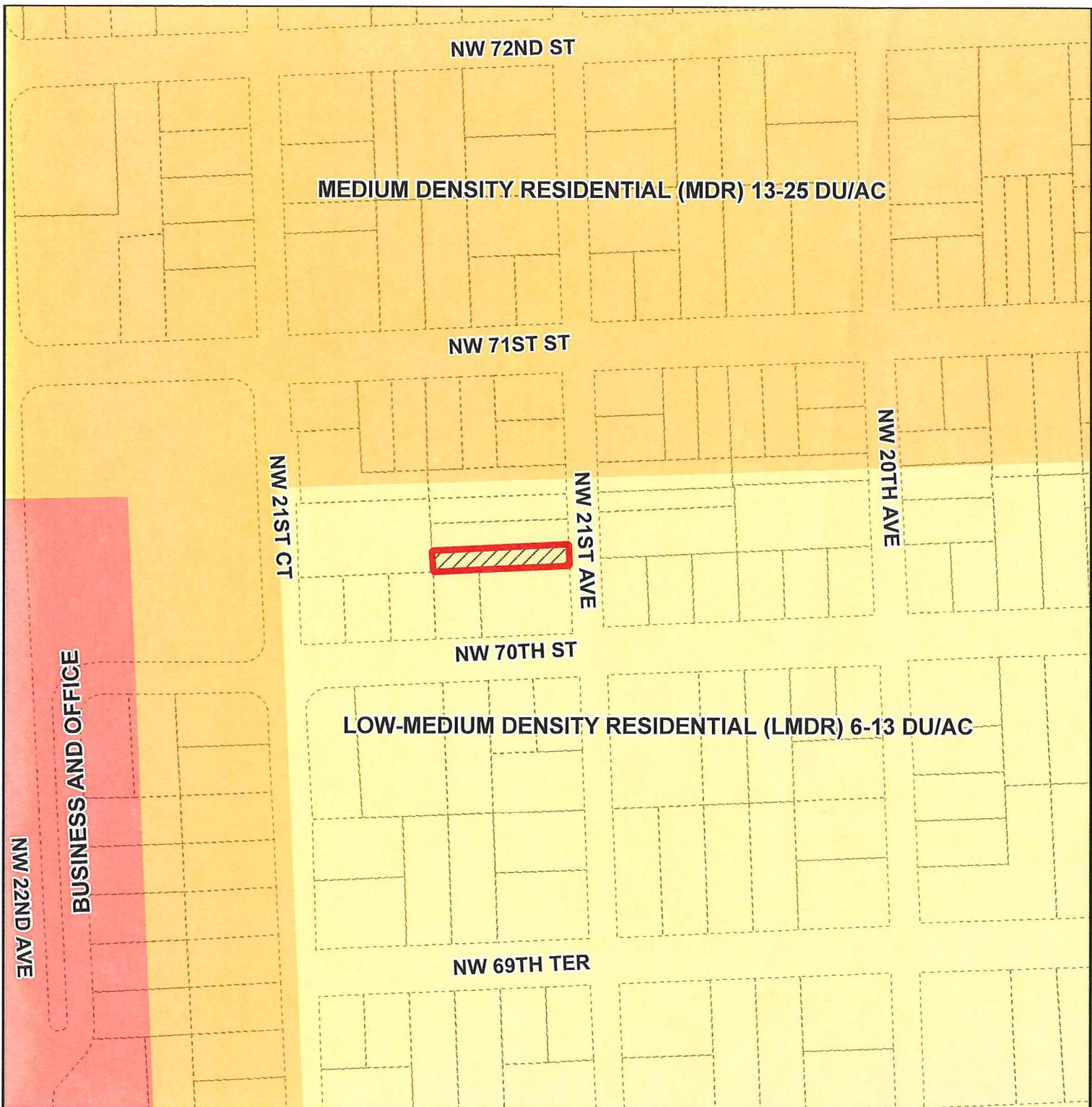
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, April 5, 2016

REVISION	DATE	BY
		23



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2016000040

Legend

 Subject Property Case



Section: 15 Township: 53 Range: 41
 Applicant: GEOFFROY LECAT
 Zoning Board: C8
 Commission District: 3
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 Scale: NTS



SKETCH CREATED ON: Tuesday, April 5, 2016

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