PH: Z14-035 (15-7-CZ10-2) **July 15, 2015**
Item No. 2

Recommendation Summary	
Commission District	10
Applicant	Ada C. Perez
Summary of Requests	The applicant is seeking to permit an existing two story addition to a single-family residence and swimming pool with less setbacks than are permitted.
Location	11085 SW 48 Street, Miami-Dade County, Florida.
Property Size	75' x 107'
Existing Zoning	RU-1, Single-family Residential District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low Density Residential *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

1. NON USE VARIANCE to permit an existing addition to a single family residence setback 7'-1" (25' required) from the rear (north) property line.

2. NON USE VARIANCE to permit an existing pool setback 73.15' (75' required) from the front (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Ada C. Perez Residence" as prepared by Emiliano Orozco P.E. and dated stamped received 12-10-14 consisting of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The submitted site plan shows an existing 2,606 sq. ft. single-family residence with a two-story addition, which encroaches into the rear (north) setback area. In addition, the site plan shows an existing 440 sq. ft. swimming pool in the rear yard area behind the residence.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)
North	RU-1; canal	Low Density Residential (2.5 - 6 dua)
South	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)
West	RU-1; single-family residence	Low Density Residential (2.5 - 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is in an area characterized by single-family residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to maintain an existing two story addition to single-family residence and swimming pool with less setbacks than is required. Since they are existing, staff opines that approval of the requests would not create any new visual impacts on the area.

CDMP ANALYSIS:

The subject property is designated as ***Low Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The approval of the requests sought in this application will legalize the existing rear encroachment of the two story single-family residence into the required setback area, as well as the encroachment of the swimming pool into the front setback area. Staff notes that approval of the requests will not add additional dwelling units to the site beyond what is allowed by the CDMP LUP map 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 is **consistent** with the uses allowed under the CDMP Land Use Element interpretive text for Residential Communities, and the Low Density Residential designation of the property on CDMP LUP map.

ZONING ANALYSIS:

The applicant seeks to permit an existing addition to a single family residence setback 7'-1" (25' required) from the rear (north) property line (request #1) and an existing pool setback 73.15' (75' required) from the front (south) property line (request #2).

When analyzing requests #1 and #2 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the approval of the requests would be **compatible** with the surrounding area. In request #1, staff notes from a survey submitted by the applicant, there is a 6' high wood fence along the rear north property line. Furthermore, aerial photographs of the subject property from the County's Geographical Information System (GIS) indicates that subject residence abuts an approximately 50' wide canal to the north, and is approximately 100' from the residences that are across the canal to the north. As such, staff opines that said wood fence and the spacing from the subject property to the neighboring residences to the north adequately mitigates any negative visual impact the encroachment creates. Furthermore, staff did research of the area and found similar or more intensive approvals for rear setbacks in the surrounding area. Therefore, staff opines that the requested rear setback of the residence is not out of character with other approvals in the area.

However, based on the floor plans submitted by the applicant, staff opines that the existing residence could easily be converted into multiple residential units. As such, staff recommends as a condition for approval that the applicant submits a Declaration of Use restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

Staff opines that the request to permit the existing pool encroaching 1.85' into the front (south) setback area (request #2), is minor, and that the approval of same does not have a negative visual impact to the neighboring residence to the south. Additionally, staff notes that the pool is located behind the house and is not visible from the front of the house. Furthermore, staff's research of other zoning approvals in the area, found similar or more intensive approvals than is being requested herein.

Based on the foregoing analysis, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.

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 of the Department of Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, 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 , "Ada C. Perez Residence" as prepared by Emiliano Orozco P.E. and dated stamped received 12-10-14 consisting of 3 sheets.

3. That the use be established and maintained in accordance with the approved plan.

4. That the applicant submits a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

NK:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

Ada C. Perez
Z14-035

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Division of Environmental Resource Management (RER)	No objections
Platting and Traffic Review Section (RER)	No objections
Parks, Recreation and Open Spaces	No objections
Police	No objections
Fire Rescue	No objections
Public Works and Waste Management Department	No objections
*Subject to conditions in their memorandum.	

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

Low-Density Residential (Pg. I-31)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	*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*

2. ADA C PEREZ
(Applicant)

15-7-CZ10-2(14-035)
Area 10/District 10
Hearing Date: 07/15/15

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:

Year	Applicant	Request	Board	Decision
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

MIAMI-DADE COUNTY

Date: February 2, 2015

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-10 #Z2014000035-4th Revision
Ada Perez
11085 SW 48th Street, Miami, FL 33165
Non-Use Variance to permit less rear setbacks than required to an existing single family residence.
(RU-1) (0.18 Acres)
19-54-40

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.

Wellfield Protection
The subject property is located within the Average Pumpage Wellfield Protection Area for the Alexander Orr Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary 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 of 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
Class III Permit number 20140046 was issued by the DERM Water Control Section for the encroachment into the 20-feet canal maintenance easement.

Tree Preservation
The proposal for a non use variance to permit less setbacks than required will not impact tree resources. Be advised that a Miami-Dade County Tree Removal/Relocation 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.

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

MIAMI-DADE COUNTY

Date: May 30, 2014

To: Eric Silva, Development Coordinator
Department of Regulatory and Economic Resources

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

Subject: Z2014000035
Name: Ada C Perez
Location: 11058 SW 48 Street
Section 19 Township 54 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 6 Block 75 of Plat Book 65, Page 72.

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

MIAMI-DADE COUNTY

Date: December 23, 2014

To: Eric Silva, Development Coordinator
Regulatory and Economic Resources Department

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

Subject: Ada C Perez (#14_035)

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

The application requests a non-use variance of setback requirements in regards to a single family home on the property. 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, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum

MIAMI-DADE COUNTY

Date: August 5, 2014

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

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

Subject: Z2014000035: ADA C PEREZ
Revised plans submitted dated stamped received 7/17/2014

Application Name: ADA C PEREZ

Project Location: The site is located at 11085 SW 48 ST, Miami-Dade County.

Proposed Development: The applicant is requesting approval of non-use variances for setback less than required for an existing single family residential lot.

Impact and demand: This application does not generate any additional residential population, and therefore the CDMP Open Space Spatial Standards do not apply.

Recommendation: PROS has no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review. 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

REVISION 1

Memorandum

Date: 24-JUL-14

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

From: Dave Downey, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2014000035

Fire Prevention Unit:

No objection with site plan with Zoning received date July 16, 2014.

Service Impact/Demand

Development for the above Z2014000035
located at 11085 SW 48 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1630 is proposed as the following:

N/A dwelling units **residential**		N/A square feet **industrial**	
N/A square feet **Office**		N/A square feet **institutional**	
N/A square feet **Retail**		N/A square feet **nursing home/hospitals**	

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 8:12 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:

Station 9 - Kendall - 7777 SW 117 Avenue
Rescue, ALS 60' Aerial

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable.

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

11

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ADA PEREZ	11085 SW 48 ST MIAMI-DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
JULY 14, 2015	Z2014000035
DATE	HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
June 18, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

Building Support Case 20130159016-B, was opened on April 24, 2013, for Failure to obtain the required permit [s] prior to commencing work on converting an attached and detached addition into two apartments with complete kitchens and central air conditioning. A Notice of Violation was issued the same day. The case was closed due to ownership change. Refer to case 20150172850-B

Building Support Case 20150172850-B, was opened on April 1, 2015, for Failure to obtain the required permit [s] prior to commencing work on converting an attached and detached addition into two apartments with complete kitchens and central air conditioning. A Notice of Violation was issued the same day. The case remains open pending review.

VIOLATOR:
ADA PEREZ

OUTSTANDING LIENS AND FINES:
As of June 18, 2015, There are no Outstanding Liens or Fines

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
214-035

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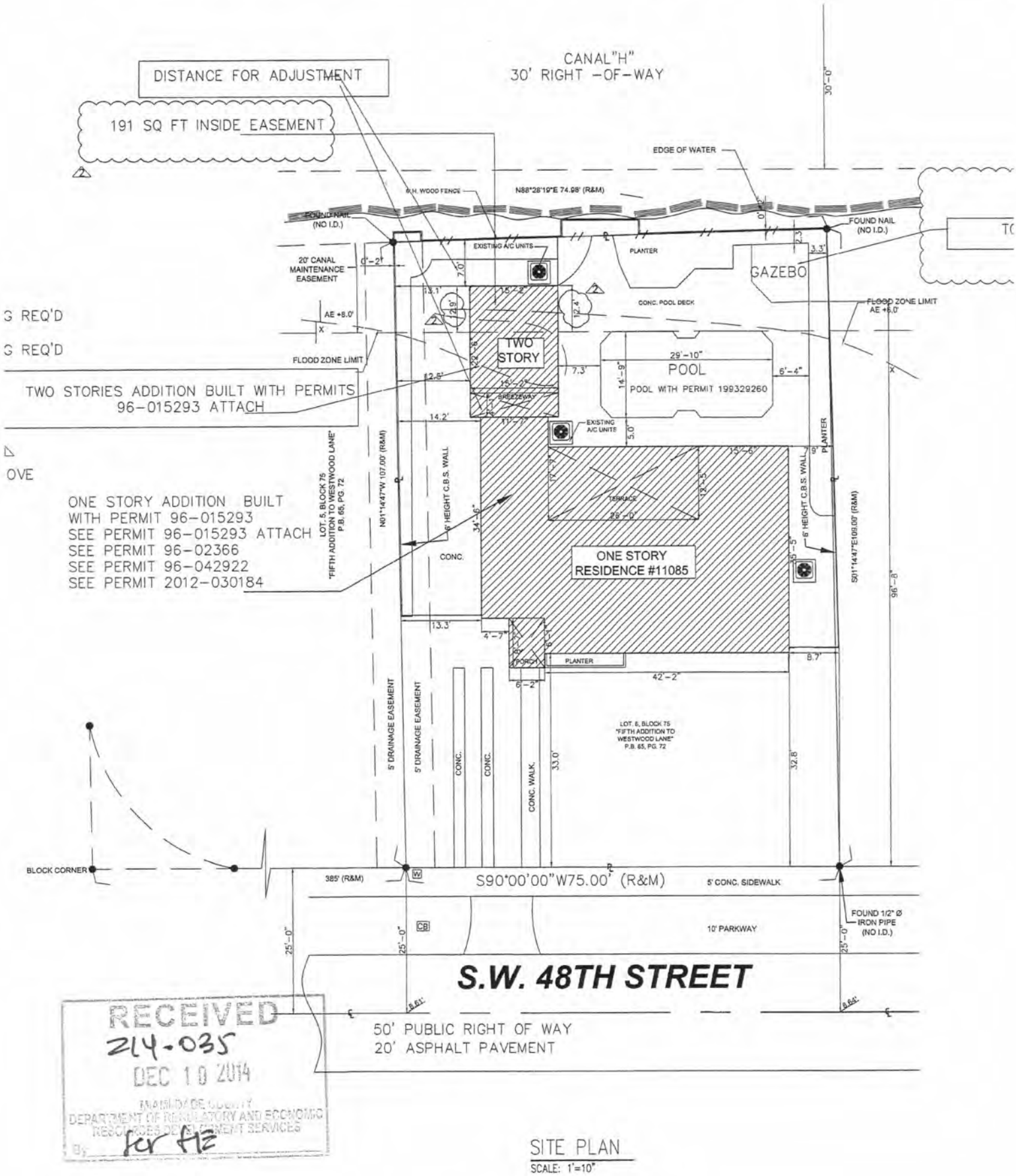
APR 11 2014
214-035



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DEC 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By: for HZ

SITE PLAN
SCALE: 1'=10"

enlarge site plan

14

15

legal description

WESTWOOD LAKE 5TH ADDN
PB 65-72
LOT 6 BLK 75
LOT SIZE 75.000 X 108 OR
12337-846 1084 4 OR 00000-0000 1076 00

ZONING INFORMATION:

AREA AND ZONING: RU-1
LOT AREA 8,100.0 SF
RESIDENCE CONSTRUCTION AREA: FIRST FLOOR 2266 SQ. FT.
RESIDENCE CONSTRUCTION AREA: SECOND FLOOR 340 SQ. FT.
TOTAL RESIDENCE CONSTRUCTION AREA: 2606 SQ. FT.<2800 SQ.FT.
35 % CONSTRUCTION: 2606/8101.5.... PROVIDE 32.17%
15% GREEN/OPEN SPACE=1215 REQ .... PROVIDE=5494 SF IS OK

BUILDING SETBACK	REQUIRED	PROVIDED	
FRONT	25 FT	33.0'	
REAR	25 FT	7.0'	ZONING HEARING REQ'D
SIDES	7.5' FT	13.3'/8.7'	
BUILDING TO BUILDING	10' FT	4.1'	ZONING HEARING REQ'D
BUILDING HEIGHT			
ONE STORY	25 FT	13.0'	
TWO STORY	35 FT	22.8'	

GAZEBO SETBACK	REQUIRED	PROVIDED	
FRONT	75 FT	98.0'	
REAR	5 FT	2.3'	TO BE REMOVE
SIDES	7.5' FT	3.8'	

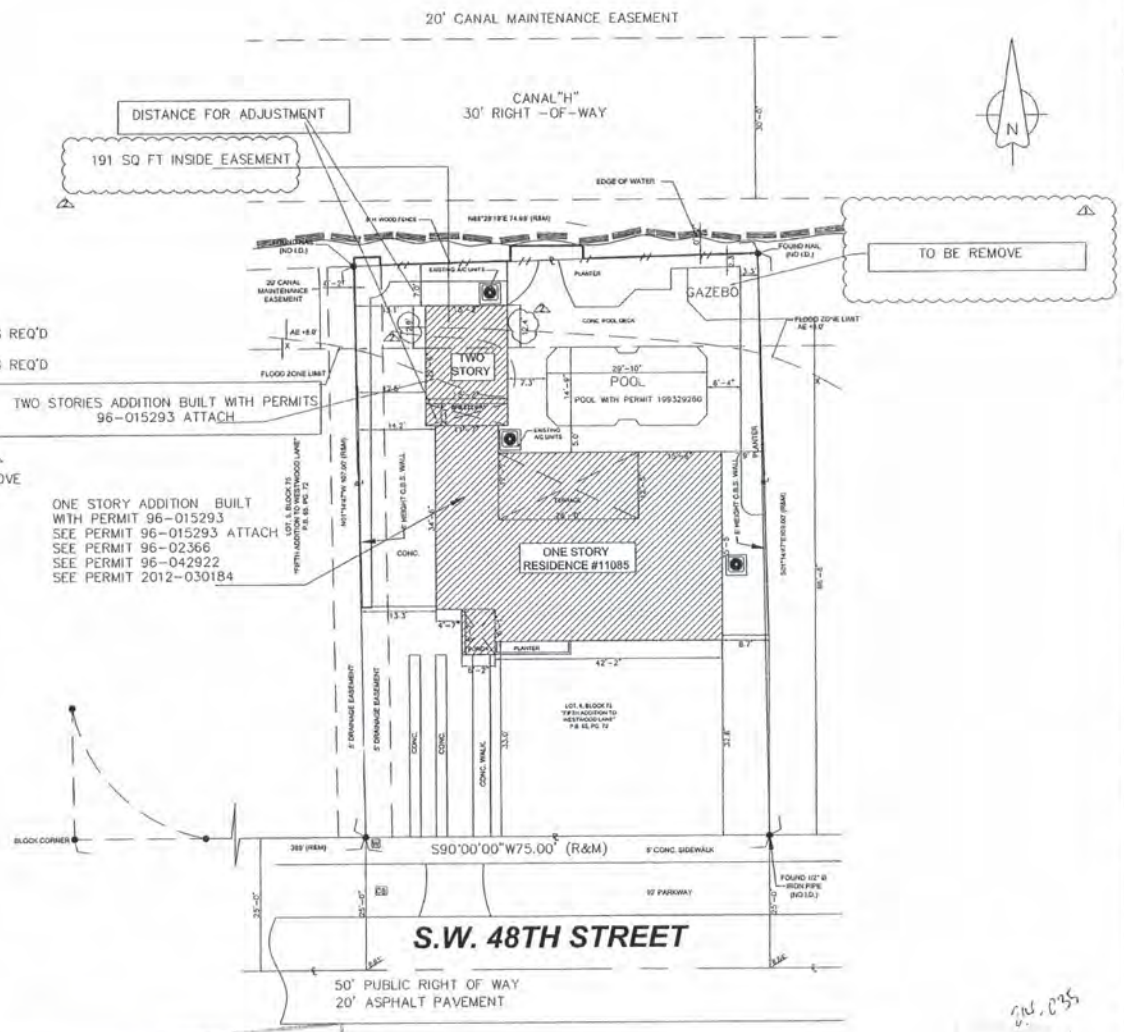
C.O.R.=8.94'

Case Number 20130159016 Working Without Permit
Address 11085 SW 48 ST
Folio Number 30-4019-006-0060

ADDITIONS WERE BUILT WITH PERMIT 96-015293
POOL WITH PERMIT 199329260
SEE PERMIT 96-015293 ATTACH
SEE PERMIT 96-02366
SEE PERMIT 96-042922
SEE PERMIT 2012-030184

approved plans for detached 2 story and west side attached addition-found all walls windows-doors -rooms and bathrooms as per plan.
in addition found 2 A/C split sytems one in 2 story and one in attaced addition including ductwork and electric installed to no known code and not on approved plan.
mechanical plans was up-date and approved.
The dryer duct is installed to no known code.
the complete kitchen installed in the 2 story detached building including electric and plumbing has been removed and covered-unable to see if terminated to code and is safe-there is no permits for this work.
The attached addition kitchen has also been removed with plumbing and electric removed and covered up no permits for this work.
the approved open covered terrace seen on plans in now 1/3 closed in with CBS having doors and windows used for storage

converted attached and detached additions into apartments complete with kitchens and central air conditioning without permits: see plans attach



SITE PLAN
SCALE: 1"=10'

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DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for FE

14-035

REVISIONS	
NO.	DATE
1	06/10/2014 DERM
2	10/24/2014 DERM

EMILIANO OROZCO P.E.
P.E. # 66341
1302 NE 125TH STREET
NORTH MIAMI, FLORIDA 33161
PHONE: (305) 891-4174 FAX (305) 891-4175

LEGALIZATIONS

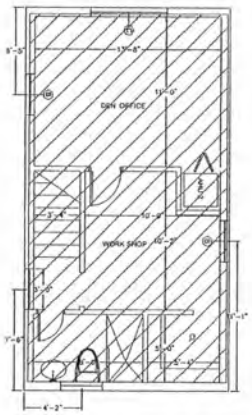
OWNER INFORMATION: ADA C PEREZ RESIDENCE
ADDRESS: 11085 SW 48 STREET MIAMI, FL

SEAL

DATE 03/15/2014
SCALE -
DESIGNED E.O.
DRAWN EO
CHECKED
DRAWING NO. A-1
SHEET 1 OF 3

FLAME SPREAD AND SMOKE DENSITY
WALK X DENSE FIBREX SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 200 PER R302.9.1 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 450 PER R302.9.2

- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE, SHALL COMPLY WITH FAC AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE



EXISTING 2ND FLOOR PLAN

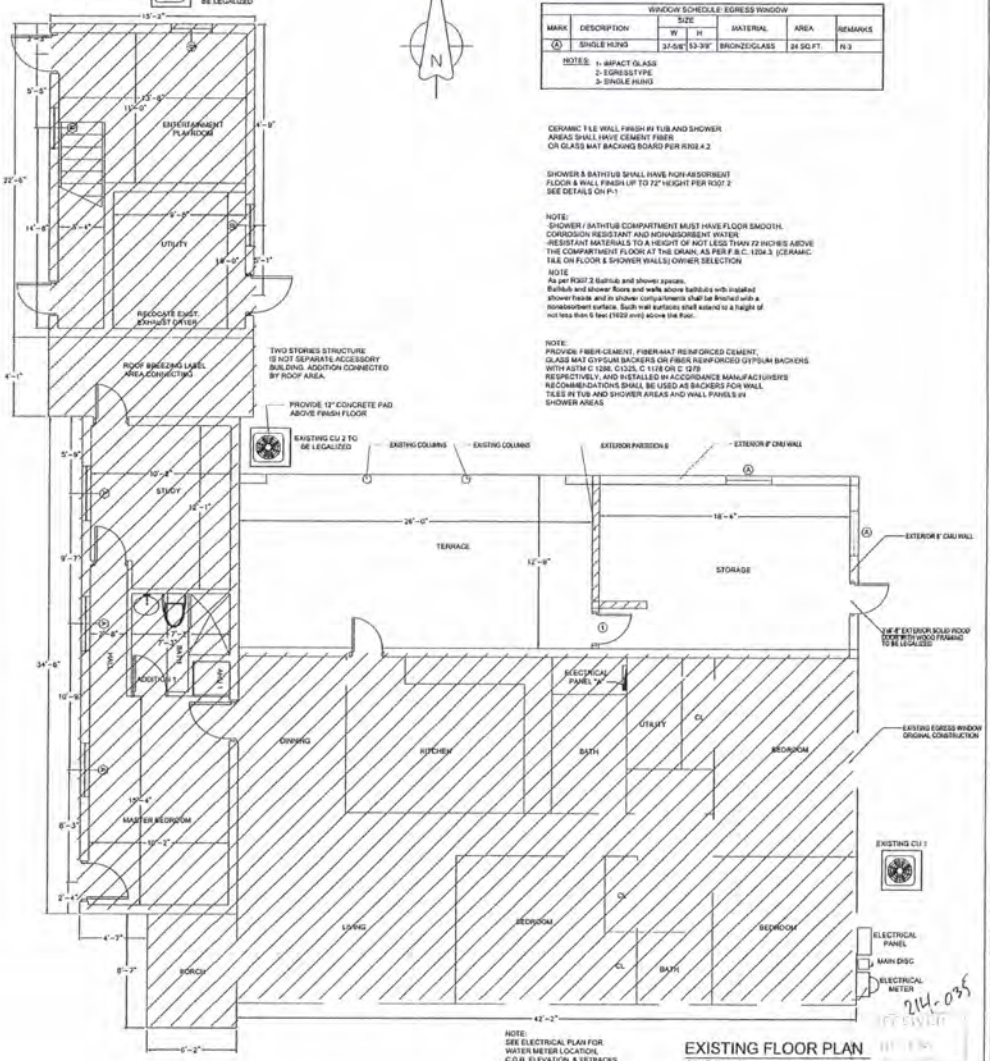
SCALE: 1/4"=1'-0"

NOTE:
CU 2 & CU 3 CONCRETE PAD FINISH ELEVATION TO MATCH EXISTING FLOOR ELEVATION

SCOPE WORK:
LEGALIZE ATTACH ADDITION AND STORAGE ROOM
NO MECHANICAL WORK
NO PLUMBING WORK

PROVIDE 12" CONCRETE PAD ABOVE FINISH FLOOR

EXISTING CU 3 TO BE LEGALIZED



NOTE:
SEE ELECTRICAL PLAN FOR WATER METER LOCATION, C.O.R. ELEVATION & SETBACKS

EXISTING FLOOR PLAN

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

DOORS TO BE REPLACED DOOR SCHEDULE INTO SCOPE AND AREA OF WORK							
MARK	DESCRIPTION	SIZE W	SIZE H	T	DOOR	FRAME	REMARKS
①	SOLID DOOR	2'-8"	6'-8"		WD	WD	EXT DOOR

SAFETY NOTES FOR DOORS

WINDOW SCHEDULE: EGRESS WINDOW						
MARK	DESCRIPTION	SIZE W	SIZE H	MATERIAL	AREA	REMARKS
Ⓐ	SINGLE HUNG	37-5/8"	53-3/8"	BRONZE/GLASS	24 SQ.FT.	N-3

NOTES: 1- IMPACT GLASS
2- EGRESSTYPE
3- SINGLE HUNG

CERAMIC TILE WALL FINISH IN TUB AND SHOWER AREAS SHALL HAVE CEMENT FIBER OR GLASS MAT BACKING BOARD PER R702.4.2

SHOWER & BATHTUB SHALL HAVE NON-ABSORBENT FLOOR & WALL FINISH UP TO 72" HEIGHT PER R307.2 SEE DETAILS ON P-1

NOTE:
-SHOWER / BATHTUB COMPARTMENT MUST HAVE FLOOR SMOOTH, CORROSION RESISTANT AND MOISTURE WATER-RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE COMPARTMENT FLOOR AT THE DRAIN, AS PER F.B.C. 1204.3. (CERAMIC TILE ON FLOOR & SHOWER WALLS) OWNER SELECTION

NOTE
As per R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

NOTE:
PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINFORCED GYPSUM BACKERS WITH ASTM C 1288, C1325, C 1178 OR C 1278 RESPECTIVELY, AND INSTALLED IN ACCORDANCE MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILES IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS

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MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for FE

REVISIONS	
NO.	DATE
1	06/10/2014 DERN

EMILIANO OROZCO P.E.
P.E. #66341
1302 NE 125TH STREET
NORTH MIAMI, FLORIDA 33161
PHONE: (305) 891-4174 FAX (305) 891-4175

LEGALIZATIONS

OWNER INFORMATION:
ADA C PEREZ RESIDENCE

ADDRESS:
11085 SW 48 STREET MIAMI, FL

SEAL

DATE	03/15/2014
SCALE	-
DESIGNED	E.O
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CHECKED	
DRAWING NO.	A-2
SHEET	2 OF 3

214-035
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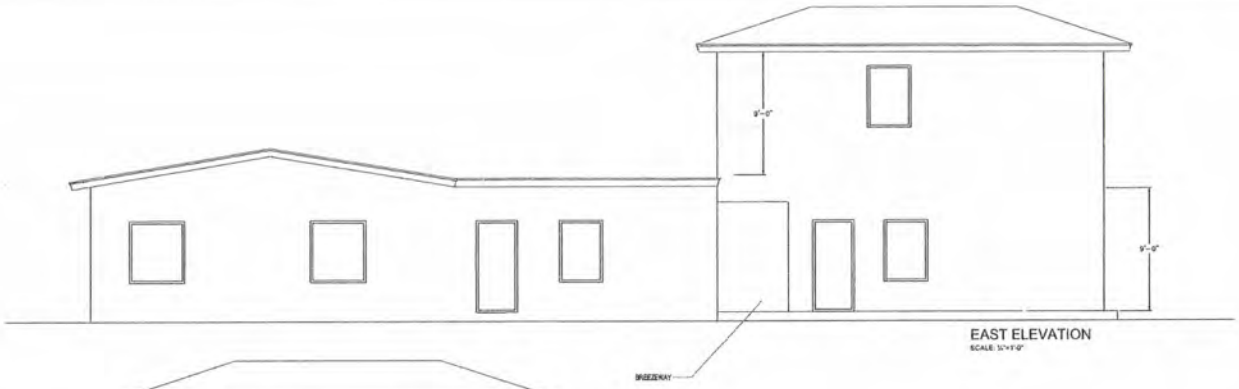
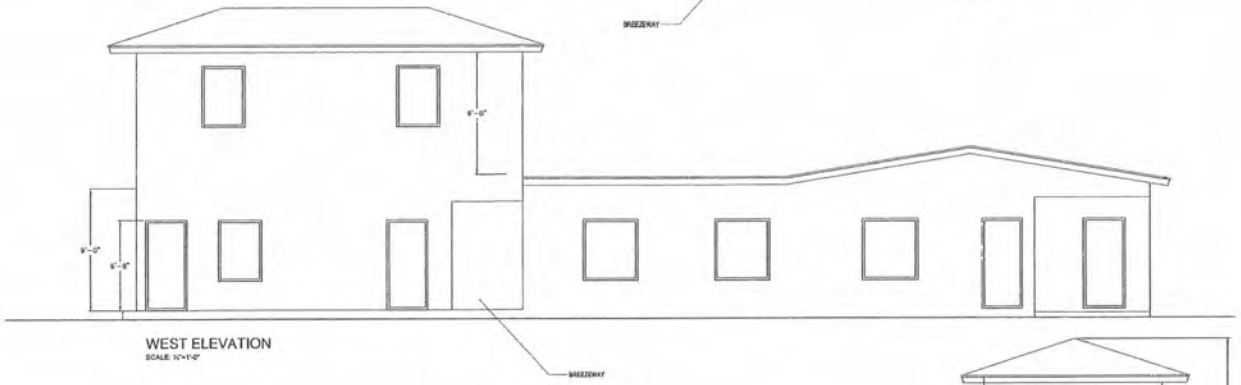
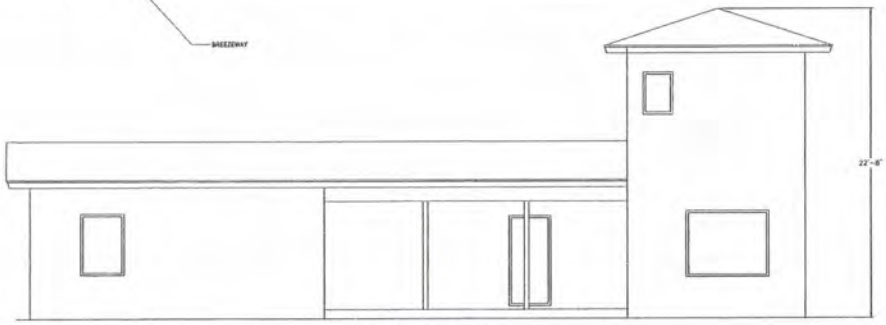


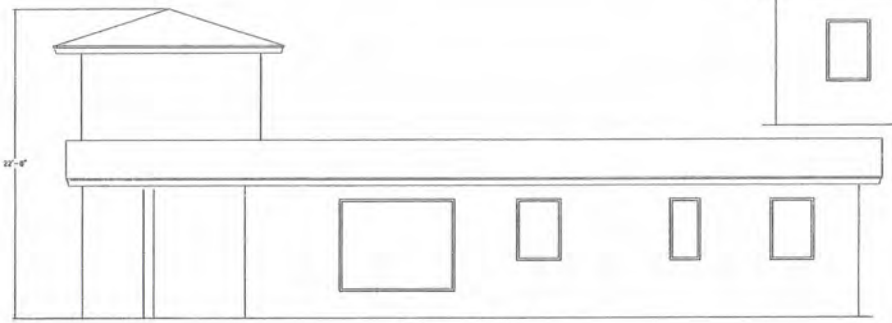
EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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24-035
DEC 10 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES/DEVELOPMENT SERVICES
By for F.E.

24-035
RECEIVED

REVISIONS	
NO.	DATE
1	06/10/2014 DERM

EMILIANO OROZCO P.E.
P.E. # 66341
1302 NE 125TH STREET
NORTH MIAMI, FLORIDA 33161
PHONE: (305) 891-4174 FAX (305) 891-4175

LEGALIZATIONS

OWNER INFORMATION
ADA C PEREZ RESIDENCE

ADDRESS
11085 SW 48 STREET MIAMI, FL

SEAL

DATE 03/15/2014
SCALE -
DESIGNED E.O.
DRAWN EO
CHECKED

DRAWING NO.
A-3

SHEET 3 OF 3

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000035

Section: 19 Township: 54 Range: 40
Applicant: ADA C PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, April 18, 2014

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY
AERIAL YEAR 2013

Process Number

Z2014000035

N
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Section: 19 Township: 54 Range: 40
Applicant: ADA C PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, April 18, 2014

REVISION	DATE	BY
		19

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000035

RADIUS: 500

Section: 19 Township: 54 Range: 40
Applicant: ADA C PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

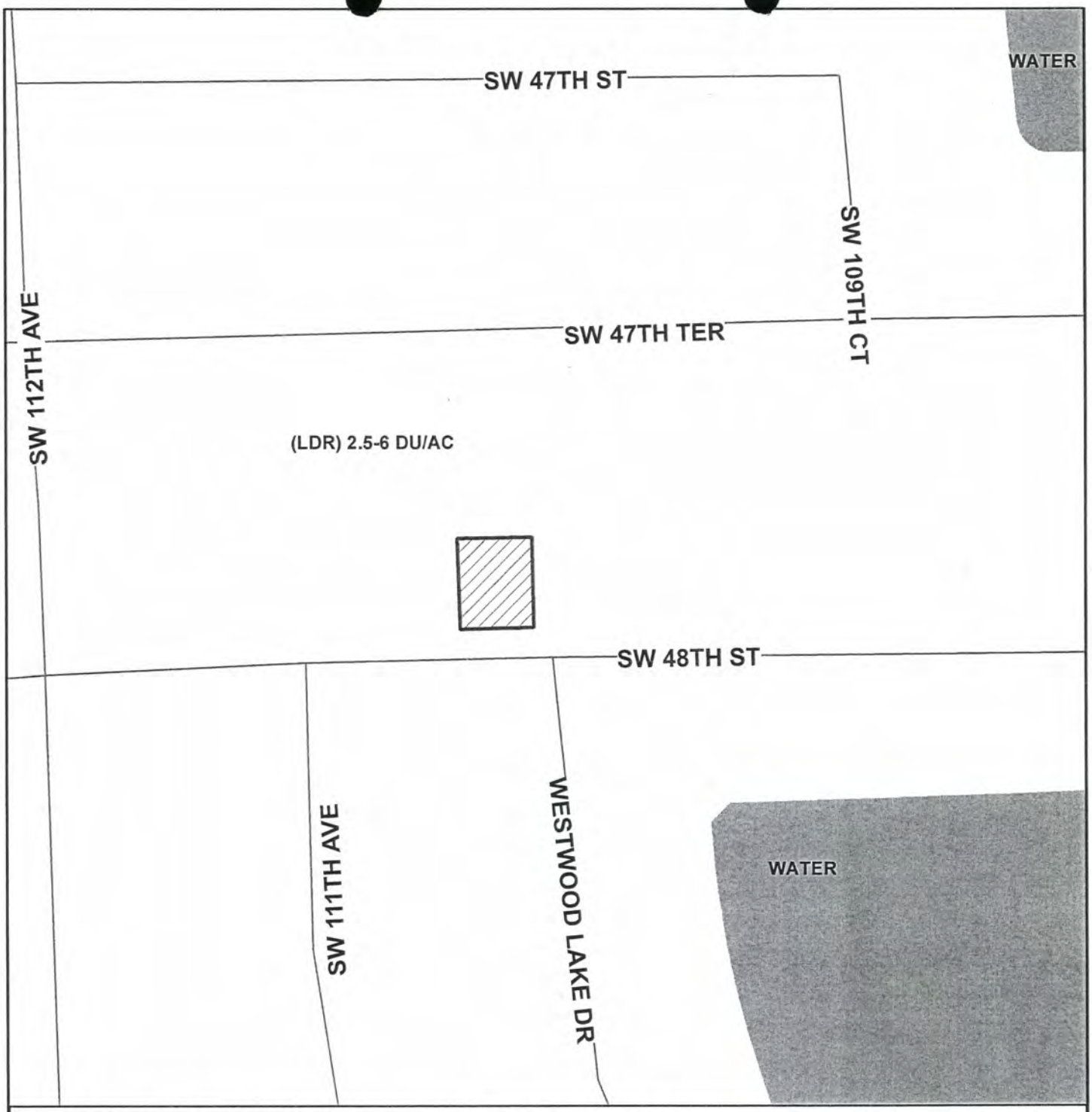
Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, April 18, 2014

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000035

N
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Section: 19 Township: 54 Range: 40
Applicant: ADA C PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, April 18, 2014

REVISION	DATE	BY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000035

BOARD: C10

LOCATION OF SIGN: 11085 SW 48 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 23-JUN-15

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE: _____

PRINT NAME: FELIX ACOSTA

FA

HEARING NO. 15-7-CZ10-2 (14-35)

19-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: ADA C. PEREZ

(1) NON-USE VARIANCE to permit an existing addition to a single-family residence setback 7'-1" (25 feet required) from the rear (north) property line.

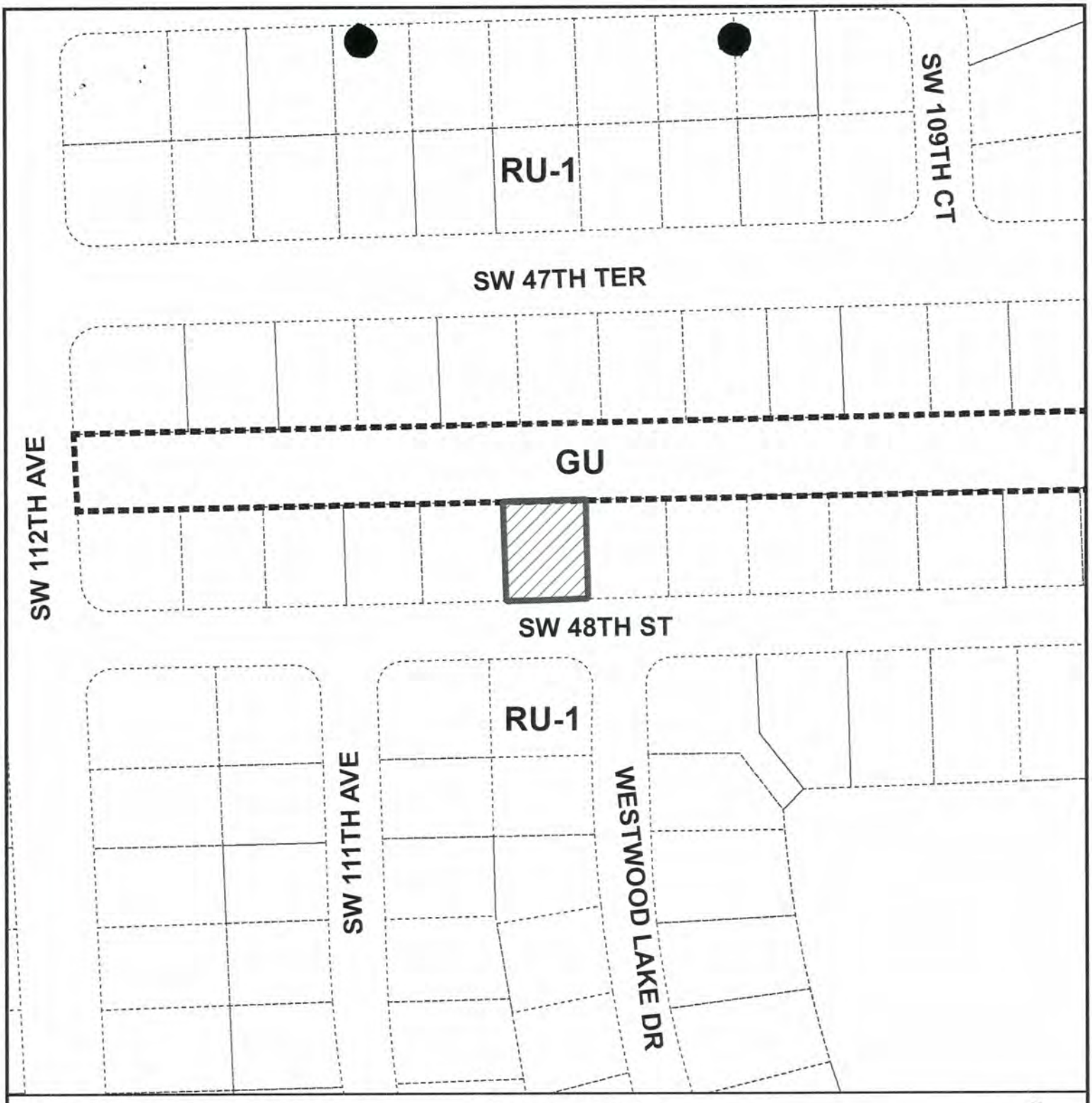
(2) NON-USE VARIANCE to permit an existing swimming pool setback 73'.15" (75' required) from the front (south) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Ada C. Perez Residence" as prepared by Emiliano Orozco, P.E., dated stamped received 12/10/14 and consisting of 3 sheets. Plans may be modified at public hearing.

LOCATION: 11085 SW 48 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 75' X 107'

PRESENT ZONING: RU-1 (Single-Family Residential)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000035

Section: 19 Township: 54 Range: 40
Applicant: ADA C PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: E.CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 10, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2013

Process Number

Z2014000035

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Section: 19 Township: 54 Range: 40
Applicant: ADA C PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, April 18, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000035

RADIUS: 500

Section: 19 Township: 54 Range: 40
Applicant: ADA C PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
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Legend

Subject Property

Buffer

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, April 18, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000035

Section: 19 Township: 54 Range: 40
Applicant: ADA C PEREZ
Zoning Board: C10
Commission District: 10
Drafter ID: JEFFER GURDIAN
Scale: NTS

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Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, April 18, 2014

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000035 - Ada Perez

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

EMERGENCY

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
1586	15 MEET AN OFFICER	2	4	5
	17 TRAFFIC ACCIDENT	17	14	21
	18 HIT AND RUN	1	1	0
	29 ROBBERY	1	0	0
	32 ASSAULT	0	1	6
	33 SEX OFFENSE	0	0	1
	41 SICK OR INJURED PERSON	32	43	47
	44 ATTEMPTED SUICIDE	0	1	4
	49 FIRE	1	1	1
TOTAL FOR GRID 1586		**54**	**65**	**85**
1587	15 MEET AN OFFICER	0	3	3
	17 TRAFFIC ACCIDENT	4	7	4
	18 HIT AND RUN	0	0	1
	32 ASSAULT	1	0	1
	41 SICK OR INJURED PERSON	41	42	53
	44 ATTEMPTED SUICIDE	0	1	1
	49 FIRE	2	1	2
TOTAL FOR GRID 1587		**48**	**54**	**65**
1629	15 MEET AN OFFICER	1	1	0
	17 TRAFFIC ACCIDENT	17	9	17
	18 HIT AND RUN	0	0	3
	29 ROBBERY	1	0	0
	32 ASSAULT	0	1	3
	41 SICK OR INJURED PERSON	24	15	29
	44 ATTEMPTED SUICIDE	0	0	1
	49 FIRE	0	1	1
TOTAL FOR GRID 1629		**43**	**27**	**54**
1630	15 MEET AN OFFICER	3	0	1
	17 TRAFFIC ACCIDENT	1	1	6
	32 ASSAULT	2	1	0
	41 SICK OR INJURED PERSON	29	19	26
	43 BAKER ACT	0	1	0
	49 FIRE	0	1	3
TOTAL FOR GRID 1630		**35**	**23**	**36**
		Reported: 34 Not Reported: 146	Reported: 26 Not Reported: 143	Reported: 57 Not Reported: 183
TOTAL EMERGENCY		**180**	**169**	**240**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000035 - Ada Perez

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

PRIORITY

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
1586	14 CONDUCT INVESTIGATION	8	11	14
	15 MEET AN OFFICER	0	1	2
	17 TRAFFIC ACCIDENT	2	1	2
	22 AUTO THEFT	0	0	1
	26 BURGLARY	2	2	6
	29 ROBBERY	1	0	0
	32 ASSAULT	7	10	16
	34 DISTURBANCE	16	7	10
	47 BOMB OR EXPLOSIVE ALERT	1	0	1
	49 FIRE	1	0	3
TOTAL FOR GRID 1586		**38**	**32**	**55**
1587	14 CONDUCT INVESTIGATION	13	10	7
	15 MEET AN OFFICER	1	0	1
	17 TRAFFIC ACCIDENT	0	1	2
	26 BURGLARY	1	0	2
	32 ASSAULT	2	11	2
	34 DISTURBANCE	4	5	12
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	1	2	6
TOTAL FOR GRID 1587		**22**	**29**	**33**
1629	14 CONDUCT INVESTIGATION	5	7	8
	15 MEET AN OFFICER	1	1	1
	17 TRAFFIC ACCIDENT	1	1	1
	26 BURGLARY	0	1	0
	32 ASSAULT	6	2	4
	34 DISTURBANCE	6	1	6
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
	49 FIRE	1	1	1
TOTAL FOR GRID 1629		**21**	**14**	**21**
1630	14 CONDUCT INVESTIGATION	7	3	7
	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	1	0	1
	26 BURGLARY	2	1	1
	29 ROBBERY	0	0	1
	32 ASSAULT	2	5	4
	34 DISTURBANCE	13	2	3
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	0	1	0
TOTAL FOR GRID 1630		**25**	**12**	**19**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000035 - Ada Perez

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
		Reported: 31 Not Reported: 75	Reported: 23 Not Reported: 64	Reported: 41 Not Reported: 87
TOTAL PRIORITY		**106**	**87**	**128**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000035 - Ada Perez

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

ROUTINE

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
1586	13 SPECIAL INFORMATION/ASSIGNMENT	80	62	91
	14 CONDUCT INVESTIGATION	74	119	110
	15 MEET AN OFFICER	15	28	17
	16 D.U.I.	3	7	3
	17 TRAFFIC ACCIDENT	78	88	94
	18 HIT AND RUN	8	8	14
	19 TRAFFIC STOP	75	117	118
	20 TRAFFIC DETAIL	34	34	27
	21 LOST OR STOLEN TAG	7	11	9
	22 AUTO THEFT	5	10	13
	25 BURGLAR ALARM RINGING	29	36	30
	26 BURGLARY	39	40	45
	27 LARCENY	15	14	7
	28 VANDALISM	5	15	5
	29 ROBBERY	1	1	0
	32 ASSAULT	16	20	38
	33 SEX OFFENSE	4	1	4
	34 DISTURBANCE	102	156	155
	36 MISSING PERSON	8	5	7
	37 SUSPICIOUS VEHICLE	18	13	11
	38 SUSPICIOUS PERSON	10	7	14
	39 PRISONER	5	10	12
	41 SICK OR INJURED PERSON	12	15	4
	43 BAKER ACT	2	1	9
	44 ATTEMPTED SUICIDE	1	0	0
	45 DEAD ON ARRIVAL	5	3	3
	49 FIRE	0	0	2
	52 NARCOTICS INVESTIGATION	4	8	11
	54 FRAUD	12	10	10
TOTAL FOR GRID 1586		**667**	**839**	**863**
1587	13 SPECIAL INFORMATION/ASSIGNMENT	64	52	50
	14 CONDUCT INVESTIGATION	72	81	101
	15 MEET AN OFFICER	15	8	11
	16 D.U.I.	2	1	3
	17 TRAFFIC ACCIDENT	27	38	57
	18 HIT AND RUN	5	5	9
	19 TRAFFIC STOP	69	91	94
	20 TRAFFIC DETAIL	11	11	15
	21 LOST OR STOLEN TAG	8	0	7

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000035 - Ada Perez

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
1587	22 AUTO THEFT	9	8	15
	25 BURGLAR ALARM RINGING	28	41	41
	26 BURGLARY	24	31	43
	27 LARCENY	16	11	25
	28 VANDALISM	6	8	2
	32 ASSAULT	17	15	16
	33 SEX OFFENSE	1	1	1
	34 DISTURBANCE	135	79	120
	36 MISSING PERSON	10	5	5
	37 SUSPICIOUS VEHICLE	19	15	15
	38 SUSPICIOUS PERSON	7	14	9
	39 PRISONER	5	6	11
	41 SICK OR INJURED PERSON	9	10	6
	43 BAKER ACT	5	5	7
	45 DEAD ON ARRIVAL	6	7	2
	49 FIRE	1	1	0
	52 NARCOTICS INVESTIGATION	14	11	13
	54 FRAUD	13	9	13
	55 WEAPONS VIOLATION	0	0	1
TOTAL FOR GRID 1587		**598**	**564**	**692**
1629	13 SPECIAL INFORMATION/ASSIGNMENT	58	55	59
	14 CONDUCT INVESTIGATION	79	70	75
	15 MEET AN OFFICER	4	7	7
	16 D.U.I.	1	3	5
	17 TRAFFIC ACCIDENT	59	32	57
	18 HIT AND RUN	7	2	14
	19 TRAFFIC STOP	33	84	138
	20 TRAFFIC DETAIL	22	23	29
	21 LOST OR STOLEN TAG	3	6	5
	22 AUTO THEFT	2	10	6
	25 BURGLAR ALARM RINGING	42	50	27
	26 BURGLARY	31	35	40
	27 LARCENY	18	7	9
	28 VANDALISM	6	15	7
	29 ROBBERY	0	1	0
	32 ASSAULT	16	10	12
	33 SEX OFFENSE	0	1	1
	34 DISTURBANCE	127	162	273
	36 MISSING PERSON	0	8	2
	37 SUSPICIOUS VEHICLE	19	21	13

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000035 - Ada Perez

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
1629	38 SUSPICIOUS PERSON	4	10	13
	39 PRISONER	1	1	5
	41 SICK OR INJURED PERSON	14	4	1
	43 BAKER ACT	2	5	3
	44 ATTEMPTED SUICIDE	0	1	0
	45 DEAD ON ARRIVAL	1	2	3
	49 FIRE	0	3	1
	52 NARCOTICS INVESTIGATION	4	5	6
	54 FRAUD	8	10	11
	55 WEAPONS VIOLATION	0	1	1
TOTAL FOR GRID 1629		**561**	**644**	**823**
1630	13 SPECIAL INFORMATION/ASSIGNMENT	34	31	26
	14 CONDUCT INVESTIGATION	64	68	60
	15 MEET AN OFFICER	2	5	5
	16 D.U.I.	1	1	1
	17 TRAFFIC ACCIDENT	9	30	18
	18 HIT AND RUN	1	3	2
	19 TRAFFIC STOP	46	31	31
	20 TRAFFIC DETAIL	27	24	10
	21 LOST OR STOLEN TAG	5	5	4
	22 AUTO THEFT	4	6	9
	25 BURGLAR ALARM RINGING	50	41	66
	26 BURGLARY	22	25	30
	27 LARCENY	8	30	12
	28 VANDALISM	4	3	7
	32 ASSAULT	8	8	10
	33 SEX OFFENSE	0	1	1
	34 DISTURBANCE	108	103	89
	36 MISSING PERSON	11	3	2
	37 SUSPICIOUS VEHICLE	16	15	11
	38 SUSPICIOUS PERSON	9	12	9
	39 PRISONER	1	3	3
	41 SICK OR INJURED PERSON	5	8	1
	43 BAKER ACT	6	2	5
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	3	3	2
	48 EXPLOSION	0	0	1
	49 FIRE	0	1	0
	52 NARCOTICS INVESTIGATION	5	5	5
	54 FRAUD	8	10	19

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Z2014000035 - Ada Perez

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013

Grid Code	CAD Signal Code	YTD 2013	LYTD 2012	P_LYTD 2011
1630	55 WEAPONS VIOLATION	0	1	0
TOTAL FOR GRID 1630		**457**	**478**	**440**
		Reported: 828 Not Reported: 1455	Reported: 920 Not Reported: 1605	Reported: 1036 Not Reported: 1782
TOTAL ROUTINE		**2283**	**2525**	**2818**
GRAND TOTAL		**2569**	**2781**	**3186**

MIAMI DADE POLICE DEPARTMENT

57B - Summarized CFS Year Comparison By Call Type-Grid-Signal

Report Filters

Complaint Date Range: Jan 1, 2013 - Dec 31, 2013
Grid: 1587, 1630, 1586, 1629
Signal: 13 SPECIAL INFORMATION/ASSIGNMENT, 14 CONDUCT INVESTIGATION, 15 MEET AN OFFICER, 16 D.U.I., 17 TRAFFIC ACCIDENT, 18 HIT AND RUN, 19 TRAFFIC STOP, 20 TRAFFIC DETAIL, 21 LOST OR STOLEN TAG, 22 AUTO THEFT, 23 CLEARANCE CHECK, 24 COMPLETE CHECK, 25 BURGLAR ALARM RINGING, 26 BURGLARY, 27 LARCENY, 28 VANDALISM, 29 ROBBERY, 30 SHOOTING, 31 HOMICIDE, 32 ASSAULT, 33 SEX OFFENSE, 34 DISTURBANCE, 35 INTOXICATED PERSON - MYERS ACT, 36 MISSING PERSON, 37 SUSPICIOUS VEHICLE, 38 SUSPICIOUS PERSON, 39 PRISONER, 40 SUBJECT POSSIBLY WANTED, 41 SICK OR INJURED PERSON, 42 AMBULANCE, 43 BAKER ACT, 44 ATTEMPTED SUICIDE, 45 DEAD ON ARRIVAL, 46 MEDICAL DETAIL, 47 BOMB OR EXPLOSIVE ALERT, 48 EXPLOSION, 49 FIRE, 50 ORGANIZED CRIME FIGURE, 51 NARCOTICS VIOLATOR, 52 NARCOTICS INVESTIGATION, 53 ABDUCTION, 54 FRAUD, 55 WEAPONS VIOLATION
Agency: MIAMI-DADE
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package