SW 67th Terrace
SW 80th Ave
Glenvar Lake
SW 79th Ave
SW 68th Terrace
SW 69th Terrace
SW 70th St
7001 SW 79th Ct
SW 77th Pl
SW 72nd STREET
986
SW 72nd St
SW 73rd St

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. PLEASE NOTIFY ARCHITECT BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES IF ANY.
2. THE CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL, APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE, AND TIE BEAMS SHALL REACH 3000 PSI COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATION WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
6. CONTRACTOR/OWNER SHALL NOTIFY ARCHITECT IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT PROJECT.
7. ELECTRICAL INSTALLATION DESIGN OF THIS PLAN IS IN COMPLIANCE AS SET FORTH BY STATE OF FLORIDA STATUS MODEL ENERGY EFFICIENCY CODE.
8. ALL WORK SHALL BE IN STRICT ACCORD WITH THE FBC THE NEC AND ALL APPLICABLE FEDERAL, STATE AND COUNTY REGULATIONS.
9. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND AT THE JOB SITE AND REPORT ANY INCONSISTENCIES TO THE ARCHITECT OR DESIGNER.
11. THE ELECTRIC SERVICE SHALL BE INCREASED IF THE AMPERAGE IS NOT OF ADEQUATE CAPACITY TO ACCEPT THE ADDITIONAL LOADS.
12. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OR REKEYING. A FORCE OF 200 POUNDS APPLIED IN ANY ACTUABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO DADE BC
13. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.
14. N/A
15. N/A
16. N/A
17. N/A
18. SLAB ON FILL SHALL BE PLACED ON CLEAN GRANIC SOIL, THROUGHLY MOISTENED BEFORE CONCRETE IS POURING. SHALL BE POURED IN A CHECKERBOARD SEQUENCE EACH FRAGMENT OF WHICH IS NOT EXCEED A MAXIMUM AREA OF 625 SF OR 30 LF IN ANY DIRECTION.
19. FIRESTOPPING: FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT SPACES BOTH VERTICAL AND HORIZONTAL. REQUIRE FIRESTOPS SHALL BE CONTINOUS AND SUCH CONTINUITY SHALL BE MAINTAINED THROUGHOUT. 1" X 4" P.T. AT LEAST SHALL BE CONSIDERED AS FIRESTOPPING DEVICE, AND SHALL CONFORM EFFECTIVE FIRE BARRIERS BETWEEN A STORY AND ROOF SPACE.
20. FURRING: 1" X 2" P.T. FURRINGS SHALL BE INSTALLED SPACED 16" O/C WITH AT LEAST ONE CUT NAIL IN ALTERNATE COURSE OF BLOCK.
21. SOFFIT VENTILATION: SHALL BE AN INTERMITENT VENT WITH BREAKS NOT GREATER THAN 4 FEET. SHALL BE KEPT CLEAR OF OBSTRUCTIONS, INCLUDING INSULATION TO ALLOW PROPER AIR FLOW.
22. DRIP STRIP ON EAVES AND GABLE SHALL HAVE A ROOF FLANGE NOT LESS THAN 2" WIDE. THE METAL PROFILE SHALL BE NAILED WITH A MINIMUM 12 GAGE ANNULAR RING SHANK NAIL AT 4" O.C. WITH A.

LEGAL DESCRIPTION:

THE NORTH 185 FEET OF THE EAST 8.5 OF THE EAST 8 OF THE SOUTHEAST 8.5 OF THE SOUTHEAST 8.5 OF THE SOUTHEAST 8, LESS THE SOUTH 50 FEET ROAD RIGHT OF WAY, ALL LYING AND BEING IN SECTION 21 TOWNSHIP 54 SOUTH, RANGE 40 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SQUARE FOOT CALCULATION:

PROPOSED MAIN RESIDENCE (A/C)	=	6,594.46 SQ.FT
PROPOSED GARAGE 1st FL. (A/C)	=	1,192 SQ.FT.
PROPOSED TERRACE	=	348 SQ.FT.
EXISTING	=	98 SQ.FT.
GARDEN TERRACE	=	416 SQ.FT.
ENCLOSURE	=	1,[illegible]=248 SQ.FT.
GRAND TOTAL	=	9,853 SQ.FT.

FLOOD LEGEND
Residential Addition Construction

ADDRESS : 7001 S.W. 79th AVENUE

LOT: ____ BLOCK: ____ PLAT BOOK: ____ PAGE: ____

HIGHEST CROWN OF ROAD ELEV. 13.85'(NGVD)
HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY PREPARED BY: PLS LIC #

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEV.	ADJACENT/GRADE ELEVATION	SWALE AREA ELEVATION
PROPOSED	14.75'	13.25' / 14.0'	13.75' / 13.60'	EX.
EX.	N/A	N/A	N/A	EX.

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION (B.F.E.)

ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVRES, FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY ____ P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOW THE AUTOMATIC EQUALIZATION OF HIDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0'-0" = 15.75' N.G.V.D.

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABUTTING THE PROPERTY

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION, NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 47.1008, FLORIDA STATUTES, EFFECTIVE 7/10/87

A SEPERATE PERMIT MAY BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF -WAY.

CONTACT PUBLIC WORKS DEPT. THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 3.5 FEET IN HEIGHT WITHIN 300 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS MEASURED FROM GRADE. GRADE = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

SEPTIC TANK NOTE:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION

BUILDING/LOT INFORMATION

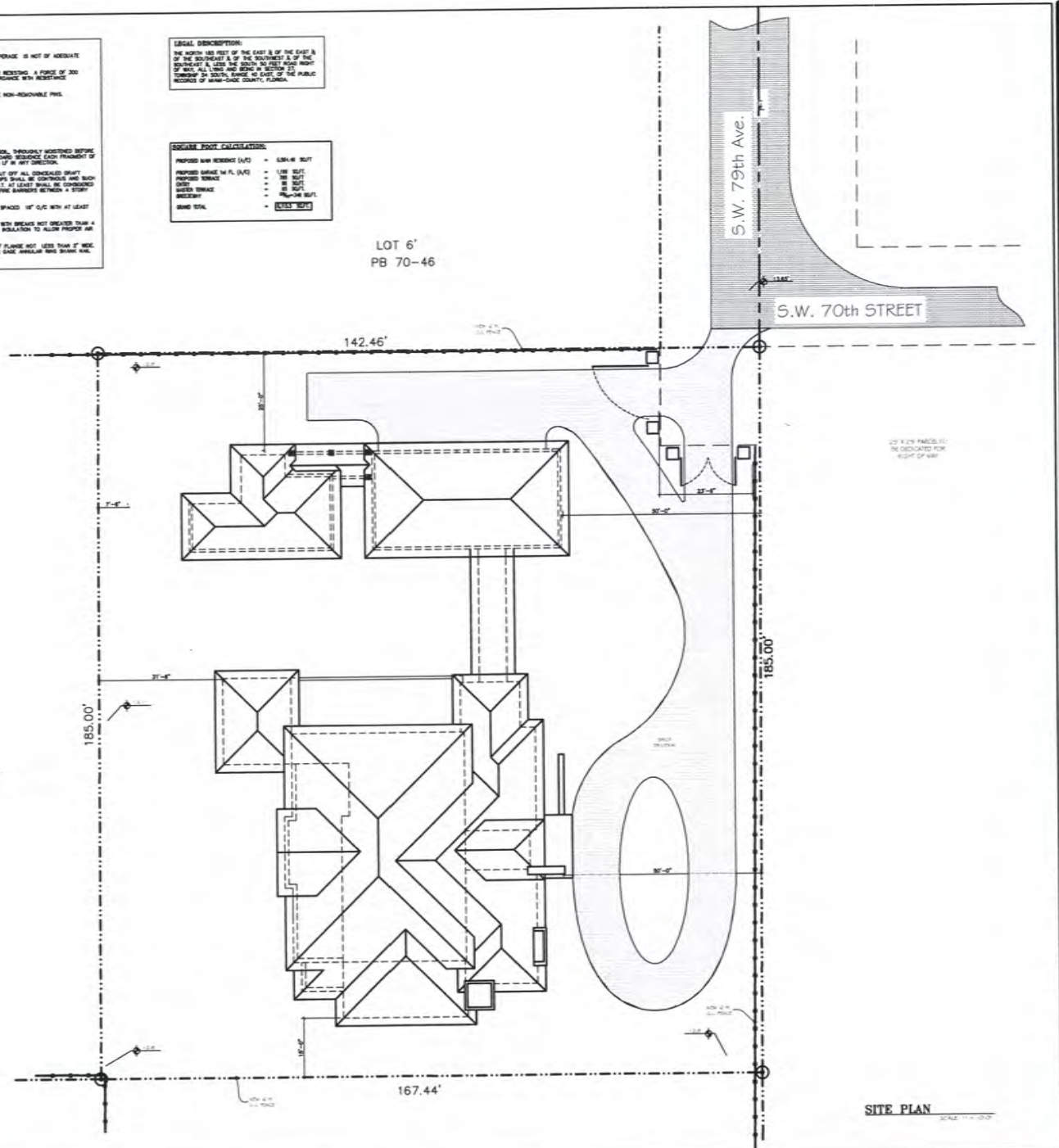
ZONING: GU-1
HEIGHT (TO RIDGE OF ROOF): 30'-0"
LOT SIZE: 30,375 SQ. FT.

PRINCIPLE BUILDING:
LOT COVERAGE (EVERYTHING UNDER ROOF) = 8,948 SQ. FT.
LOT COVERAGE ALLOWED 30% X 30,375 = 6,075 SQ. FT.

SETBACKS	REQ'D	PROVIDED
FRONT	50'-0"	50'-0"
SIDE	15'-0"	15'-0"
SIDE STREET	N/A	N/A
REAR	30'-0"	31'-0"

ACCESSORY BUILDING:
REAR YARD SIZE = 0 SQ. FT.
LOT COVERAGE (EVERYTHING UNDER ROOF) = 1,192 SQ. FT.
LOT COVERAGE ALLOWED 5% X 30,375 = 1,518 SQ. FT.

SETBACKS	REQ'D	PROVIDED
FRONT	50'-0"	50'-0"
SIDE	50'-0"	55'-0"
SIDE STREET	N/A	N/A
REAR	7'-0"	7'-0"



SITE PLAN

RICHARD CORTES
ARCHITECT
AR# 0014256
7700 SW 115 ST
PINECREST, FL. 33156
PH: 305 233-0858
FAX: 305 233-6856
rcortesaia@aol.com

SEAL

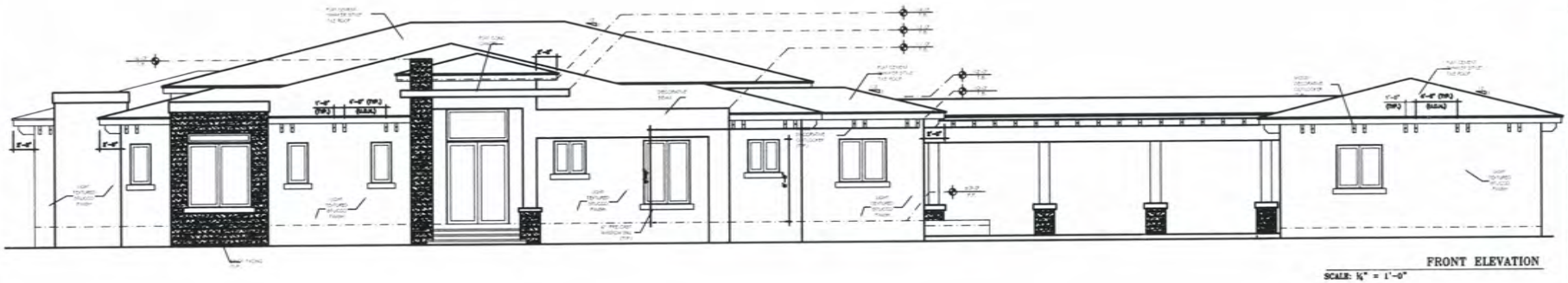
NEW RESIDENCE FOR:
MR. & MRS. DONER GARCIA
7001 SW 79TH COURT
MIAMI, FL. 33143

SHEET NAME
SITE PLAN

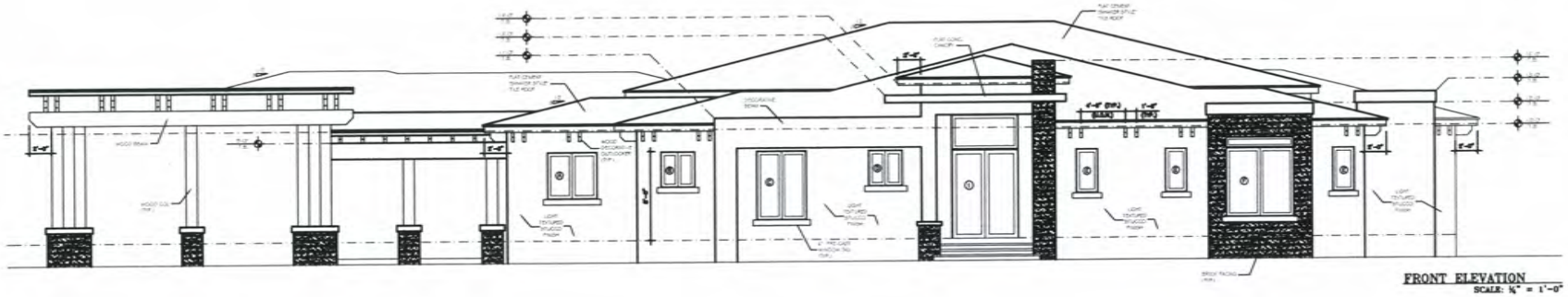
NO	REVISIONS
1	
2	
3	
4	
5	
6	

DATE: 6-9-15
DRAWN BY: C.C.
SCALE: 1"=1'-0"
NORTH

SP-2
SHEET No.



FRONT ELEVATION
SCALE: ¼" = 1'-0"



FRONT ELEVATION
SCALE: ¼" = 1'-0"

RICHARD CORTES
ARCHITECT
AR# 0014236
7700 SW 115 ST
PINECREST, FL. 33156
PH: 305 233-0658
FAX: 305 233-4858
rcortespa@aol.com

SEAL

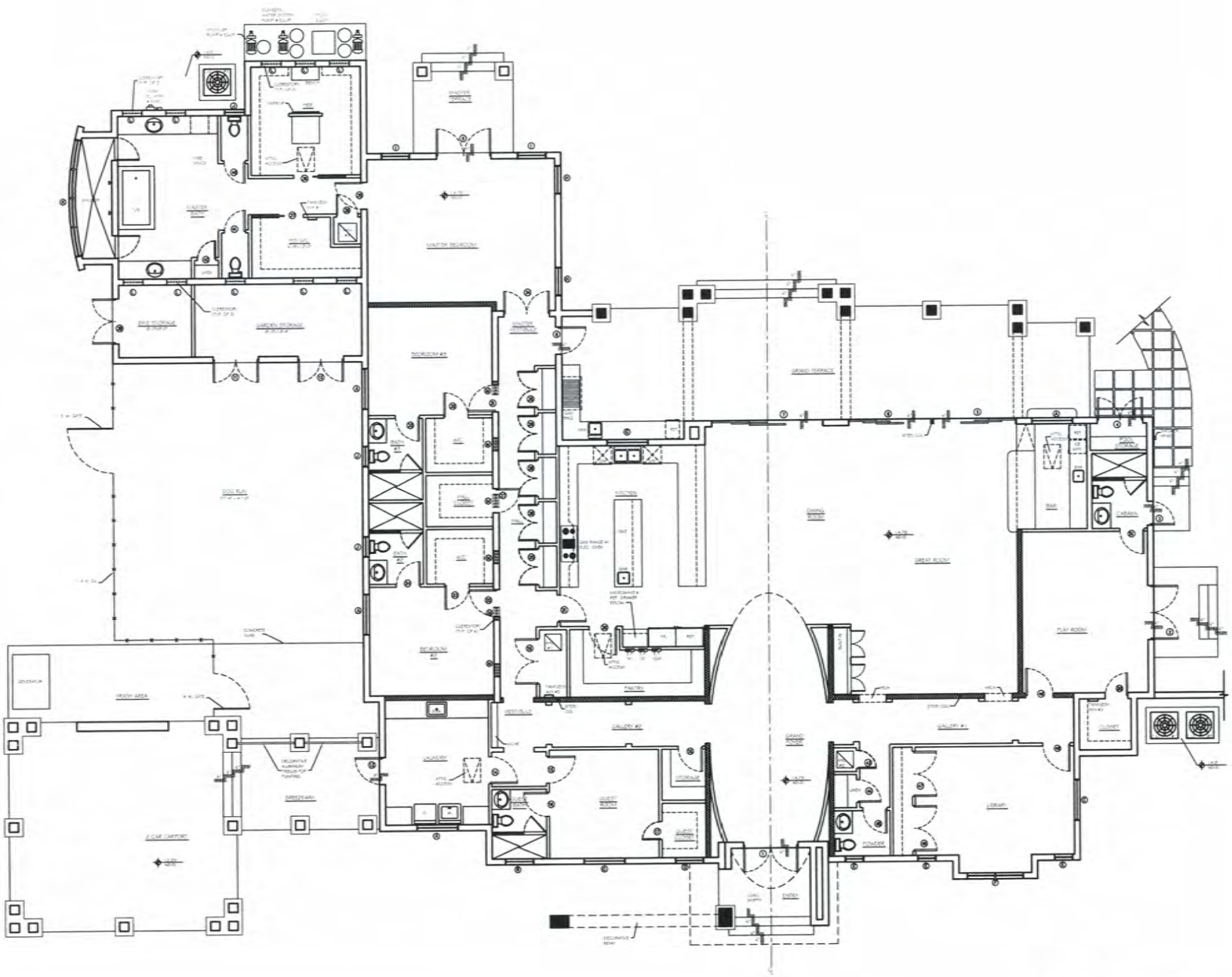
NEW RESIDENCE FOR:
MR. & MRS. DONER GARCIA
7001 SW 79TH COURT
MIAMI, FL. 33143

SHEET NAME
ELEVATIONS

	1-27-15

DATE: 6-9-15
DRAWN BY: C.C.
SCALE: ¼"=1'-0"
NORTH

A-1
SHEET No.



FLOOR PLAN

SCALE: ¼" = 1'-0"

RICHARD CORTES

ARCHITECT
AR# 0014256

7700 SW 115 ST
PINECREST, FL 33156

PH: 305 233-0658
FAX: 305 233-4058
rcortesga@aol.com

SEAL

NEW RESIDENCE FOR:
MR. & MRS. DONER GARCIA
7001 SW 79TH COURT
MIAMI, FL. 33143

SHEET NAME
FLOOR PLAN

DATE:
6-9-15

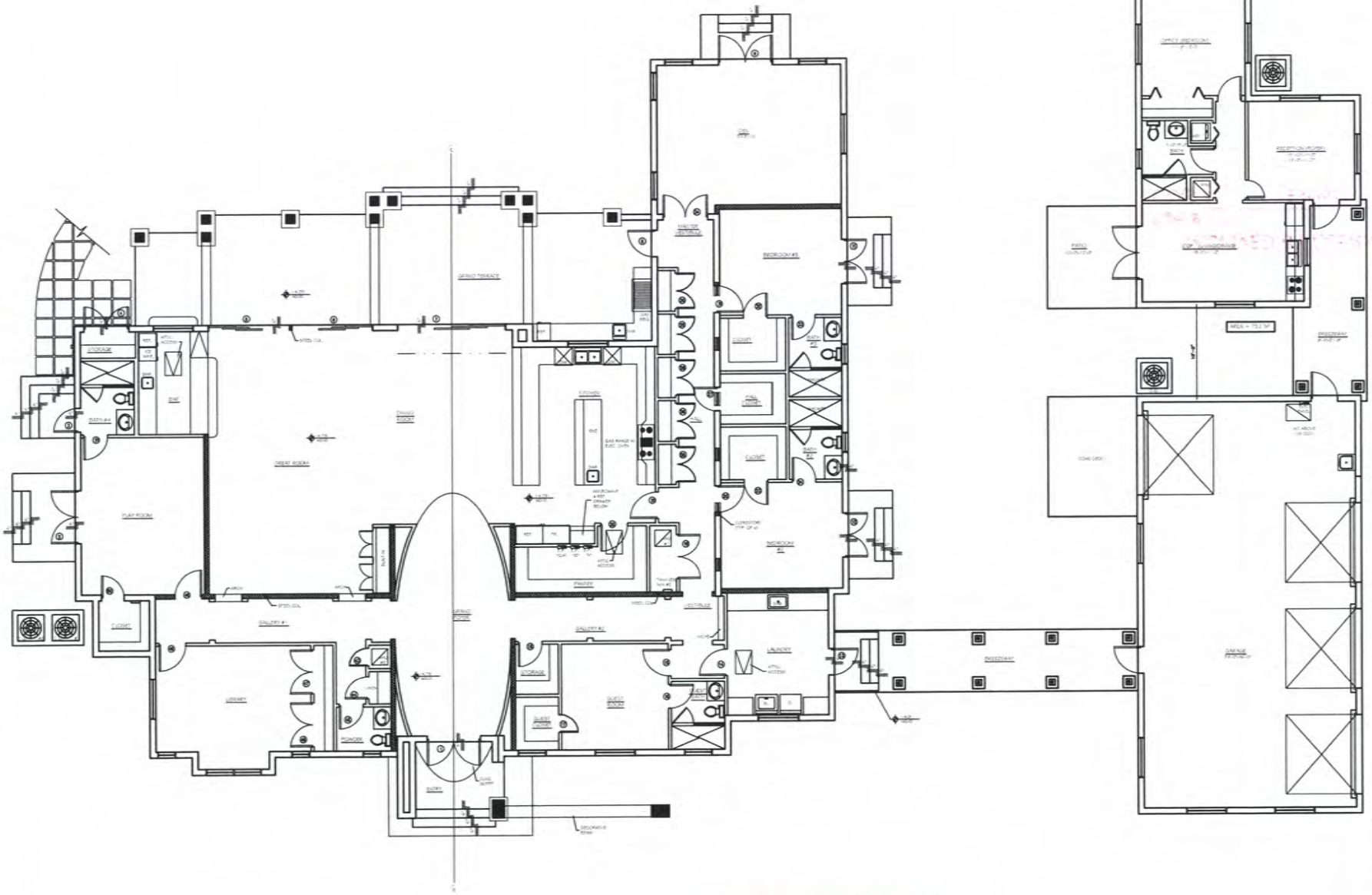
DRAWN BY:
C.C.

SCALE:
¼"=1'-0"

NORTH

A-2

SHEET No.



PROPOSED RESIDENCE FLOOR PLAN
SCALE: ¼" = 1'-0"

RICHARD CORTES
ARCHITECT
AR# 0014236
7700 SW 115 ST
PINECREST, FL 33156
PH: 305 233-0605
FAX: 305 233-4856
rcortesps@aol.com

SEAL

NEW RESIDENCE FOR:
MR. & MRS. DONER GARCIA
7001 SW 79TH COURT
MIAMI, FL. 33143

SHEET NAME
FLOOR PLAN

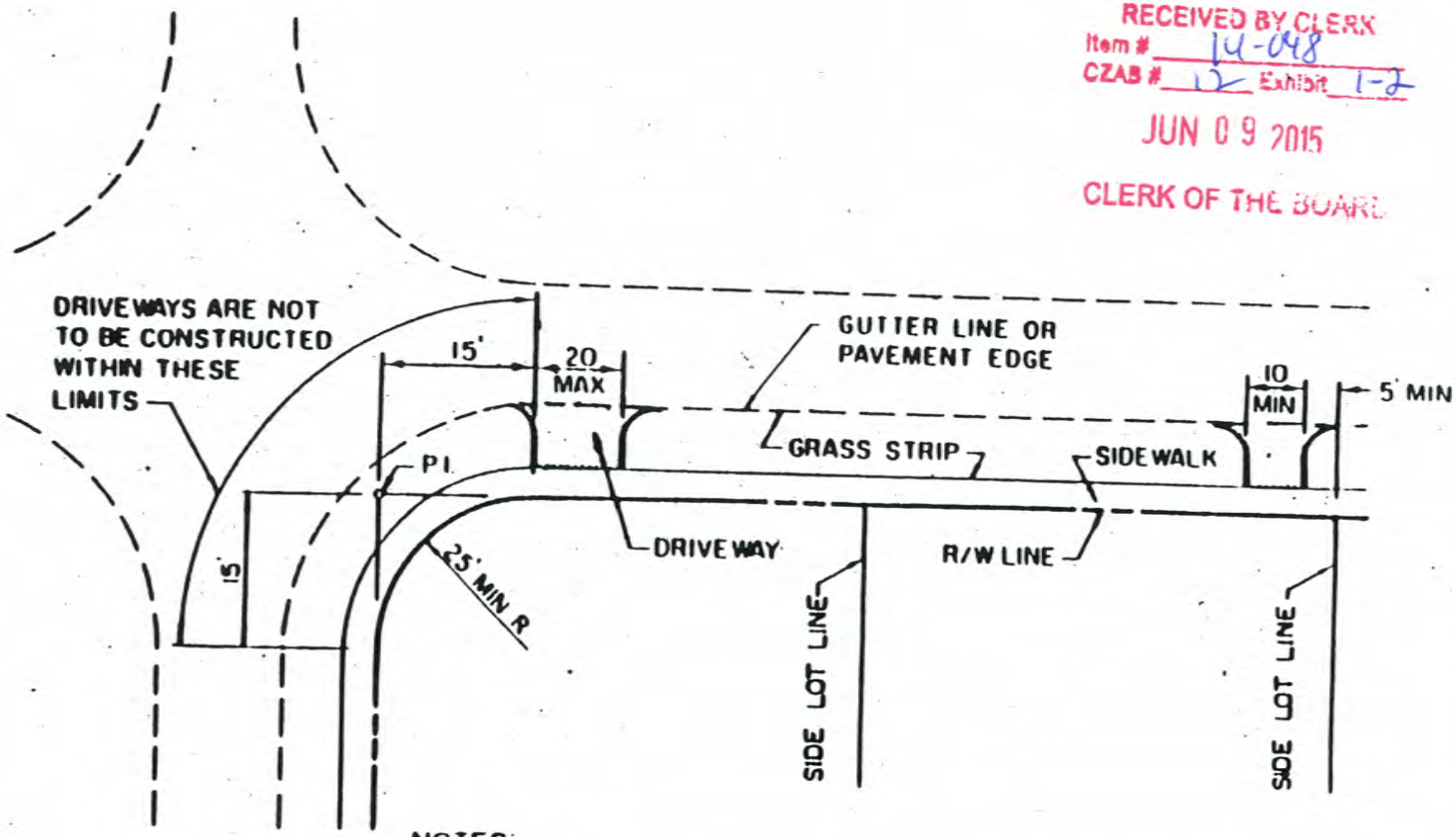
DATE:	6-9-15
DRAWN BY:	C.C.
SCALE:	

NORTH

A-3
SHEET No.

RECEIVED BY CLERK
Item # 14-048
CZAB # 12 Exhibit 1-1
JUN 09 2015
CLERK OF THE BOARD

RECEIVED BY CLERK
Item # 14-048
CZAB # 12 Exhibit 1-2
JUN 09 2015
CLERK OF THE BOARD



NOTES:

1. THE LIMITS WITHIN WHICH DRIVEWAYS MAY NOT BE CONSTRUCTED ARE DETERMINED BY MEASURING FROM THE P I OF R/W LINES A DISTANCE OF 15' ALONG THE R/W LINE CURVE TANGENTS.
2. ALL DRIVEWAYS MUST BE CONSTRUCTED SO THAT NO PART OF THE DRIVEWAY (EXCLUDING THE TRANSITION) BETWEEN THE EDGE OF ROADWAY PAVEMENT AND THE R/W LINE IS CLOSER THAN 5' FROM A SIDE LOT LINE EXTENDED.

ITEM	CROSS REF	SPEC REF
CONC DRIVEWAY	R-12 6	
ASPHALT DRIVEWAY	R-12 3	

METROPOLITAN DE COUNTY
PUBLIC WORKS DEPARTMENT

APPROVED 6/5/6

REVISED 5/17/72
6/4/96

STANDARD ROAD DETAIL

RESIDENTIAL DRIVEWAY SPACING

R 12.1

SHEET 1 OF 1

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 12

September 1, 2015

RESOLUTION #: CZAB12-24-15

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
A	14-048	MARIA FANTI	27-54-40

EX. #	EXHIBIT DESCRIPTION	IN FILE
A-1		
A-2		
A-3		
A-4		
A-5		
A-6		
A-7		
A-8		
A-9		
A-10		
A-11		
A-12		
A-13		
A-14		
A-15		
A-16		
A-17		
A-18		

NONE

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 12

Hearing Date:

RESOLUTION #: CZAB12-22-15

ITEM#	HEARING#	APPLICANT'S NAME	SS-TT-RR
B	14-048	MARIA FANTI	27-54-40

EX. #	EXHIBIT DESCRIPTION	IN FILE
B-1		
B-2		
B-3		
B-4		
B-5	Item deferred to 9/1/15 with leave to amend.	
B-6		
B-7		
B-8		
B-9		
B-10		
B-11		
B-12		
B-13		
B-14		
B-15		
B-16		
B-17		
B-18		

NONE

ATTENDANCE AND SPEAKER'S ROSTER

9-1-15 **COMMUNITY ZONING APPEALS BOARD** C-12

(DATE) *(CZAB)*

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
1	ALAN LERNER	[signature]
1	RICHARD CORTES	[signature]
1	ANABEL SIERRA-MIRANDA	Anabel Sierra Miranda
1	R.J. MIRANDA	[signature]
3	Rosemary Hartigan	[signature]
3	JOSE DIAZ	[signature]
3	CARLOS C. LOPEZ	[signature]
2	BRUCE BROCKHOUSE	[signature]
1	DENISE TYRE	Denise A Tyre
1	JOSE SUAREZ	[signature]
1	MARIA CADENAS	Maria A Cadenas
A MARIA FANTI	Daner Garcia	[signature]
Williamson	Holly White	Holly White
~~[illegible]~~ 1	STEPHEN OLMSTED - VILLAGE OF PINECREST	Stephen R. Olmsted
~~2~~ 1	Quisqueya Coviello	[signature]
~~[illegible]~~ 1	Janet Shad	Janet L. Shad
1	Matthew Amster	[signature]
1	Christine Jaar	[signature]
1	Kathleen H. Alston	
1	Lori Moldovan	Lori Moldovan
1	Manuel Mejido	[signature]

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER'S ROSTER

9-1-15 **COMMUNITY ZONING APPEALS BOARD** C-12

(DATE) (CZAB)

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
	FERNANDO TAMAY	
Williamson	PAUL MARCUS	
W. Williamson	RIGOBERTO RODRIGUEZ	

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER'S ROSTER

7.7.15 **COMMUNITY ZONING APPEALS BOARD** C.12

(DATE) (CZAB)

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
A	JAMES LUPINO	
	Nelson Hernandez	
A	Ben Fernandez	
A	CRYSTINA OLER	
A	MYANNA WHEATMAN	Myanna Wheatman

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER'S ROSTER

6.9.15 **COMMUNITY ZONING APPEALS BOARD** C.Z

(DATE) (CZAB)

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
B	Mark Brenchley	Mark Brenchley
4	Juan R. Martinez	
5	Marcel Ruiz	
A	Ken Sommer	
A	Steve Redlich	Steven Redlich
A	Sara Zamora	
1	Maria Fanti	
1	Dover Garcia	
1	Nelson Sayegh	
1	Maria Lopez-Calleji	
2	Melvin J Sanchez	
1	Gigliola DelValle	
1	Amy Gonzalez	Amy Gonzalez
1	Roxana Rapaport	
1	Barbara Silverstein	
1	Mary Bergquist	Mary Bergquist
A	Alvaro Dueñas	
Several	Lawrence Perona	

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

ATTENDANCE AND SPEAKER'S ROSTER

COMMUNITY ZONING APPEALS BOARD

(DATE) (CZAB)

AGENDAI TEAM(S)	PRINT NAME	SIGN NAME
1	Raul Vazquez	[illegible]
1	LORRAINE JUITALE	[illegible]
1	Dee Ruth	[illegible]
1	MARIA GONZALEZ	[illegible]
	~~[illegible]~~	
	STEVEN HAGUEL	[illegible]

CONTINUE ON OTHER SIDE IF MORE SPACE IS NEEDED

June 25, 15

C-12

P-2

Julian and Christina Medina
7920 SW 69 Ter
Miami, Fl 33143

Miami Dade County
Zoning Hearing Section
Process #Z2014000048

Dear Board Members,

As one of the closest and potentially most directly impacted neighbor under the proposal currently under review, we are writing *in support of the recommendations* made by the Miami-Dade County Department of Regulatory and Economic Resources Staff. As outlined in the Report to Community Council No. 12, dated June 9, 2015, *we agree that the proposal should be* ***DENIED***.

At the June 9, 2015 meeting, it was incorrectly stated on behalf of the applicant that ingress/egress into the proposed lots was the only reason for denial of the application. While that is certainly our biggest concern, it was not the County Staff's only concern. As described below, we agree with several other reasons in the report which thoughtfully, fairly, and justifiably recommended DENIAL.

1. Our main concern is in agreement with the Department of Regulatory and Economic Resources Platting and Traffic Review which requires ingress/egress easement along the proposed westerly lot. We are concerned that building a road and easement will abut the south wall of our property adjacent to our family pool and backyard, in violation of zoning requirement as discussed at the meeting.

We also have concerns with other proposed solutions on the eastern side of the lot at SW 79 Ave and SW 70 St. These roads are currently narrow and ONE-WAY and used daily by walkers and bicyclists. Any proposed access via this route should take into account the daily non-automotive use of these roads.

2. Our second main concern is with the proposed size and frontage of the properties. We agree with the Zoning board who opined that the lot frontage would be "too intensive and would be out of character with the area". The proposed houses, with nearly 8,000 square footage each would be entirely inconsistent and incompatible with the surrounding area, which in the immediate vicinity comprise older ranch type houses on 1 acre lots with approximately HALF the square footage of the proposed houses.

3. The inconsistency of the size of the proposed properties with respect to the lot size is evidenced by the need to request several NON-USE VARIANCES for the property (requests#1 through#3 on parcel -A and requests #4 and #5 on parcel B'). These include variances requested with regards to **LOT AREA**, **FRONTAGE**, **LOT DEPTH**, **LOT COVERAGE**, **EAST and WEST SETBACKS**. Of these, the most concerning to our property is the potential infringement by permitting the SETBACK variances on the enjoyment of our property.

4. As noted by Public Works and Waste Management, approval of the request would entail consideration of requirements for service vehicles (49 ft radius cul de sac, 60 ft "T" turnaround, or Paved throughway). All of these would then require a public road on our fence immediately on our backyard. As noted previously and at the hearing, this would be in violation of zoning code.

In conclusion, while we welcome the idea of growth and development in the neighborhood, the process should be thoughtful and studied, precisely the method the County Department of Regulatory and Economic Resources Staff undertook when they decided to recommend **DENIAL WITHOUT PREJUDICE**. Their recommendation was based on not one but MULTIPLE issues with the proposal which are nicely summarized in the staff report, "approval of the requests could have a visual impact on the surrounding properties...and could negatively impact traffic on the abutting roadways".

Respectfully,

Julian and Christina Medina

#22014000048

Julian + Christina Medina
7920 SW 69 Ter
Miami, Fl 33143

MIAMI FL 331
27 JUN 2015 PM 3 L

Zoning Agenda Cord.

Miami Dade County
111 NW 1st Street
11th Floor
Miami, Fl 33128

RECEIVED
JUN 30 2015
PLANNING & ZONING

33125551611