Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12

PH: Z14-086 (14-1-CZ12-3) **March 3, 2015**
Item No. B

Recommendation Summary	
Commission District	11
Applicants	Ricardo & Liliana Del Cueto
Summary of Requests	The subject application seeks approval to permit a proposed garage/guest house and swimming pool to be located in front of the subject residence on a dual frontage lot, setback less than required from the front and interior side property lines.
Location	9490 SW 99 Street, Miami-Dade County, Florida.
Property Size	.83 acre
Existing Zoning	EU-1, Single-family One Acre Estate District
Existing Land Use	Single-Family Residence
2020-2030 CDMP Land Use Designation	Estate 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.**

The application was deferred from the January 6, 2015 hearing of Community Zoning Appeals Board (CZAB) #12 to allow the applicants to meet with the neighbors.

REQUESTS:

1. NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a garage/guest house in front of the principal residence, setback 15'-3" (20' required) from the interior side (east) property line, and setback 25' (75' required) from the front (north) property line on a dual frontage lot.

2. NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a proposed swimming pool setback 67'-3" (75' required) from the front (north) property line and be located in front of the residence on a dual frontage lot.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "proposed residence for Ricardo & Lilian Del Cueto" as prepared by Burgos Lanza architects & planners and dated stamped received 8-6-14 consisting of 8 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Site plan indicates the development of a new single-family residence with a proposed garage/guest house and a swimming pool on a dual frontage lot.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)
South	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)
East	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)
West	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The .83 acre subject property is an existing single-family residence located at 9490 SW 99 Street. The surrounding area is characterized by EU-1 zoned single-family residences.

SUMMARY OF THE IMPACTS:

Approval of this application will allow a proposed garage/guest house setback less than required from the front and interior side property lines on a dual frontage lot. However, approval of the requests could have a visual impact on the surrounding properties.

CDMP ANALYSIS:

The subject property is designated as ***Estate Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* The approval of the requests sought in this application will allow the applicants to develop the property with a proposed garage/guest house and swimming pool on a dual frontage lot. Staff opines that approval of the application will not change the single-family residence use, and therefore, would be **consistent** with the density threshold, and the uses allowed under the Estate Density Residential designation of the property on CDMP LUP map.

ZONING ANALYSIS:

When request #1, to permit a garage/guest house in front of the principal residence, setback 15'-3" (20' required) from the interior side (east) property line and setback 25' (75' required) from the front (north) property line on a dual frontage lot, and request #2, to permit a proposed swimming pool setback 67'-3" (75' required) from the front (north) property line and be located in front of the residence on a dual frontage lot are analyzed 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. Staff notes from the County's Geographic Information System (G.I.S.) that the proposed garage/guest house is located

approximately 134' from the neighboring residence to the north, and the proposed swimming pool is located 242' from said residence. Staff opines that the distance from the proposed garage/guest house and swimming pool to the neighboring residence will mitigate any negative visual impacts from the 50' encroachment of the garage/guest house and the 7.75' encroachment of the swimming pool into the front (north) setback area. Staff notes that the neighboring residence located to the east will not be adjacent to the proposed garage/guest house, and staff opines that the installation of additional landscaping will mitigate any negative visual impacts from the 4.75' encroachment into the interior side (east) setback area on said residence. Therefore, staff recommends as a condition for approval that the applicants install a hedge along the interior side (east) setback area along the property lines abutting the garage.

Staff's research based on the area found similar or more intensive approvals of front and interior setback variances for an accessory building and/or swimming pool, along with requests to permit accessory buildings or swimming pools to be located in front of the principal building on dual frontage lots. For example, a Property located to the southeast at 9350 SW 98 Street was approved pursuant to Resolution #5-ZAB-72-97 to permit a guest house setback 7'-6" from the front (south) property line and a property located to the south at 9445 SW 100 Street was approved pursuant to Resolution #5-ZAB-76-95 to permit a two story guest house setback 25' (75' required) from the front (north) property line. As such, staff opines that requests #1 and #2 are not out of character with prior approvals in the area and therefore, are **compatible** with the residences in the area. **Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITION 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, "proposed residence for Ricardo & Lilian Del Cueto" as prepared by Burgos Lanza architects & planners and dated stamped received 8-6-14 consisting of 8 sheets.

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

4. That the applicants install and maintain a hedge along the interior side (east) setback area abutting the garage/guest house, not less than 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

5. That the applicants comply with the safe sight distance triangle for the entrances to north and south of the subject property at the time of permitting.

ES:MW:NN:CH:EJ

Eric Silva, AICP, Senior Division Chief NDW
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Ricardo & Liliana De Cueto
Z14-086

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

Estate Density Residential (Pg. I-31)	*This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*

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.*

B. RICARDO & LILIANA DEL CUETO
(Applicant)

15-1-CZ12-2 (14-086)
Area 12/District 07
Hearing Date: 03/03/15

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.

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP

#2

APPLICANT'S NAME: RICARDO & LILIANA DEL CUETO

REPRESENTATIVE: CARLOS LANZA

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
15-1-CZ12-2 (14-086)	January 6, 2015	CZAB12		15

REC: Approval with conditions

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):

■ DEFER: ☐ INDEFINITELY ■ TO: March 3, 2015 ■ W/LEAVE TO AMEND

☐ DENY: ☐ WITH PREJUDICE ☐ WITHOUT PREJUDICE

☐ ACCEPT PROFFERED COVENANT ☐ ACCEPT REVISED PLANS

☐ APPROVE: ☐ PER REQUEST ☐ PER DEPARTMENT ☐ PER D.I.C.
☐ WITH CONDITIONS

■ OTHER: Deferred with leave to amend to March 3, 2015 to meet with neighbors and to address Board's concerns. No re-advertisement.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCIL WOMAN	**M**	Peggy **BRODEUR**	X		
COUNCILMAN		Javier **GONZALEZ-ABREU**	X		
COUNCILMAN		Matthew **LARSH**	X		
VICE CHAIRMAN		Alberto **SANTANA**			X
COUNCIL WOMAN	**S**	Angela M. **VAZQUEZ**	X		
COUNCILMAN		Elliot N. **ZACK**			**Recused**
CHAIRMAN		Jose I. **VALDES** (C.A.)	X		
		VOTE:	**5**		

NOTE: Chairman Elliot Zack recused himself from the hearing and passed the gavel to Councilman Valdes.

7

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEY: Abbie Schwartz

Memorandum

MIAMI-DADE COUNTY

Date: August 13, 2014

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-12 #Z2014000086
Richard Del Cueto and Liliana Del Cueto
9490 SW 99th Street, Miami, FL 33176
Non-Use Variance to permit a pool and guest house setback less than required and in front of the principal building
(EU-1) (.97 Acres)
04-55-40

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.

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

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

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

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

Tree Preservation

The subject property contains a specimen-sized (trunk diameter 18 inches or greater) live oak tree, which is depicted on the submitted survey and site plans as tree #10. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. Please be advised that this specimen-sized live oak tree is shown to be preserved, however non specimen trees will be removed as per the site plans; therefore, 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. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact Tree Permitting Program at 305-372-6574 for additional information regarding tree permitting procedures and requirements prior to site development.

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: August 26, 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: Z2014000086
Name: Liliana & Ricardo Del Cueto
Location: 9490 SW 99 Street
Section 04 Township 55 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, Plat Book 43, Page 93.

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: August 18, 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: Ricardo and Liliana Del Cueto (#14_086)

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 regarding improvements to the 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 of the Fiscal Management and Planning Division, at 305-514-6661.

Memorandum

MIAMI-DADE COUNTY

Date: August 25, 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: Z2014000086: LILIANA & RICARDO DEL CUETO

Application Name: LILIANA & RICARDO DEL CUETO

Project Location: The site is located at 9490 SW 99 ST, Miami-Dade County.

Proposed Development: The request is for accessory uses to a single family home with setbacks less than required.

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, Parks Property Management Supervisor

Memorandum

Date: 14-AUG-14

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

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

Subject: Z2014000086

Fire Prevention Unit:

No objection with survey with Zoning received date of August 6, 2014.

Service Impact/Demand

Development for the above Z2014000086
located at 9490 SW 99 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1828 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 8:01 minutes

Existing services

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

Station 13 - East Kendall - 6000 SW 87 Avenue
ALS 60' Aerial, Air Truck.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

N/A

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

DATE: 04-SEP-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

LILIANA & RICARDO DEL CUETO	9490 SW 99 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000086

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No bss cases open/closed/

Liliana & Richard Del Cueto

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

15

GENERAL NOTES

1. THE CONTRACTOR IS TO VISIT THE SITE AND VERIFY ALL EXISTING BUILDING AND SITE CONDITIONS. SHOULD ANY DISCREPANCIES BE ENCOUNTERED, THE ARCHITECT/ENGINEER SHOULD BE NOTIFIED IN WRITING 7 DAYS PRIOR TO SUBMITTING HIS BID.
2. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION AND OCCUPANCY OF THE PROJECT.
3. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
4. THE CONTRACTOR IS TO PROVIDE ALL THE SUPPLEMENTARY MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
5. THE CONTRACTOR COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THE WORK IS COMPLETED IN A TIMELY MANNER, COMPLYING WITH THE OWNER/CONTRACTOR AGREEMENT.
6. THE CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION APPROVED BY THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
7. GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION AND CONSTRUCTION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT/ENGINEER.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE RESOLVED BY ARCHITECT/ENGINEER PRIOR T PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS WORK, INCLUDING, BUT NO LIMITED TO VANDALISM, THEFT, ETC.
10. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.
11. THE CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION.
12. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES OR FOR PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT'S CONSTRUCTION.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, ALL HEADERS ARE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
14. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
15. CONTRACTOR SHALL SUBMIT PRODUCT CONTROL APPROVAL DATA FOR ALL PRODUCTS AND MATERIALS THAT FALL UNDER THE JURISDICTION OF THE METROPOLITAN DADE COUNTY BUILDING AND ZONING PRODUCT CONTROL DEPARTMENT.
16. ALL WORK TO BE TRUE TO LINE, PLUM AND SQUARE AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET THE ARCHITECTS SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY WORKMANSHIP WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
17. ALL DESIGN LOADS ARE TO BE AT MINIMUM PER F.B.C.2007 AND AS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
18. CONTRACTOR TO MAINTAIN SITE SAFE AND CLEAR OF DEBRIS. ALL CONSTRUCTION DEBRIS IS TO BE REMOVED FROM THE WORK AREAS DAILY AND FROM THE SITE AT PROPER INTERVALS.
19. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING.
20. GENERAL CONTRACTOR SHOULD SUBMIT TO ARCHITECT (6) SET SIGN & SEAL TRUSS SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
21. GENERAL CONTRACTOR SHOULD SUBMIT TO ARCHITECT SHOP DRAWINGS OF METAL CONNECTIONS, WINDOWS, DOORS, ROOF SYSTEMS AND ALL OTHER APPLICABLE MATERIALS TO BE INCORPORATE INTO CONSTRUCTION.

FLOOD LEGEND

RESIDENTIAL NEW CONSTRUCTION

ADDRESS : 9490 SW 99th ST MIAMI, FL 33176

LOT 6 BLOCK 43

HIGHEST CROWN OF ROAD ELEVATION: 10.80' FT. NGVD HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: NELSON MOJARENA PLS Lic #: 5504

ELEVATION	LOWEST FLOOR	GARAGE / STORAGE/CARPOT	ADJACENT GRADE
PROPOSED RESIDENCE	12.30'	11.8'	11.0'
PROPOSED GUEST HOUSE	11.8'	11.8'	10.8'

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

ALL AREAS BELOW B.F.E. SHALL BE PROVIDE 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 LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, A CERTIFICATION BY NELSON MOJARENA P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL BE ALLOWED THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SIDE 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" = 12.30' N.G.V.D.

SITE TO BE FILLED TO DADE 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.

ANY APPLICABLE RESOLUTION.

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 553.79 (10), FLORIDA STATUTES EFFECTIVE 7/10/87. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROCHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT. THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE=ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

THE BEAM ELEVATION CERTIFICATE IS REQUIRED BEFORE MAKING ANY INSPECTIONS ABOVE THE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATION OF OCCUPANCY OR COMPLETION (COMPLETION HOLD 186) (IC-303) CALL 372-6685.

O.S.F.H. – (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION S.F.H. – (SPECIAL FLOOD HAZARD) ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR THE REQUIRED LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER.

LOWEST FLOOR – 11 C-2(88) "SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OR VEHICLE, BUILDING ACCES OR STORAGE IN A AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON – ELEVATION DESIGN REQUIREMENTS IN 60.3 OF CFR CH.(10-1)-88 EDITION)". DADE COUNTY CODE SECTIONS LL C-3, 11 C-4, 11 C-5.

GARAGE / STORAGE – (SFHA (1 1 C-5 (F)) FULLY ENCLOSED AREAS BELOW THE BASE FLOOD ELEVATION SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD – WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS, THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHA NO BE PORTIONED OF FINISHED (FLOOD RESISTANT MATERIALS ONLY) INTO SEPARATE ROOMS OR AIR CONDITIONED. DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT OR MEET THE FOLLOWING CRITERIA; (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENINGS SHALL BE NOT HIGHER THAN ONE (1) FOOT ABOVE GRADE.

HIGHEST ADJACENT GRADE – 11 C-2(2) "SHALL MEAN THE HIGHEST FINISHED GRADE ELEVATION OF THE GROUND SURFACE NEXT TO THE PROPOSED WALLS OF THE STRUCTURE". 1 1C-2(GG) "MINIMUM FINISHED GRADE SHALL MEAN THE ELEVATION ESTABLISHED IN DADE COUNTY FLOOD CRITERIA MAP AT A SPECIFIC DEVELOPMENT SITE OR CROWN OF ROAD ELEVATION OF AN EXISTING ADJACENT ROAD, WHICHEVER IS HIGHER (OR WAIVER MUST BE OBTAINED). SITE GRADING MUST BE PROVIDED IN A MANNER SO AS TO RETAIN RUN – OFF WITHIN THE SITE AND PREVENT RUN – OFF INTO ADJACENT PROPERTY AS WELL AS DIRECT SURFACE WATER RUN – OFF INTO LAKES OR CANALS.

ZONING INFORMATION

• ZONING DESIGNATION EU-1

	REQUIRED	PROPOSED
NET LOT AREA:	---	36,097 S.F.
LOT COVERAGE: (15% MAX)	5,414 S.F.	4,514 S.F.

• SETBACKS (FOR MAIN RESIDENCE)

	ALLOWED	PROVIDED
FRONT (SOUTH)	50'	71'-10"
REAR (NORTH)	25'	136'-4"
INTERIOR SIDE		
(EAST)	15'	18'-9"
(WEST)	15'	15'-3"

• SETBACKS (FOR GUEST HOUSE) ACCESSORY STRUCTURE

	ALLOWED	PROVIDED
FRONT (SOUTH)	75'	212'-3"
FRONT (NORTH)	75'	35'-0"
INTERIOR SIDE		
(EAST)	20'	17'-6"
(WEST)	20'	68'-1"
BETWEEN BLDG	10'	68'-0"

• SETBACKS (CANOPY CARPORT) ACCESORY STRUCTURE

	ALLOWED	PROVIDED
FRONT (SOUTH)	5'	20'-0"
FRONT (NORTH)	5'	224'-7"
INTERIOR SIDE		
(EAST)	2'	5'
(WEST)	2'	107'-9"
BETWEEN BLDG	N/A'	15'-10"

APPLICABLE CODE

FBC 2010

AREA CALCULATION

MAIN RESIDENCE (A/C-COVERED TERRACES-BALCONIES-GARAGE-CARPOT)

GROUND FLOOR	3,449 S.F
COVERED TERRACE	341 S.F
COVERED CARPOT	728 S.F
COVERED ENTRY	237 S.F
SECOND FLOOR	2,785 S.F.
COVERED TERRACE	317 S.F
BALCONIES	586 S.F
AREA (A/C)	8,443 S.F.
GUEST HOUSE (A/C)	
GROUND FLOOR	
COVERED TERRACE	474 S.F
GARAGE	736 S.F
SECOND FLOOR	
GUEST SUITE	483 S.F.
COVERED TERRACE	348 S.F.
TOTAL (A/C)	10,484 S.F.

LEGAL DESCRIPTION

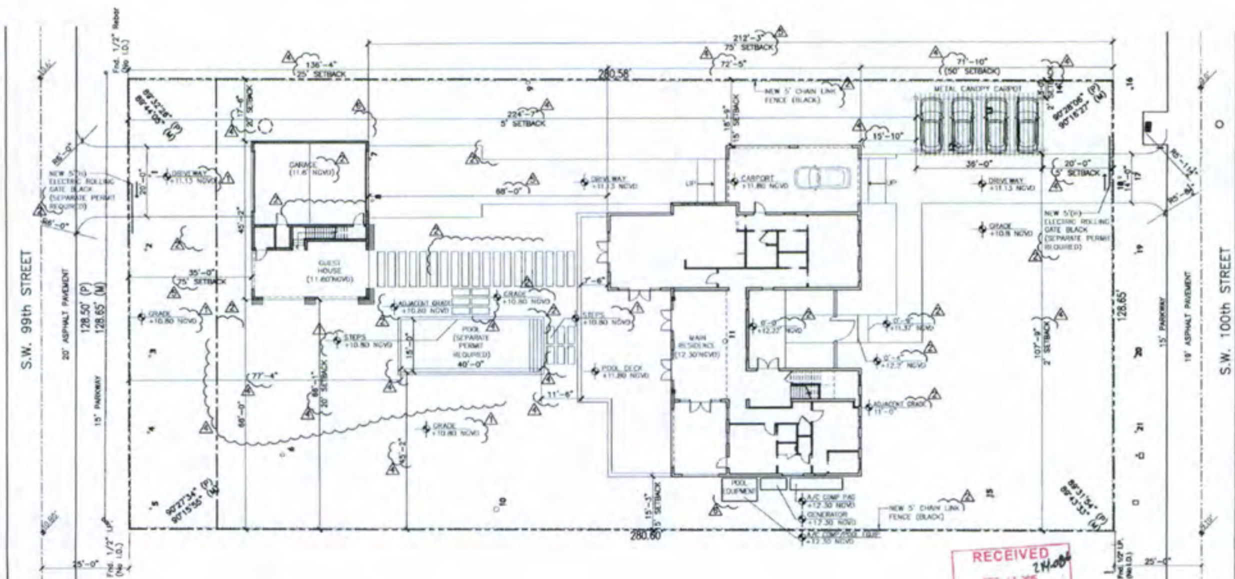
LOT 6, JUNELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 9490 SW 99th ST MIAMI, FL 33176

FOLIO No. 30-5004-003-0060

LOCATION MAP

NTS



SITE PLAN

SCALE: 1/16" = 1'-0"

RECEIVED 214-086 FEB 12 2015

REVISIONS:

REV.	REV. ISSUE
△	06/30/14
△	07/11/14
△	BDC 08/29/14
△	01/09/15
△	01/22/15
△	01/28/15

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519

BURGOS LANZA & ASSOCIATES
2730 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-9035

DATE	02/08/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A1.01

16

LANDSCAPE LEGEND

ZONING DISTRICT: EU-1 NET LOT AREA: 36,097 ACRES 0.83 S.F.

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED CHAPTER 33, AS INDICATED ON SITE PLAN NET LOT AREA = 36,097 S.F. X .50 % = 18,048 S.F.	18,048 (MAX)	18,048
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON THIS SITE PLAN: No. PARKING SPACES 20 X 10 S.F. PER PARKING SPACE =	20	20
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 A + B =	18,068 (MAX)	18,068
LAWN AREA CALCULATIONS		
A. 18,068 TOTAL S.F. OF LANDSCAPE OPEN SPACE REQUIRED BY TOWN OF CUTLER BAY LAND DEVELOPMENT REGULATIONS		
B. MAXIMUM LAWN AREA (SOD) PERMITTED = 60 % X 18,068 S.F. =	10,840 (MAX)	10,840
TREES		
A. No. TREES REQUIRED PER NET LOT ACRES (150 EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS 7 TREES X NET LOT ACRES =	7	7
B. % PALMS ALLOWED: No. TREES PROVIDED / 2 X 30% = % PALMS REQUIRED TO EQUAL AS STREET TREES ON 1:1 BASIS X 30%	N/A	N/A
C. % NATIVE REQUIRED: No. TREES PROVIDED X 30% =	7	8
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 25' O.C.) 257 LINEAR FEET ALONG STREET/25= LINEAR FEET ALONG STREET / 25 =	N/A	N/A
SHRUBS		
A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	70	70
B. No. SHRUBS ALLOWED X 30% = No. OF NATIVE SHRUBS REQUIRED	21	21
IRRIGATION PLAN: BY HOSE BIB	(YES)	(NO)

SEE CONTAINING INFORMATION AS INDICATED IN SAMPLE:

NEW TREES SCHEDULE

SYMBOL USED ON PLAN: SYMBOL	NEW	EXIST.	PLANT NAME: SCIENTIFIC	COMMON	NATIVE SPECIES: YES	NO	CALIPER: INSTALLED	HEIGHT: INSTALLED	HEIGHT: EXISTING AT MATURITY*	CANOPY DIAMETER: EXISTING AT MATURITY*	QUANTITY
Ⓐ	YES		MAHOGANY	*	YES		2.5"	16'-18'		8'	1
Ⓑ	YES		GOLDEN DROP		YES			8'-12'		3'	80
Ⓒ		YES		OAK	YES		6"		25'	16'-8'	
Ⓓ		YES		OAK	YES		1'-8"		25'	34'	
Ⓔ		YES		OAK	YES		1'-2"		30'	35'	
Ⓕ		YES		OAK	YES		4"		13'	5'	
Ⓖ		YES		OAK	YES		6"		20	14'	
Ⓗ		YES		OAK	YES		9"		25'	18'	
Ⓘ		YES		OAK	YES		6"		20'	17'	
Ⓙ		YES		OAK	YES		1'-2"		40'	38'	
Ⓚ		YES	DUABLE LINDO				5"		30'	10'	

NOTE: STREET TREES SHALL NOT BE PLANTED CLOSER THAN 15' FROM STREET LIGHT POLES
* MAHOGANY OR EQUAL

LANDSCAPING:

Sec. 3-94 Must Comply with County Standards Chapter 18A

Sec. 3-95 3. Nothing shall be planted, installed or placed within the right-of way without the consent of the Town. Provide approval of trees in right of way from Public Works Department.

Sec. 3-95 6. No person may remove or modify any landscaping from or within a right of way without the consent of the Town.

Sec. 3-95 10. Property owners shall maintain all landscaped areas in a healthy growing condition. Property owners shall remove all dead, diseased, or dangerous trees, or broken or decayed limbs that may constitute a menace to the public.

1. Landscape legend refers to Chapter 33. Please make correction and refer to the Towns Land Development Regulations

Sec. 3-97 (A) Landscaping and irrigation systems shall be completed in accordance with the approved landscape plans and installed prior to issuance of a Certificate of Occupancy for the site.

Sec. 3-97 (D) A Certificate of Occupancy shall not be issued until installation of landscape materials and irrigation systems consistent with approved plans is completed and a final inspection is performed by the Town.

Sec. 3-103 (A) All trees shall be at least 15 to 18 feet in height and 2.5 inches in DBH at the time of installation. Make correction on sheet A 1.01.

sc. 3-103 (A) All shrubs shall be atleast 3 gallons in container size and 2 feet in height for an upright growth habit shrub and 6 to 12 inches in height and 2 foot wide spread for a horizontal growth habit shrub.

Sec. 3-72 (H) Additional Landscape Requirement- Shall comply with the Florida Friendly Landscaping guiding principles of the Florida Yard and Neighborhood programs. Provide written evident of compliance with each principle on landscape plans.

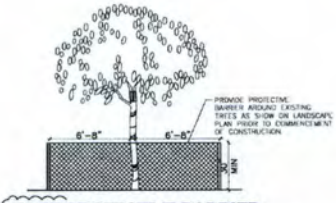
FENCE/WALL:

Walls and fences shall be erected with the finished side facing outwards.

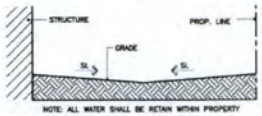
A separate building permit is required for fence installation & tree removal.

TREES TO BE REMOVED

SYMBOL	NAME	DIAM.	HEIGHT	SPREAD
①	OAK	0.35"	15'	15'
⑦	OAK	0.8"	12'	19'
⑧	OAK	0.8"	12'	7'
⑨	MONARCH TONGUE	1.0"	25'	31'
⑩	DUABLE LINDO	1.4"	40'	23'
⑪	OAK	0.15"	10'	9'

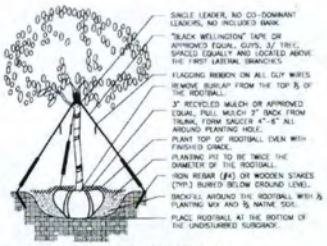


TREE PROTECTIVE BARRIER



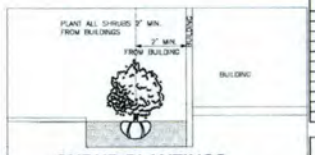
WATER RETENTION DIAG.

N.T.S.



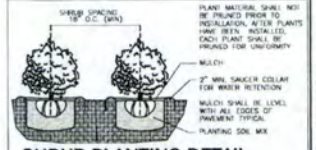
TREE PLANTING DETAIL

N.T.S.



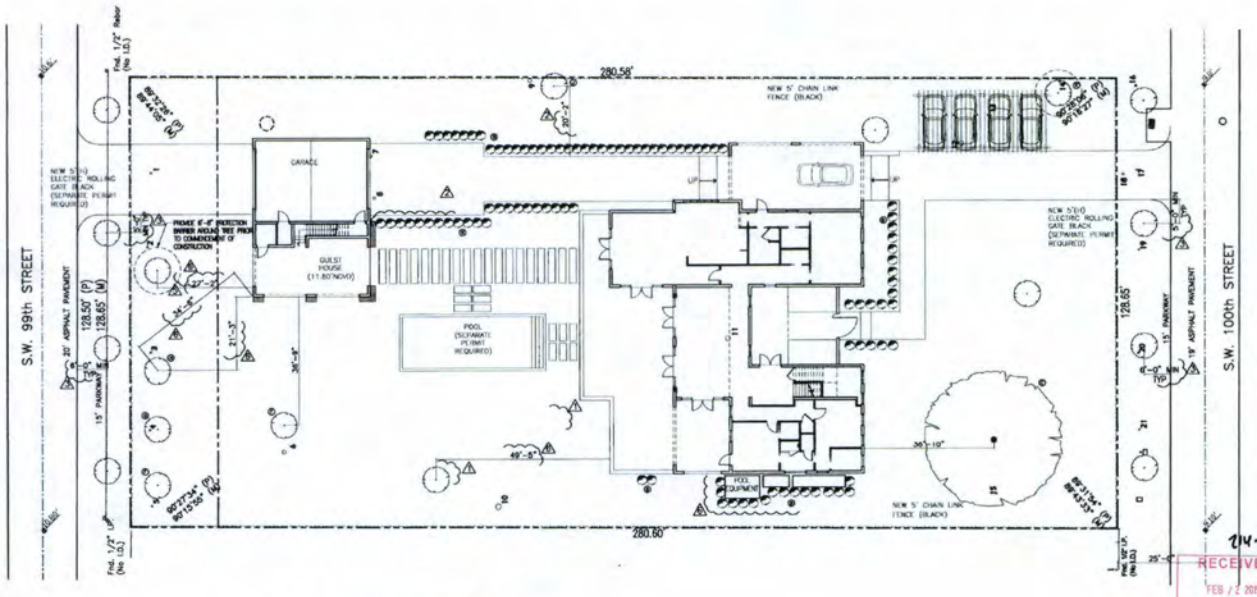
SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.



LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14
3	BOC 08/28/14
4	01/08/15

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
2750 SW 3RD AVENUE
MIAMI, FLORIDA 33129
TEL: (305) 856-1115
FAX: (305) 856-1116
BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26000519

THESE PLANS ARE THE PROPERTY OF BURGOS LANZA & ASSOCIATES AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OR USE OF THESE PLANS WITHOUT WRITTEN CONSENT IS PROHIBITED.

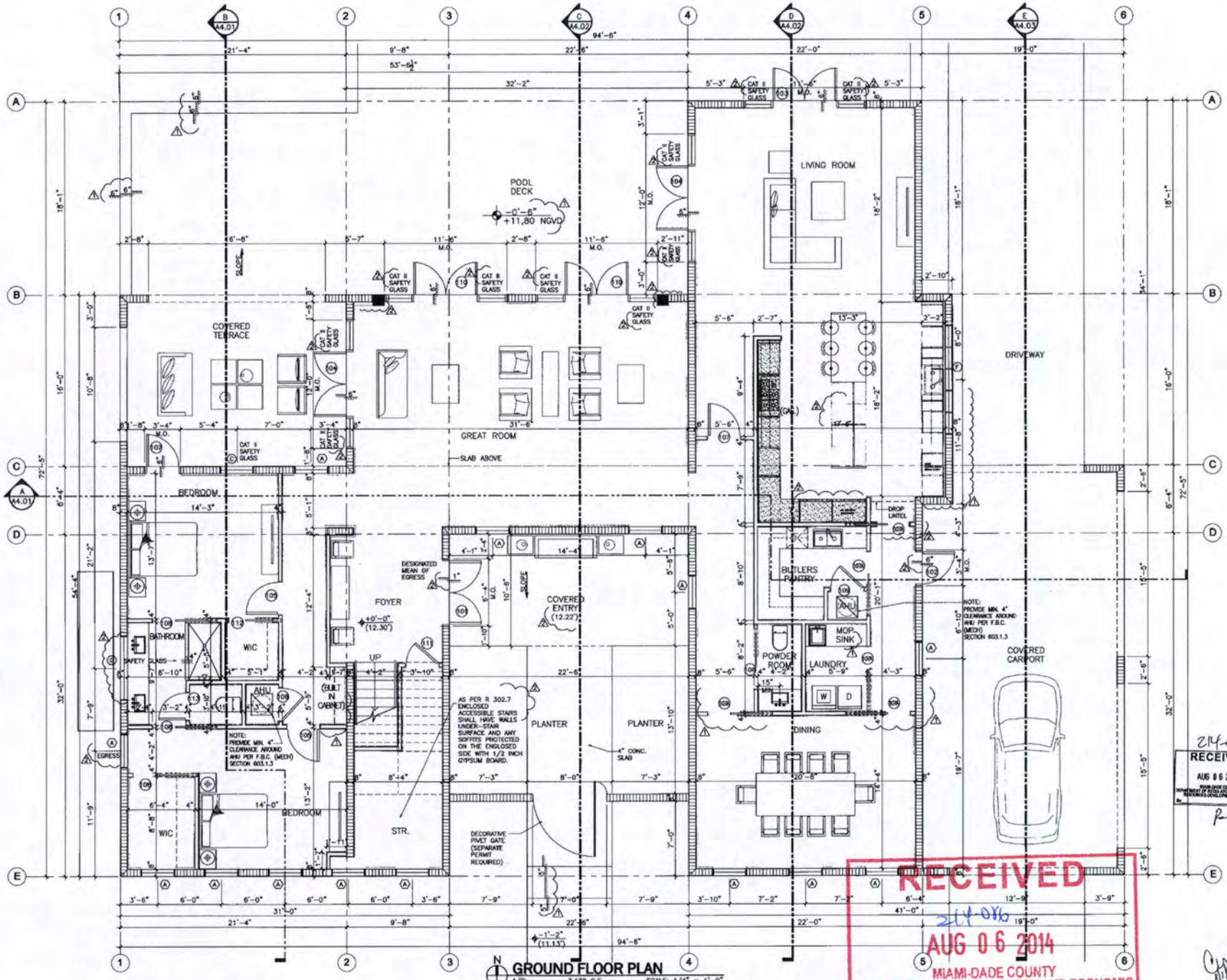
214.08

RECEIVED
FEB 2 2015
MIAMI-DADE COUNTY
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
REVIEWED FOR COMPLIANCE

DATE	02/06/14
DRAWN	LA
PROJECT No.	14-351
SCALE	AS SHOWN

A1.02

17



GROUND FLOOR PLAN

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE
FOR:
RICARDO & LILIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
ARCHITECTS & PLANNERS
AA 26001519

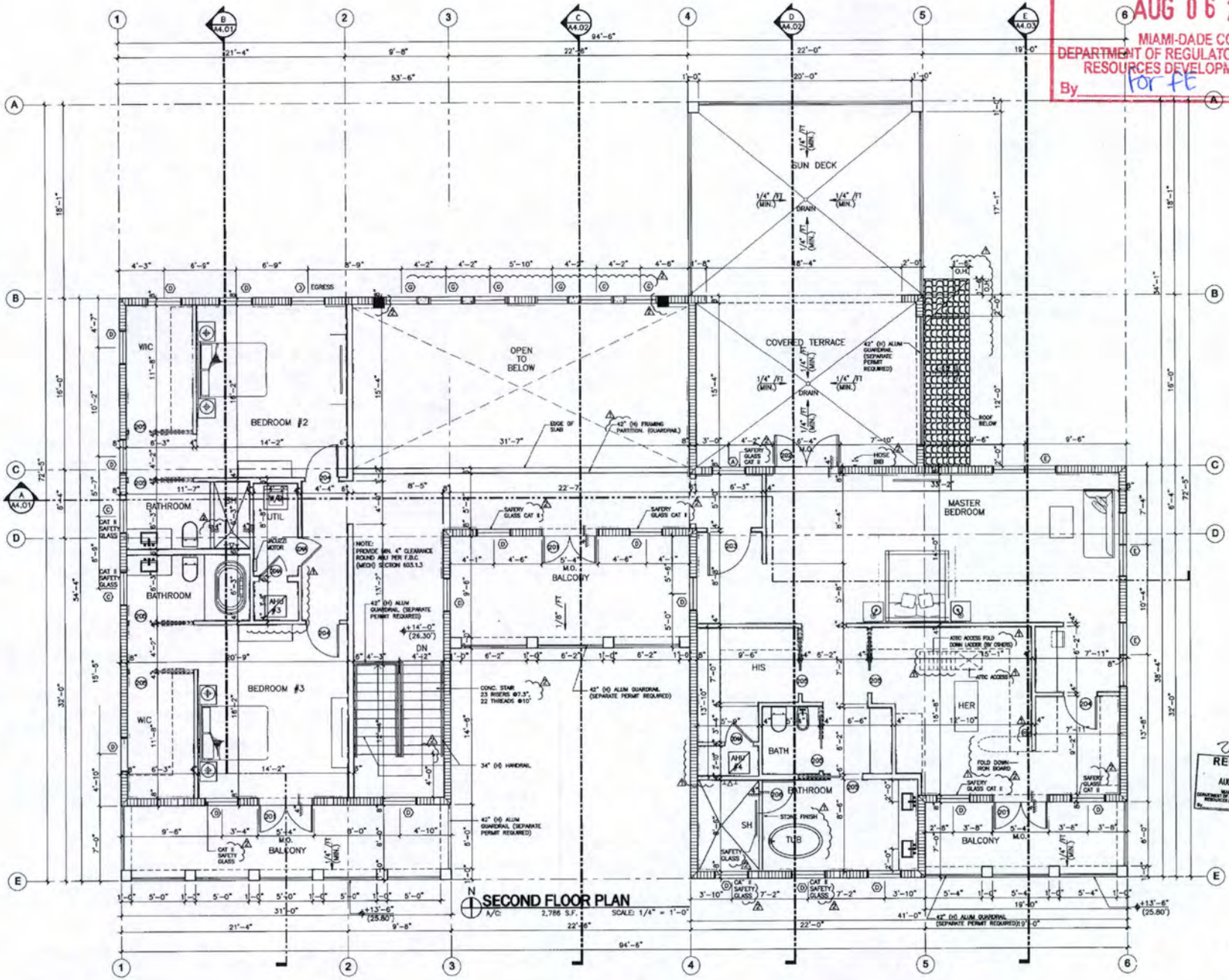
DATE	02/06/14
DRAWN	CK
PROJECT No.	14-351
SCALE	AS-SHOWN

A2.01

214-086
RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By per FE

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By for FE



REVISIONS:		
REV.	REV.	ISSUE
A	06/30/14	
B	07/01/14	

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

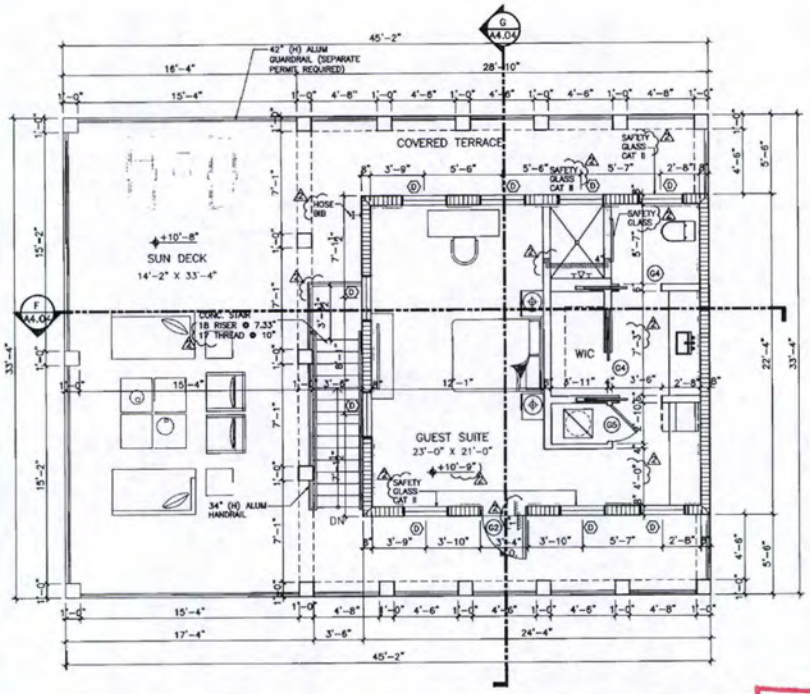
BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519

BURGOS LANZA & ASSOCIATES
2730 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-9055

214-086
RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By

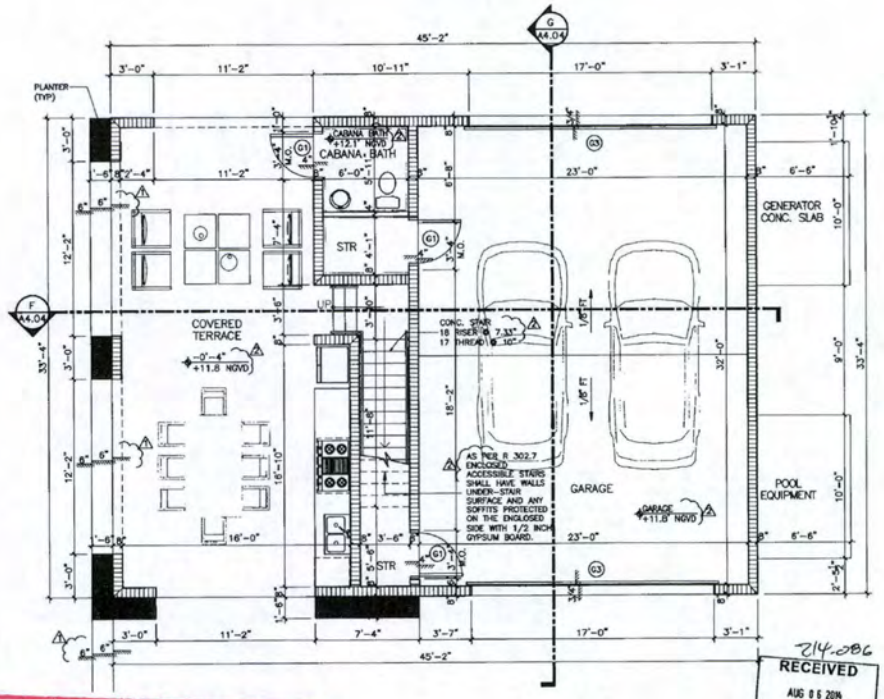
DATE	02/06/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A2.02



N GUEST HOUSE - SECOND FLOOR

A/C AREA: 483 S.F. SCALE: 1/4" = 1'-0"



N GUEST HOUSE - GROUND FLOOR

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

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS:

REV.	REV. ISSUE
1	06/26/14
2	07/11/14

PROPOSED RESIDENCE
FOR:
RICARDO & LILIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
8750 SW 92ND AVENUE
MIAMI, FLORIDA 33189
TEL: (305) 412-0066
FAX: (305) 412-0067
AA 26001519

BURGOS LANZA ARCHITECTS & PLANNERS

THE PROPERTY OF BURGOS LANZA & ASSOCIATES, ARCHITECTS & PLANNERS. ANY USE OR REPRODUCTION IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.

DATE:	02/06/14
DRAWN:	CK
PROJECT No.	14-351
SCALE	AS-SHOWN

A2.04
GUEST HOUSE

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURER'S RECOMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

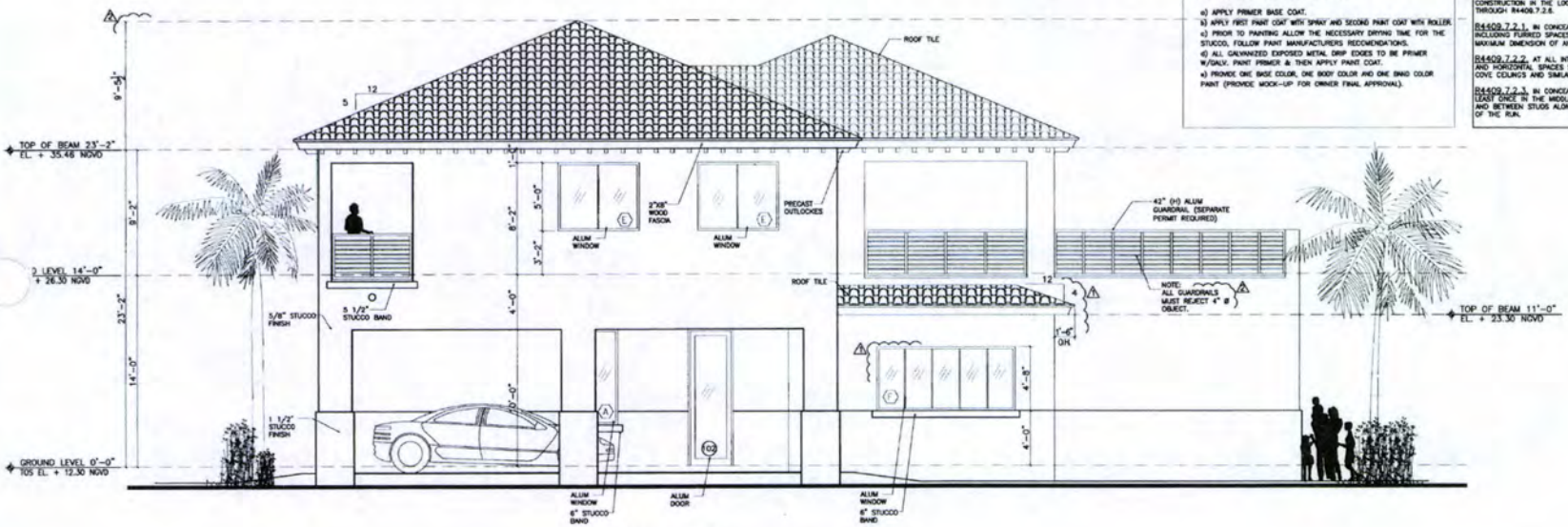
SECTION R4409.7 HIGH-VELOCITY HURRICANE ZONES-FIRESTOPS

R4409.7.2. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTION R4409.7.2.1 THROUGH R4409.7.2.6.

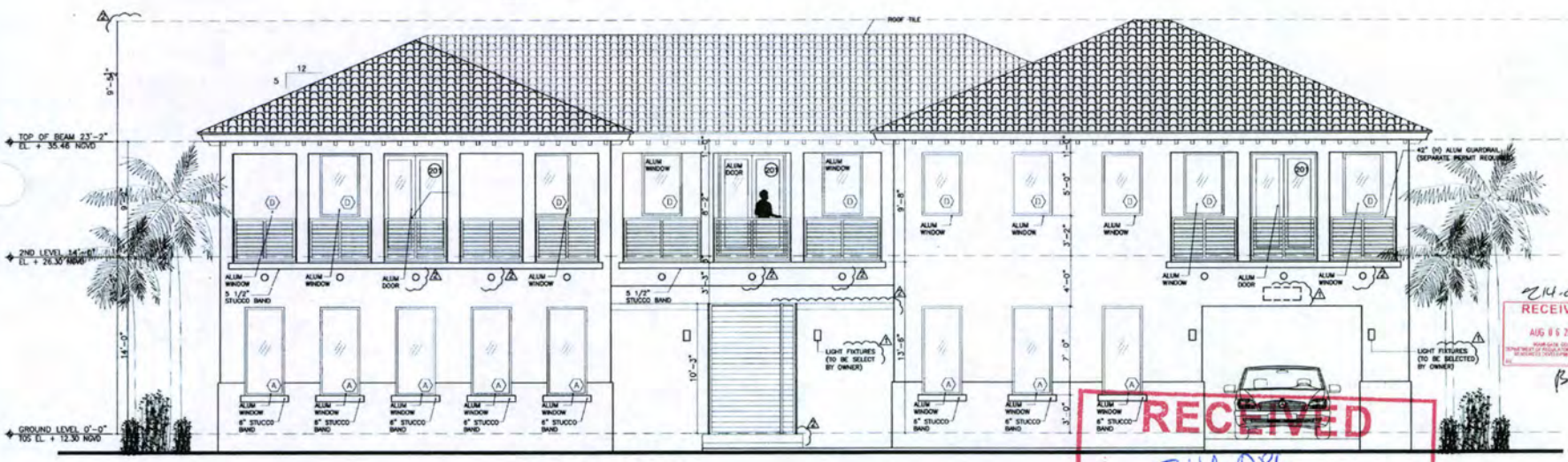
R4409.7.2.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET (2438 MM).

R4409.7.2.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR FEATURES.

R4409.7.2.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP AND BOTTOM, AND BETWEEN STUDS ALONG AND IN LINE WITH ADJACENT RUN OF STAIRS OF THE RUN.



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



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

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for HE

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

REVISIONS:

REV.	REV. ISSUE
1	06/26/14
2	07/11/14

PROPOSED RESIDENCE

FOR:
RICARDO & LILIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
2700 SW 3RD AVENUE
MIAMI, FLORIDA 33129
PHONE: 305-856-0010
AA 26001819

BURGOS LANZA
ARCHITECTS & PLANNERS

THIS BURGOS LANZA ARCHITECT AIA DRAWING IS THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. ALL REPRODUCTIONS, COPIES OR USE OF THIS DRAWING WITHOUT PERMISSION IS PROHIBITED.

DATE	02/06/14
DRAWN	
PROJECT No.	14-351
SCALE	A2-SHOWN

A3.01

21

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURERS RECOMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

SECTION R4409.7 HIGH-VELOCITY HURRICANE ZONES-FIRESTOPS

R4409.7.2. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTION R4409.7.2.1 THROUGH R4409.7.2.6.

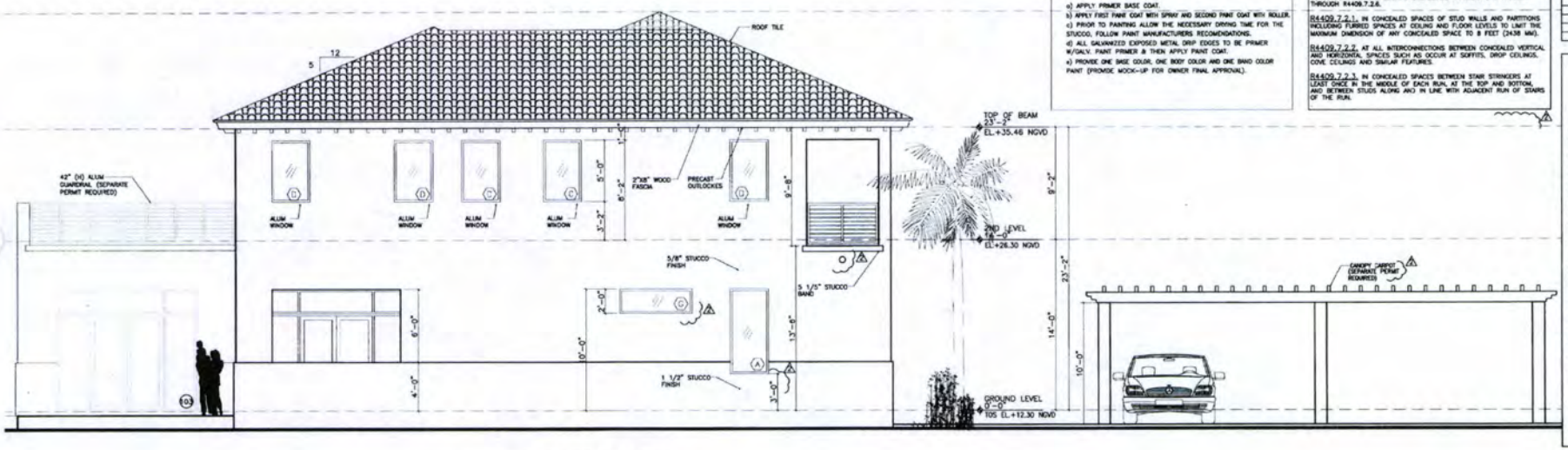
R4409.7.2.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET (2438 MM).

R4409.7.2.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR FEATURES.

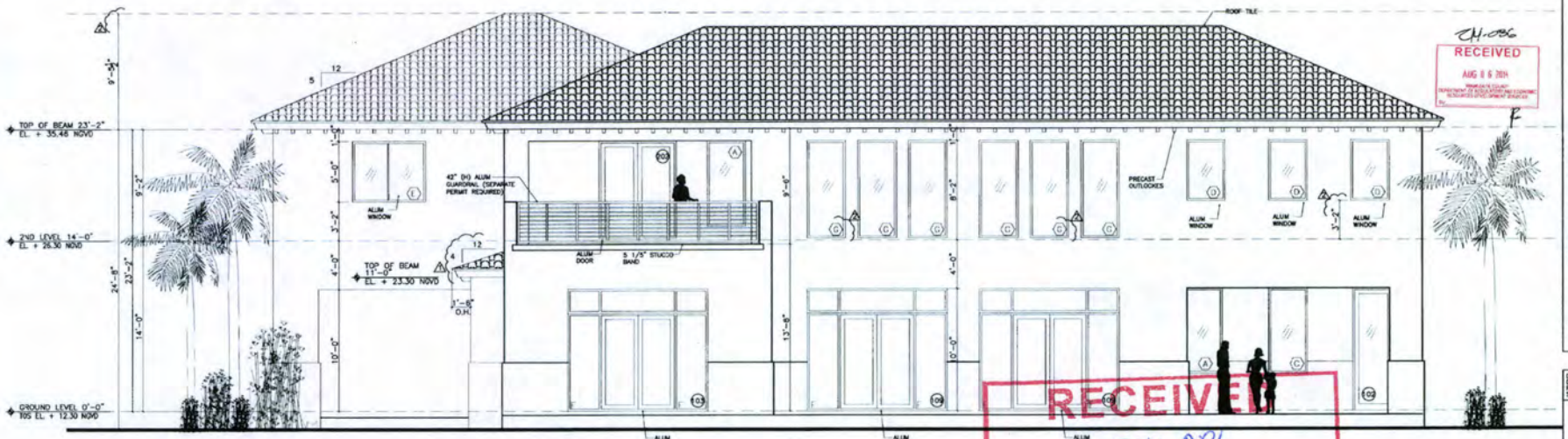
R4409.7.2.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP AND BOTTOM, AND BETWEEN STUDS ALONG AND IN LINE WITH ADJACENT RUN OF STAIRS OF THE RUN.

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14



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



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

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for FE

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519
BURGOS LANZA & ASSOCIATES
2730 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-9035

DATE	02/08/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A3.02

22

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURERS RECOMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

SECTION R4409.7 HIGH-VELOCITY HURRICANE ZONES-FIRESTOPS

R4409.7.2. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTION R4409.7.2.1 THROUGH R4409.7.2.6.

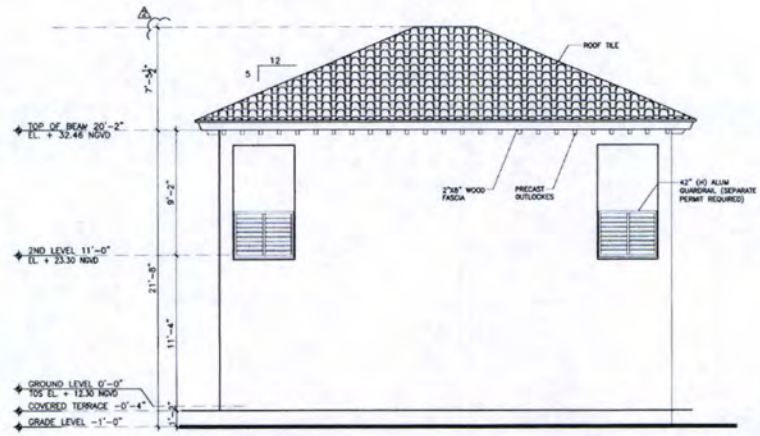
R4409.7.2.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET (2438 MM).

R4409.7.2.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR FEATURES.

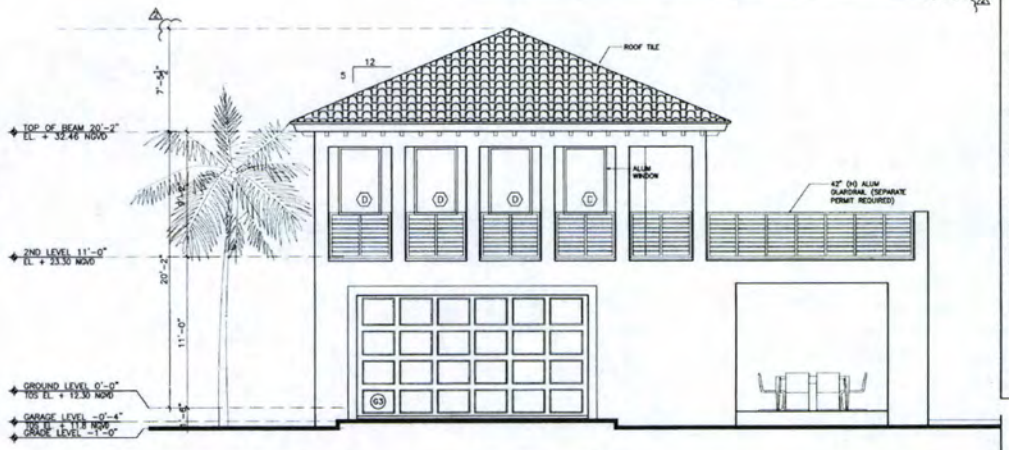
R4409.7.2.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT EAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP AND BOTTOM, AND BETWEEN STUDS ALONG AND IN LINE WITH ADJACENT RUN OF STAIRS OF THE RUN.

REVISIONS:

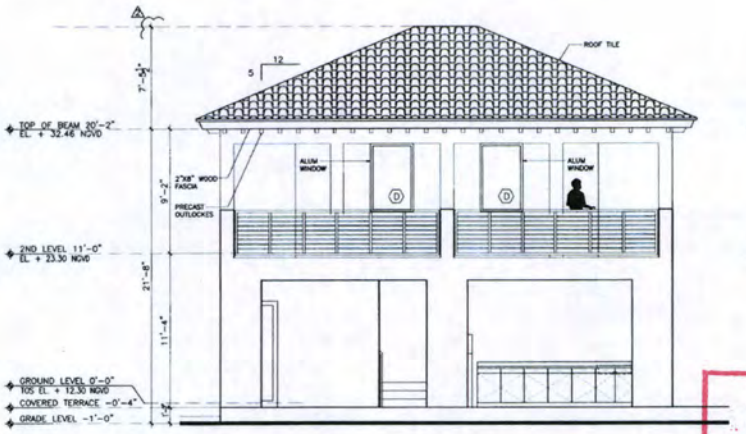
REV.	REV. ISSUE
1	05/11/14



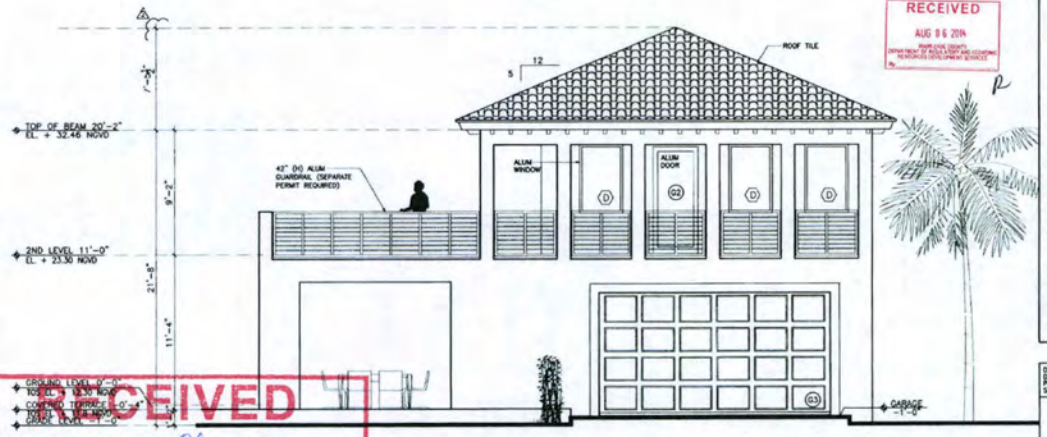
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for PE
214-086

RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By
214-086

PROPOSED RESIDENCE

FOR:
RICARDO & LILIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
8720 SW 88th AVENUE
MIAMI, FLORIDA 33173
(786) 554-0055
FAX: (786) 554-0056
BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519

COPYRIGHT 2014 BURGOS LANZA & ASSOCIATES
THE IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING, AND ALL RIGHTS, INCLUDING BUT NOT LIMITED TO COPYRIGHT, IN THE SAME, ARE THE EXCLUSIVE PROPERTY OF BURGOS LANZA & ASSOCIATES. NO PART OF THIS DRAWING MAY BE REPRODUCED, PUBLISHED OR ARRANGED WITHOUT THE WRITTEN PERMISSION OF BURGOS LANZA & ASSOCIATES.

DATE	03/06/14
DRAWN	LA
PROJECT No.	14-351
SCALE	AS-SHOWN

A3.03
GUEST HOUSE

23

LANDSCAPE LEGEND

ZONING DISTRICT: EU-1 NET LOT AREA: 18,097 ACRES 0.83 S.F.

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 18,097 S.F. X 50 % = 18,048 S.F.	18,048 (MIN)	18,048
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON THIS SITE PLAN: No. PARKING SPACES 20 X 10 S.F. PER PARKING SPACE =	20	20
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A + B =	18,068 (MIN)	18,068
LAWN AREA CALCULATIONS		
A. 18,068 TOTAL S.F. OF LANDSCAPE OPEN SPACE REQUIRED BY TOWN OF CUTLER BAY LAND DEVELOPMENT REGULATIONS.		
B. MAXIMUM LAWN AREA (30%) PERMITTED = 60 % X 18,068 S.F. =	10,840 (MAX)	10,840
TREES		
A. No. TREES REQUIRED PER NET LOT ACRES LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS X TREES X NET LOT ACRES =	7	7
B. % PALMS ALLOWED: No. TREES PROVIDED / 2 X 30% = % PALMS REQUIRED TO COUNT AS STREET TREES ON 1-1 BASIS X 30%	N/A	N/A
C. % native REQUIRED: No. TREES PROVIDED X 30% =	7	8
D. street TREES (MAXIMUM AVERAGE SPACING OF 30' O.C.) 257 LINEAR FEET ALONG STREET/30=	7	8
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. AVERAGE SPACING OF 25' O.C.) LINEAR FEET ALONG STREET / 25 =	N/A	N/A
SHRUBS		
A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	70	70
B. No. SHRUBS ALLOWED X 30% = No. OF NATIVE SHRUBS REQUIRED	21	21
IRRIGATION PLAN: BY HOSE BIB	(YES)	(NO)

TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE:

NEW TREES SCHEDULE

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	
SYMBOL	NEW	EXIST.	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED	EXISTING AT MATURITY*	EXISTING AT MATURITY*	QUANTITY
Ⓐ	YES		MAHOGANY	*	YES		2.5"	16"-18"		6'	1
Ⓑ	YES		GOLDEN DROP		YES			6"-12"		2'	80
Ⓒ		YES		OAK	YES		6"		25'	16'-6"	
Ⓓ		YES		OAK	YES		1'-4"		25'	34'	
Ⓔ		YES		OAK	YES		1'-2"		30'	25'	
Ⓕ		YES		OAK	YES		4"		13'	5'	
Ⓖ		YES		OAK	YES		6"		20	14'	
Ⓗ		YES		OAK	YES		9"		25'	18'	
Ⓘ		YES		OAK	YES		8"		20'	17'	
Ⓙ		YES		OAK	YES		1'-2"		40'	38'	
Ⓚ		YES	DUBBLE LIMBO				5"		30'	10'	

NOTE: STREET TREES SHALL NOT BE PLANTED CLOSER THAN 15' FROM STREET LIGHT *OLES
* MAHOGANY OR EQUAL

LANDSCAPING:

Sec. 3-94 Must Comply with County Standards Chapter 18A

Sec. 3-95 3. Nothing shall be planted, installed or placed within the right-of way without the consent of the Town. Provide approval of trees in right of way from Public Works Department.

Sec. 3-95 6. No person may remove or modify any landscaping from or within a right of way without the consent of the Town.

Sec. 3-95 10. Property owners shall maintain all landscaped areas in a healthy growing condition. Property owners shall remove all dead, diseased, or conspicuous trees, or broken or decayed limbs that may constitute a menace to the public.
1. Landscape legend refers to Chapter 33. Please make correction and refer to the Towns Land Development Regulations

Sec. 3-97 (A) Landscaping and irrigation systems shall be completed in accordance with the approved landscape plans and installed prior to issuance of a Certificate of Occupancy for the site.

Sec. 3-97 (D) A Certificate of Occupancy shall not be issued until installation of landscape materials and irrigation systems consistent with approved plans is completed and a final inspection is performed by the Town.

Sec. 3-133 (A) All trees shall be at least 16 to 18 feet in height and 2.5 inches in DBH at the time of installation. Make correction on sheet A 1.01.

Sec. 3-133 (A) All shrubs shall be atleast 3 gallons in container size and 2 feet in height for an upright growth habit shrub and 6 to 12 inches in height and 2 foot wide spread for a horizontal growth habit shrub.

Sec. 3-72 (H) Additional Landscape Requirement- Shall comply with the Florida Friendly Landscaping guiding principles of the Florida Yard and Neighborhood programs. Provide written evident of compliance with each principle on landscape plans.

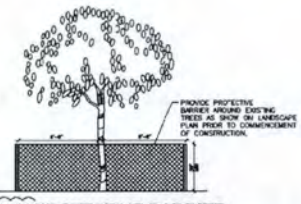
FENCE/WALL:

Walls and fences shall be erected with the finished side facing outwards.

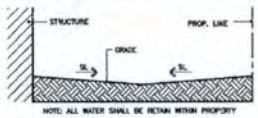
A separate building permit is required for fence installation & tree removal.

TREES TO BE REMOVED

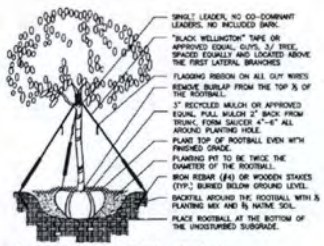
SYMBOL	NAME	DIAM.	HEIGHT	SPREAD
①	OAK	0.35"	18'	15'
②	OAK	0.8"	12'	19'
③	OAK	0.8"	12'	7'
④	BRAZILIAN TORCH	1.0"	28'	31'
⑤	DUBBLE LIMBO	1.4"	40'	23'
⑥	OAK	0.15"	10'	8'



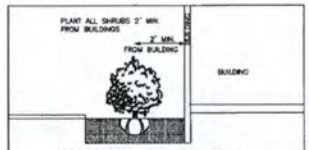
TREE PROTECTIVE BARRIER
N.T.S.



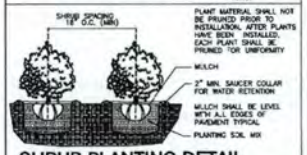
WATER RETENTION DIAG.
N.T.S.



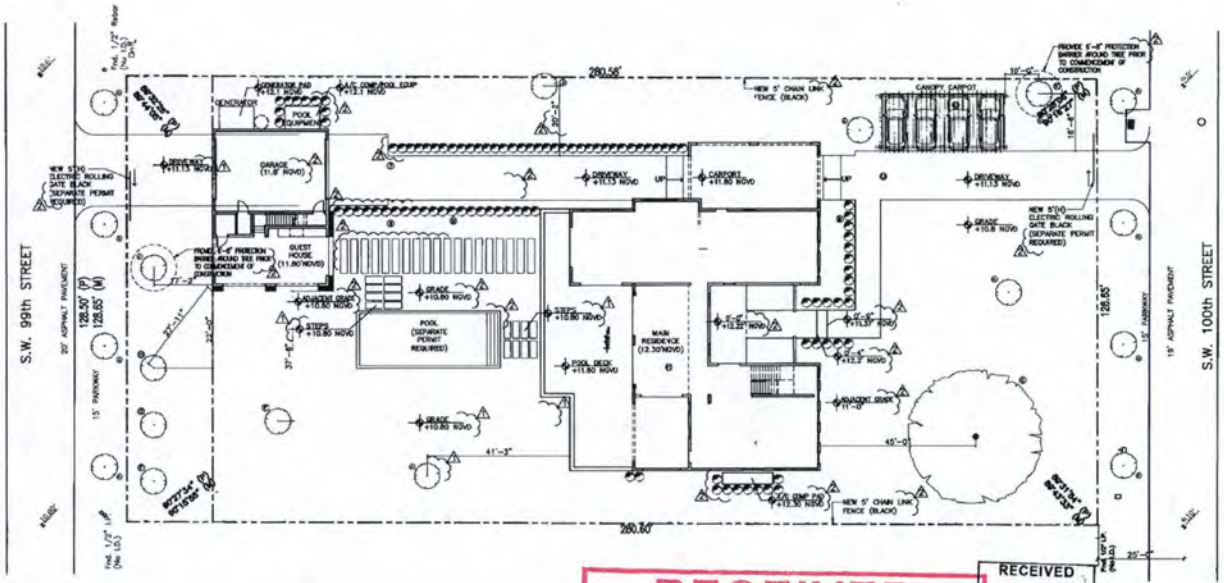
TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTINGS BUILDING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for AE

214-086

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE
FOR:
RICARDO & LILIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA ARCHITECTS & PLANNERS
AA 26001519
BURGOS LANZA & ASSOCIATES
9700 SW 162 AVENUE
MIAMI, FL 33196
(786) 564-9055

DATE 06/06/14
DRAWN CR
PROJECT No. 14-301
SCALE AS-SHOWN

A1.02

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000086

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

N W E S

Legend

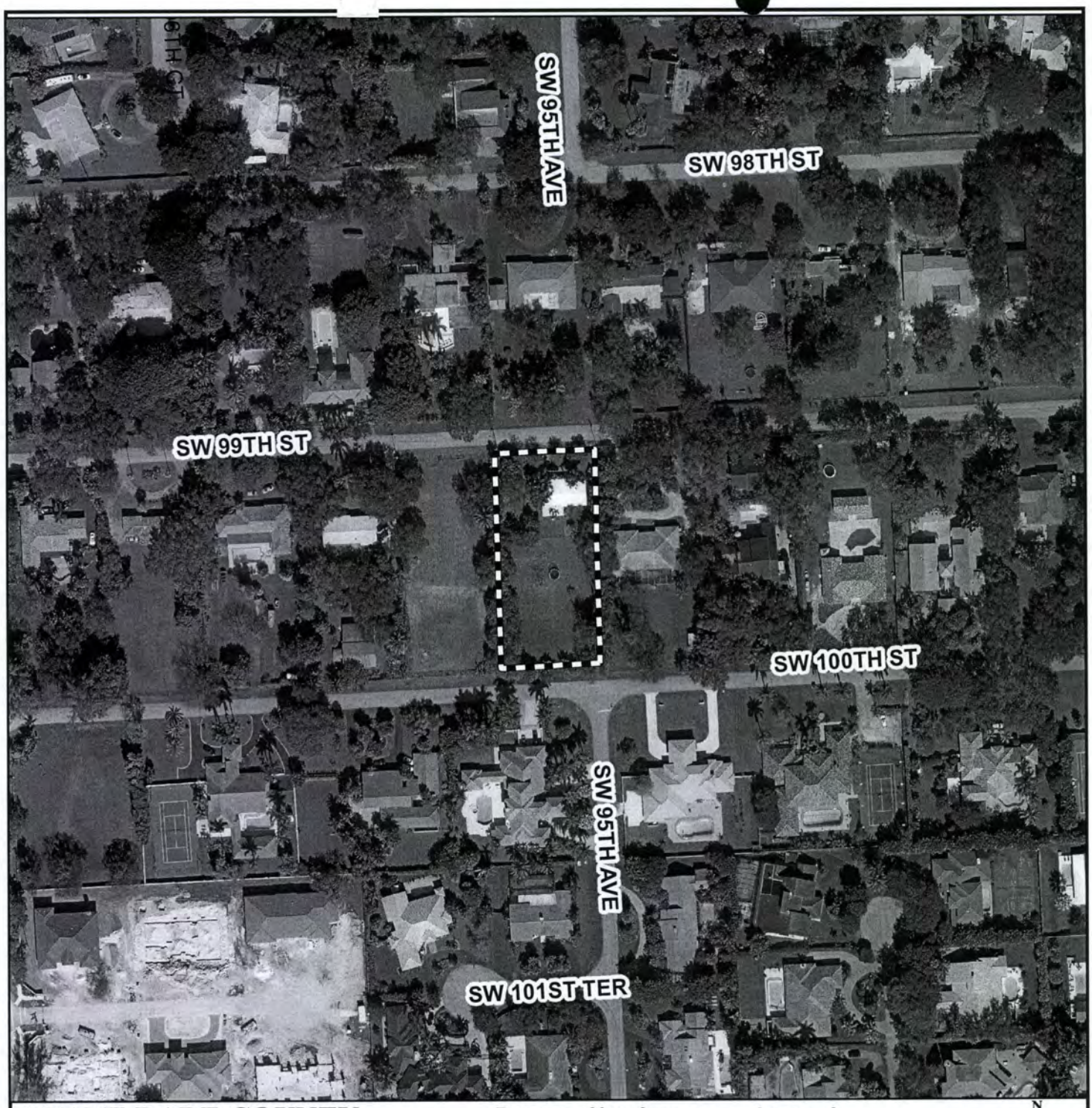
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000086

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N W E S

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000086

RADIUS: 500

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

Legend

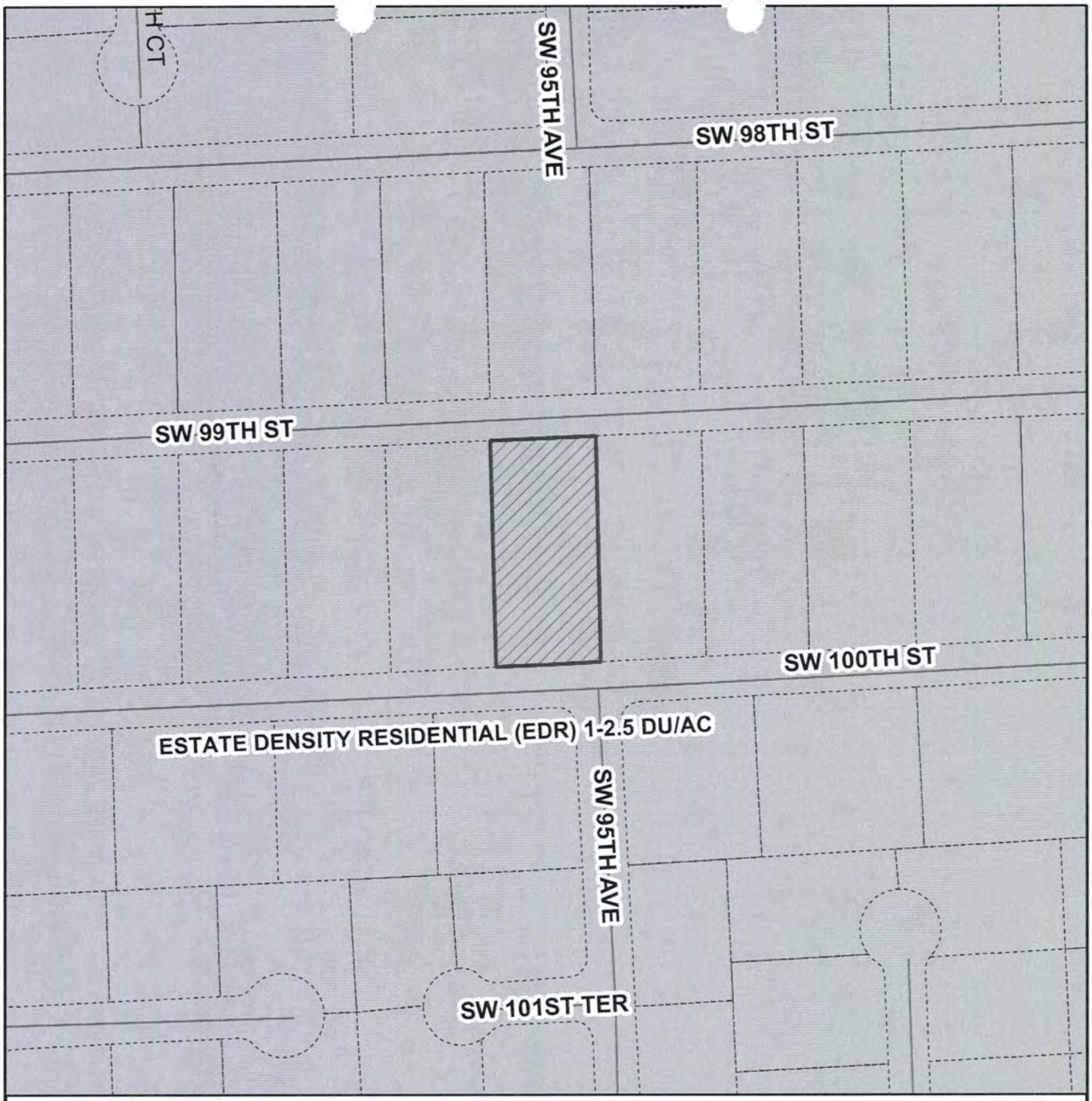
- Subject Property
- Contiguous Properties
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY
		26



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000086

N
W E
S

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 12

PH: Z14-086 (14-1-CZ10-3) **January 6, 2015**
Item No. 2

Recommendation Summary	
Commission District	11
Applicants	Ricardo & Liliana Del Cueto
Summary of Requests	The subject application seeks approval to permit a proposed garage/guest house and swimming pool to be located in front of the subject residence on a dual frontage lot, setback less than required from the front and interior side property lines.
Location	9490 SW 99 Street, Miami-Dade County, Florida.
Property Size	.83 acre
Existing Zoning	EU-1, Single-family One Acre Estate District
Existing Land Use	Single-Family Residence
2020-2030 CDMP Land Use Designation	Estate 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 of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a garage/guest house in front of the principal residence, setback 15'-3" (20' required) from the interior side (east) property line, and setback 25' (75' required) from the front (north) property line on a dual frontage lot.

2. NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a proposed swimming pool setback 67'-3" (75' required) from the front (north) property line and be located in front of the residence on a dual frontage lot.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "proposed residence for Ricardo & Lilian Del Cueto" as prepared by Burgos Lanza architects & planners and dated stamped received 8-6-14 consisting of 8 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: Site plan indicates the development of a new single-family residence with a proposed garage/guest house and a swimming pool on a dual frontage lot.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)
North	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)
South	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)
East	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)
West	EU-1; single-family residence	Estate Density Residential (1 – 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The .83 acre subject property is an existing single-family residence located at 9490 SW 99 Street. The surrounding area is characterized by EU-1 zoned single-family residences.

SUMMARY OF THE IMPACTS:

Approval of this application will allow a proposed garage/guest house setback less than required from the front and interior side property lines on a dual frontage lot. However, approval of the requests could have a visual impact on the surrounding properties.

CDMP ANALYSIS:

The subject property is designated as ***Estate Density Residential*** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.* The approval of the requests sought in this application will allow the applicants to develop the property with a proposed garage/guest house and swimming pool on a dual frontage lot. Staff opines that approval of the application will not change the single-family residence use, and therefore, would be **consistent** with the density threshold, and the uses allowed under the Estate Density Residential designation of the property on CDMP LUP map.

ZONING ANALYSIS:

When request #1, to permit a garage/guest house in front of the principal residence, setback 15'-3" (20' required) from the interior side (east) property line and setback 25' (75' required) from the front (north) property line on a dual frontage lot, and request #2, to permit a proposed swimming pool setback 67'-3" (75' required) from the front (north) property line and be located in front of the residence on a dual frontage lot are analyzed 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. Staff notes from the County's Geographic Information System (G.I.S.) that the proposed garage/guest house is located

approximately 134' from the neighboring residence to the north, and the proposed swimming pool is located 242' from said residence. Staff opines that the distance from the proposed garage/guest house and swimming pool to the neighboring residence will mitigate any negative visual impacts from the 50' encroachment of the garage/guest house and the 7.75' encroachment of the swimming pool into the front (north) setback area. Staff notes that the neighboring residence located to the east will not be adjacent to the proposed garage/guest house, and staff opines that the installation of additional landscaping will mitigate any negative visual impacts from the 4.75' encroachment into the interior side (east) setback area on said residence. Therefore, staff recommends as a condition for approval that the applicants install a hedge along the interior side (east) setback area along the property lines abutting the garage.

Staff's research based on the area found similar or more intensive approvals of front and interior setback variances for an accessory building and/or swimming pool, along with requests to permit accessory buildings or swimming pools to be located in front of the principal building on dual frontage lots. For example, a Property located to the southeast at 9350 SW 98 Street was approved pursuant to Resolution #5-ZAB-72-97 to permit a guest house setback 7'-6" from the front (south) property line and a property located to the south at 9445 SW 100 Street was approved pursuant to Resolution #5-ZAB-76-95 to permit a two story guest house setback 25' (75' required) from the front (north) property line. As such, staff opines that requests #1 and #2 are not out of character with prior approvals in the area and therefore, are **compatible** with the residences in the area. **Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITION 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, "proposed residence for Ricardo & Lilian Del Cueto" as prepared by Burgos Lanza architects & planners and dated stamped received 8-6-14 consisting of 8 sheets.

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

4. That the applicants install and maintain a hedge along the interior side (east) setback area abutting the garage/guest house, not less than 3' high at the time of planting, which shall grow to and be maintained at a minimum height of 6,' in accordance with Section 33-11(h) of the County Code.

5. That the applicants comply with the safe sight distance triangle for the entrances to north and south of the subject property at the time of permitting.

ES:MW:NN:CH:EJ

Eric Silva, AICP, Senior Division Chief NDN
Development Services Division
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Ricardo & Liliana De Cueto
Z14-086

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

Estate Density Residential (Pg. I-31)	*This density range is typically characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre.*

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. RICARDO & LILIANA DEL CUETO
(Applicant)

15-01-CZ12-2 (14-086)
Area 12/District 07
Hearing Date: 01/06/15

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: August 13, 2014

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-12 #Z2014000086
Richard Del Cueto and Liliana Del Cueto
9490 SW 99th Street, Miami, FL 33176
Non-Use Variance to permit a pool and guest house setback less than required and in front of the principal building
(EU-1) (.97 Acres)
04-55-40

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.

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

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

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

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

Tree Preservation

The subject property contains a specimen-sized (trunk diameter 18 inches or greater) live oak tree, which is depicted on the submitted survey and site plans as tree #10. Section 24-49.2(II) of the Code requires that specimen-sized trees be preserved whenever reasonably possible. Please be advised that this specimen-sized live oak tree is shown to be preserved, however non specimen trees will be removed as per the site plans; therefore, 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. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact Tree Permitting Program at 305-372-6574 for additional information regarding tree permitting procedures and requirements prior to site development.

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: August 26, 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: Z2014000086
Name: Liliana & Ricardo Del Cueto
Location: 9490 SW 99 Street
Section 04 Township 55 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, Plat Book 43, Page 93.

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: August 18, 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: Ricardo and Liliana Del Cueto (#14_086)

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 regarding improvements to the 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 of the Fiscal Management and Planning Division, at 305-514-6661.

Memorandum

MIAMI-DADE COUNTY

Date: August 25, 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: Z2014000086: LILIANA & RICARDO DEL CUETO

Application Name: LILIANA & RICARDO DEL CUETO

Project Location: The site is located at 9490 SW 99 ST, Miami-Dade County.

Proposed Development: The request is for accessory uses to a single family home with setbacks less than required.

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, Parks Property Management Supervisor

Memorandum

Date: 14-AUG-14

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

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

Subject: Z2014000086

Fire Prevention Unit:

No objection with survey with Zoning received date of August 6, 2014.

Service Impact/Demand

Development for the above Z2014000086
located at 9490 SW 99 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1828 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 8:01 minutes

Existing services

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

Station 13 - East Kendall - 6000 SW 87 Avenue
ALS 60' Aerial, Air Truck.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

N/A

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

DATE: 04-SEP-14

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

LILIANA & RICARDO DEL CUETO	9490 SW 99 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2014000086

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No open cases. BNC: No bss cases open/closed/

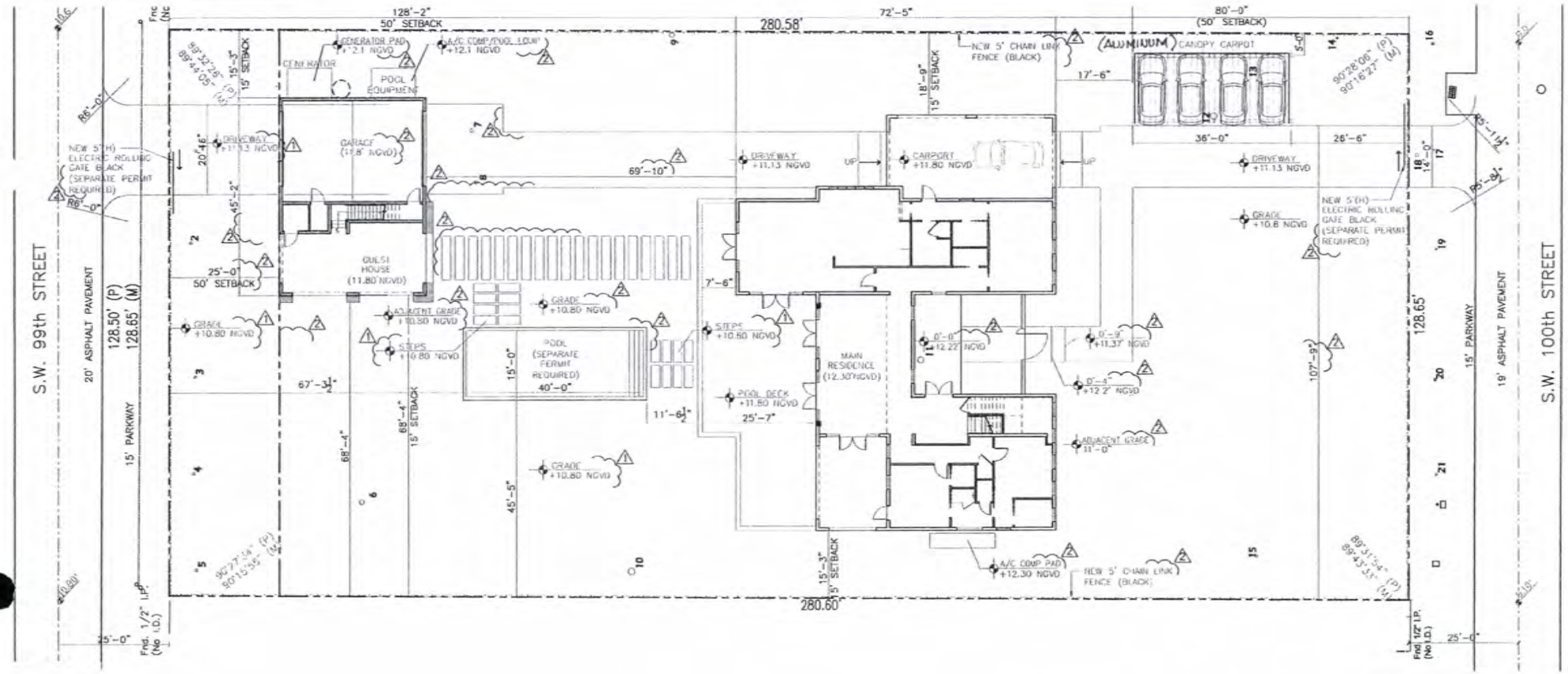
Liliana & Richard Del Cueto

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

14

FBC 2010



RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By ____ for HE

RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By ____

214-08

ENLARGED SITE PLAN

15

GENERAL NOTES

1. THE CONTRACTOR IS TO VISIT THE SITE AND VERIFY ALL EXISTING BUILDING AND SITE CONDITIONS. SHOULD ANY DISCREPANCIES BE ENCOUNTERED, THE ARCHITECT/ENGINEER SHOULD BE NOTIFIED IN WRITING 7 DAYS PRIOR TO SUBMITTING HIS BID.
2. THE CONTRACTOR IS TO ACQUIRE ALL REQUIRED PERMITS FOR THE DEMOLITION, CONSTRUCTION AND OCCUPANCY OF THE PROJECT
3. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
4. THE CONTRACTOR IS TO PROVIDE ALL THE SUPPLEMENTARY MATERIALS REQUIRED TO PROPERLY INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS WITHIN THE SCOPE OF THE PROJECT.
5. THE CONTRACTOR COORDINATE AND SCHEDULE THE WORK OF ALL TRADES TO INSURE THE WORK IS COMPLETED IN A TIMELY MANNER, COMPLYING WITH THE OWNER/CONTRACTOR AGREEMENT.
6. THE CONTRACTOR SHALL PROVIDE AN ON SITE DUMPSTER IN A LOCATION APPROVED BY THE OWNER FOR THE DISPOSAL OF REMOVED MATERIAL. THE DUMPSTER SHALL BE EMPTIED AT APPROPRIATE INTERVALS TO PREVENT OVERFLOW AND UNSIGHTLY CONDITIONS.
7. GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITION AND CONSTRUCTION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT/ENGINEER.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS. ANY DISCREPANCIES SHALL BE RESOLVED BY ARCHITECT/ENGINEER PRIOR T PROCEEDING WITH THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS WORK, INCLUDING, BUT NO LIMITED TO VANDALISM, THEFT, ETC.
10. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDED IN THE DRAWINGS.
11. THE CONTRACTOR SHALL PROVIDE AN ITEMIZED COST BREAKDOWN OF ALL ITEMS AND PHASES OF CONSTRUCTION.
12. THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, SEQUENCES, PROCEDURES OR FOR PRECAUTIONS AND PROGRAMS RELATED TO THE PROJECT'S CONSTRUCTION.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED, ALL HEADERS ARE DOUBLE MEMBERS UNLESS OTHERWISE NOTED.
14. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR ES EXPECTED TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE ALL BUILDING SYSTEMS AND PROVIDE ALL NECESSARY APPURTENANCES FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
15. CONTRACTOR SHALL SUBMIT PRODUCT CONTROL APPROVAL DATA FOR ALL PRODUCTS AND MATERIALS THAT FALL UNDER THE JURISDICTION OF THE METROPOLITAN DADE COUNTY BUILDING AND ZONING PRODUCT CONTROL DEPARTMENT.
16. ALL WORK TO BE TRUE TO LINE, PLUM AND SQUARE AND ADEQUATELY SUPPORTED. FILL ALL VOIDS BETWEEN COMPONENTS. ALL ITEMS THAT DO NOT MEET THE ARCHITECTS SATISFACTION AS TO GOOD TRADE PRACTICES AND QUALITY WORKMANSHIP WILL BE REPLACED AT THE CONTRACTORS EXPENSE.
17. ALL DESIGN LOADS ARE TO BE AT MINIMUM PER F.B.C.2007 AND AS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS
18. CONTRACTOR TO MAINTAIN SITE SAFE AND CLEAR OF DEBRIS. ALL CONSTRUCTION DEBRIS IS TO BE REMOVED FROM THE WORK AREAS DAILY AND FROM THE SITE AT PROPER INTERVALS.
19. GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS TO GUARANTEE THEIR WORK FOR A MINIMUM PERIOD OF ONE YEAR IN WRITING.
20. GENERAL CONTRACTOR SHOULD SUBMIT TO ARCHITECT (6) SET SIGN & SEAL TRUSS SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
21. GENERAL CONTRACTOR SHOULD SUBMIT TO ARCHITECT SHOP DRAWINGS OF METAL CONNECTIONS, WINDOWS, DOORS, ROOF SYSTEMS AND ALL OTHER APPLICABLE MATERIALS TO BE INCORPORATE INTO CONSTRUCTION.

FLOOD LEGEND

RESIDENTIAL NEW CONSTRUCTION

ADDRESS : 9490 SW 99th ST MIAMI, FL 33176

LOT 6 BLOCK 43

HIGHEST CROWN OF ROAD ELEVATION: 10.80' FT. NGVD HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY: NELSON NOJARENA PLS Lic #: 5504

ELEVATION	LOWEST FLOOR	GARAGE / STORAGE/CARPOT	ADJACENT GRADE
PROPOSED RESIDENCE	12.50	11.8'	11.0'
PROPOSED GUEST HOUSE	12.1'	11.8'	10.8'

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

ALL AREAS BELOW B.F.E. SHALL BE PROVIDE 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 LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, A CERTIFICATION BY NELSON NOJARENA P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL BE ALLOWED THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SIDE 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" = 12.50' N.G.V.D.

SITE TO BE FILLED TO DADE 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.

ANY APPLICABLE RESOLUTION

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 553.79 (10), FLORIDA STATUTES EFFECTIVE 7/10/87. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROCHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPARTMENT. THE HEIGHT OF FENCES, WALL AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE=ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.

THE FEMA ELEVATION CERTIFICATE IS REQUIRED BEFORE MAKING ANY INSPECTIONS ABOVE THE LOWEST FLOOR AND A FINAL ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATION OF OCCUPANCY OR COMPLETION (COMPLETION HOLD 166) (IC-303) CALL 372-6685.

O.S.F.H. - (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION S.F.H. - (SPECIAL FLOOD HAZARD) ALL ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR THE REQUIRED LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER.

LOWEST FLOOR - 11 C-2(BB) "SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT) AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OR VEHICLE, BUILDING ACCES OR STORAGE IN A AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR, PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON - ELEVATION DESIGN REQUIREMENTS IN 60.3 OF CFR CH.(10-1)-88 EDITION)". DADE COUNTY CODE SECTIONS 11 C-3, 11 C-4, 11 C-5.

GARAGE / STORAGE - (SFHA (1 1 C-5 (F)) FULLY ENCLOSED AREAS BELOW THE BASE FLOOD ELEVATION SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING, LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD - WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS, THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHA NO BE PORTIONED OF FINISHED (FLOOD RESISTANT MATERIALS ONLY) INTO SEPARATE ROOMS OR AIR CONDITIONED. DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT OR MEET THE FOLLOWING CRITERIA: (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENINGS SHALL BE NOT HIGHER THAN ONE (1) FOOT ABOVE GRADE.

HIGHEST ADJACENT GRADE - 11 C-2(2) "SHALL MEAN THE HIGHEST FINISHED GRADE ELEVATION OF THE GROUND SURFACE NEXT TO THE PROPOSED WALLS OF THE STRUCTURE". 1 1C-2(GG) "MINIMUM FINISHED GRADE SHALL MEAN THE ELEVATION ESTABLISHED IN DADE COUNTY FLOOD CRITERIA MAP AT A SPECIFIC DEVELOPMENT SITE OR CROWN OF ROAD ELEVATION OF AN EXISTING ADJACENT ROAD, WHICHEVER IS HIGHER (OR WAIVER MUST BE OBTAINED). SITE GRADING MUST BE PROVIDED IN A MANNER SO AS TO RETAIN RUN - OFF WITHIN THE SITE AND PREVENT RUN - OFF INTO ADJACENT PROPERTY AS WELL AS DIRECT SURFACE WATER RUN - OFF INTO LAKES OR CANALS.

ZONING INFORMATION

• ZONING DESIGNATION EU-1

	REQUIRED	PROPOSED
NET LOT AREA:	----	36,097 S.F.
LOT COVERAGE: (15% MAX)	5,414 S.F.	4,514 S.F.

• SETBACKS (FOR MAIN RESIDENCE)

	ALLOWED	PROVIDED
FRONT (SOUTH)	50'	80.00'
REAR (NORTH)	25'	128.17'
INTERIOR SIDE		
(EAST)	15'	18.75'
(WEST)	15'	15.25'

• SETBACKS (FOR GUEST HOUSE) ACCESSORY STRUCTURE

	ALLOWED	PROVIDED
FRONT (SOUTH)	75'	222.2'
FRONT (NORTH)	75'	25'
INTERIOR SIDE		
(EAST)	25'	15.2'
(WEST)	25'	68.3'
BETWEEN BLDG	10'	69.8'

• SETBACKS (CANOPY CARPORT) ACCESORY STRUCTURE

	ALLOWED	PROVIDED
FRONT (SOUTH)	5'	26.5'
FRONT (NORTH)	5'	128'-2"
INTERIOR SIDE		
(EAST)	2'	5'
(WEST)	2'	107'-9"
BETWEEN BLDG	N/A'	17'-6"

APPLICABLE CODE

FBC 2010

AREA CALCULATION

MAIN RESIDENCE (A/C-COVERED TERRACES-BALCONIES-GARAGE-CARPOT)

GROUND FLOOR	3,449 S.F.
COVERED TERRACE	341 S.F.
COVERED CARPOT	728 S.F.
COVERED ENTRY	237 S.F.
SECOND FLOOR	2,785 S.F.
COVERED TERRACE	317 S.F.
BALCONIES	586 S.F.
AREA (A/C)	8,443 S.F.
GUEST HOUSE (A/C)	
GROUND FLOOR	
COVERED TERRACE	474 S.F.
GARAGE	738 S.F.
SECOND FLOOR	
GUEST SUITE	483 S.F.
COVERED TERRACE	348 S.F.
TOTAL (A/C)	10,484 S.F.

LEGAL DESCRIPTION

LOT 6, JUNELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 93 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 9490 SW 99th ST MIAMI, FL 33176

FOLIO No. 30-5004-003-0060

LOCATION MAP

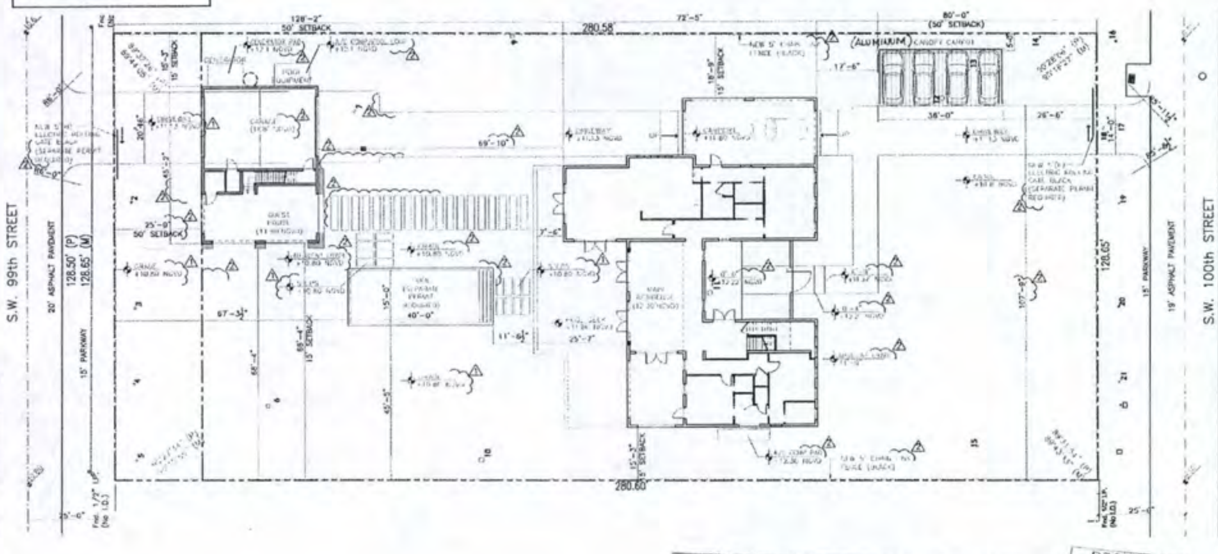
NTS

REVISIONS:	
REV.	REV ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE

FOR: RICARDO & LILLIAN DEL CUETO

LOCATED AT: 9490 SW 99th Street, MIAMI, Florida 33176.



SITE PLAN

SCALE: 1/16" = 1'-0"

BURGOS LANZA ARCHITECTS & PLANNERS
AA 26001519

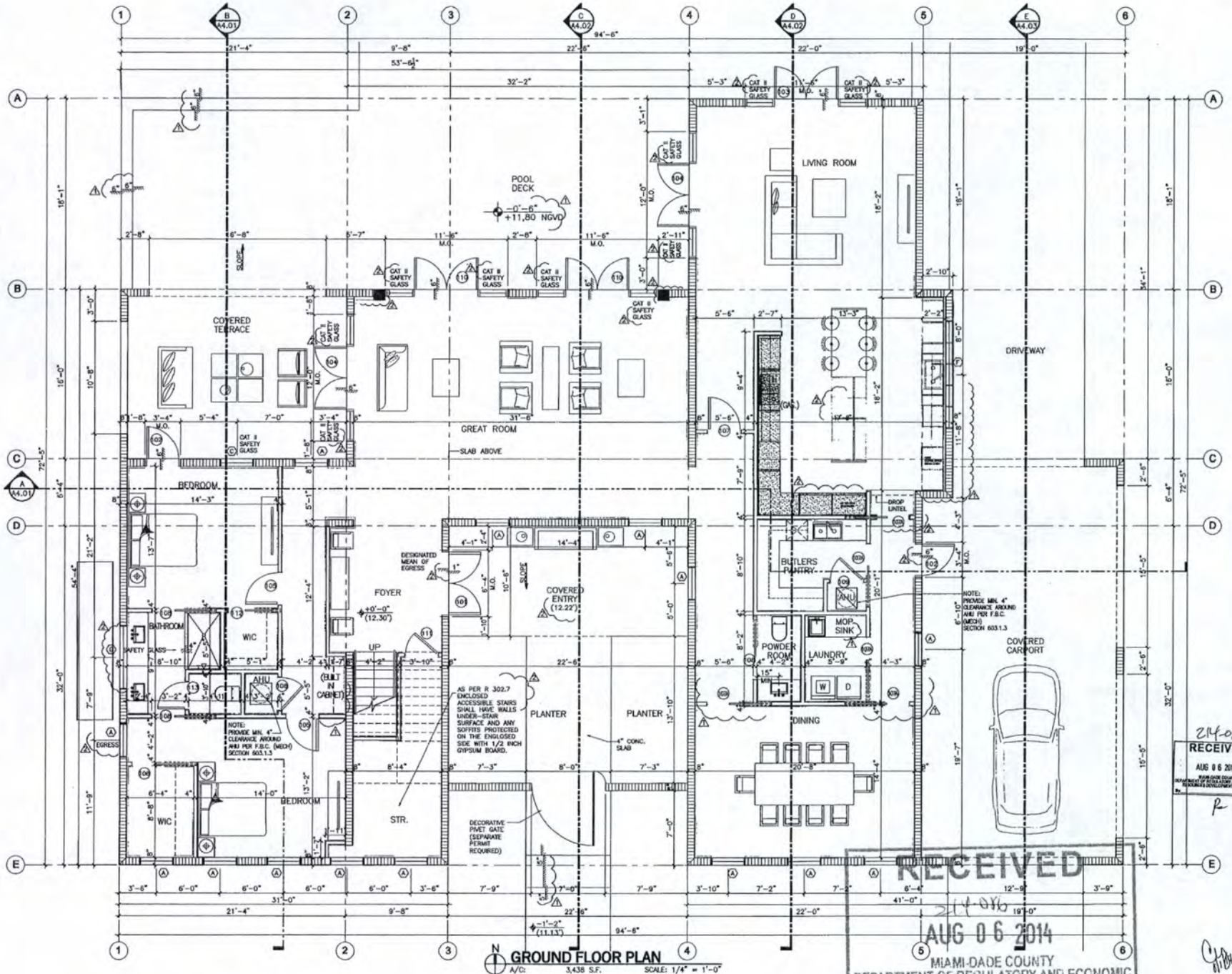
BURGOS LANZA & ASSOCIATES
2730 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-9035

DATE	02/08/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A1.01

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By For FE

RECEIVED
AUG 06 2014
ZM 086



GROUND FLOOR PLAN

A/C: 3,438 S.F. SCALE: 1/4" = 1'-0"

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE

FOR:
RICARDO & LILIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
8700 SW 33RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-9006
FOR: BURGOS LANZA & ASSOCIATES
AA 26001519

COPYRIGHT 2014 BURGOS LANZA & ASSOCIATES
THE ARCHITECT OF RECORD, AS THE ORIGINATOR OF THIS DOCUMENT, OR PARTS THEREOF, SHALL RETAIN THE PROPERTY AND COPYRIGHT IN THE SAME

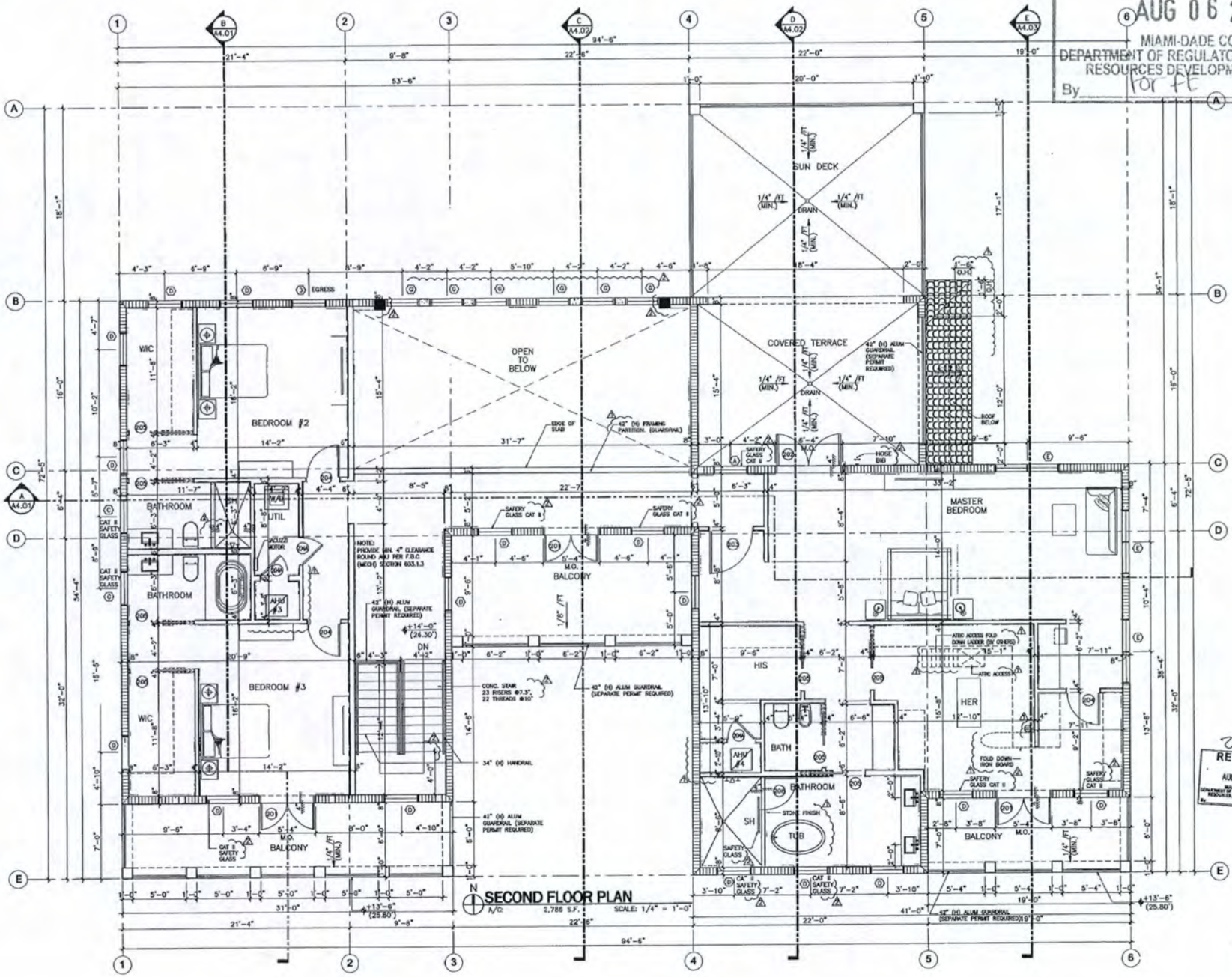
BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519

DATE	02/08/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A2.01

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By for FE

17



214-086
RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS:	
REV.	REV. ISSUE
A	06/30/14
B	07/10/14

PROPOSED RESIDENCE

FOR:
RICARDO & LILIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

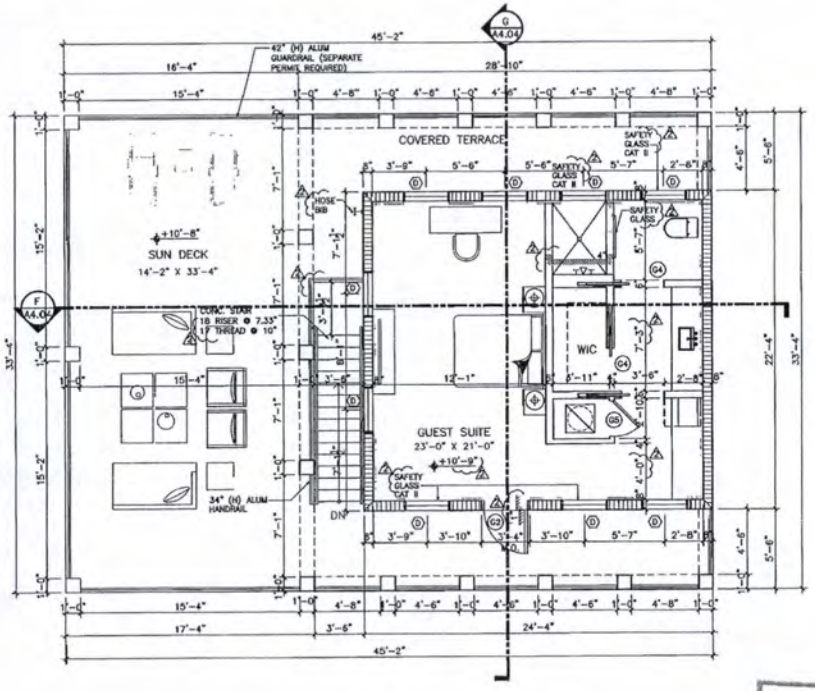
BURGOS LANZA & ASSOCIATES
ARCHITECTS & PLANNERS
2700 PY 53RD AVENUE
MIAMI, FLORIDA 33155
PHONE: 305-261-5119
FAX: 305-261-5120
AA 26001519

COPYRIGHT: ALL RIGHTS ARE RESERVED. THIS PLAN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF BURGOS LANZA & ASSOCIATES AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE BALA.

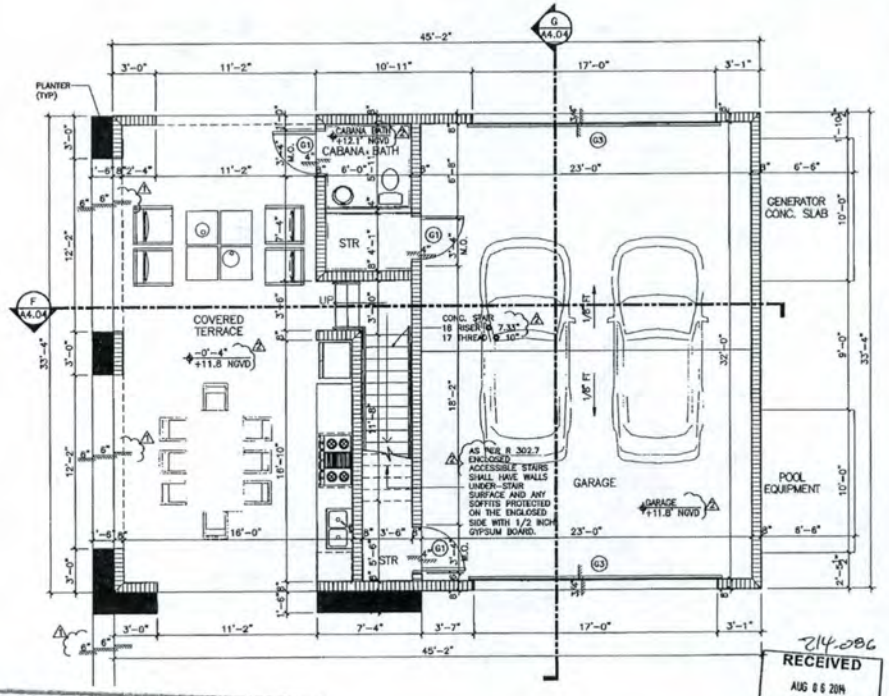
DATE	02/08/14
DRAWN	CG
PROJECT No.	14-351
SCALE	AS SHOWN

A2.02

18



N GUEST HOUSE - SECOND FLOOR
A/C AREA: 483 S.F. SCALE: 1/4" = 1'-0"



N GUEST HOUSE - GROUND FLOOR
SCALE: 1/4" = 1'-0"

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519

BURGOS LANZA & ASSOCIATES
2750 SW 3RD AVENUE
MIAMI, FLORIDA 33129
(786) 554-9035

DATE 02/06/14
DRAWN CR
PROJECT No. 14-351
SCALE AS-SHOWN

A2.04
GUEST HOUSE

19

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURERS RECOMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

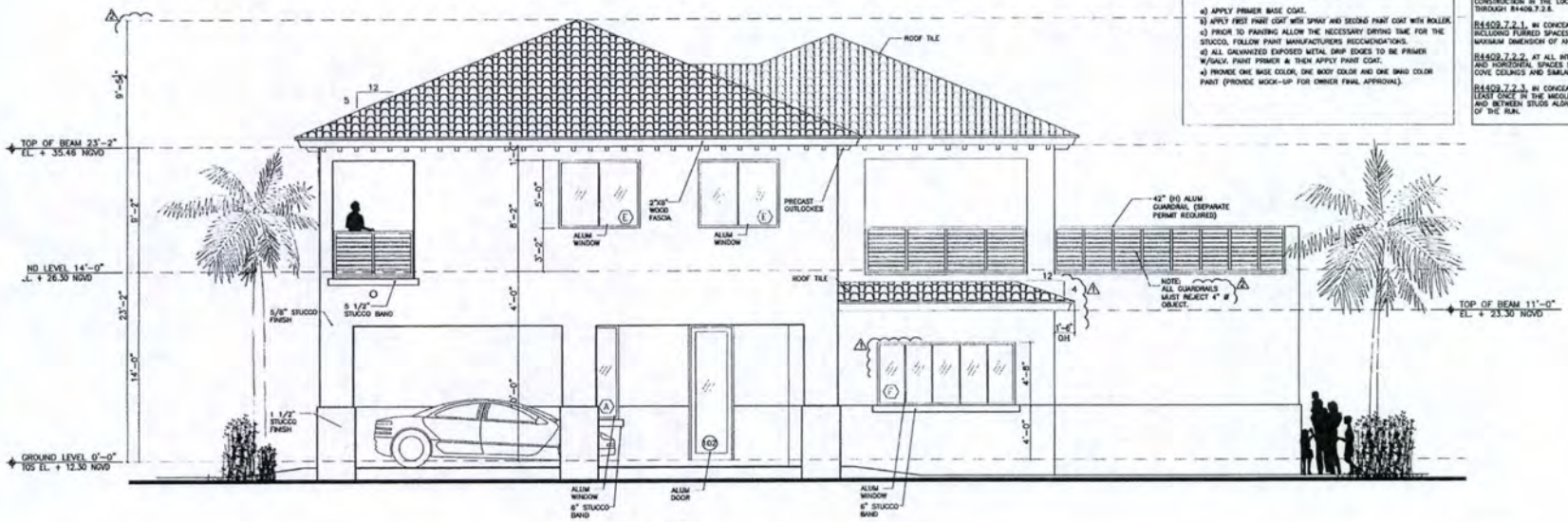
SECTION R4409.7 HIGH-VELOCITY HURRICANE ZONES-FIRESTOPS

R4409.7.2. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTION R4409.7.2.1 THROUGH R4409.7.2.6.

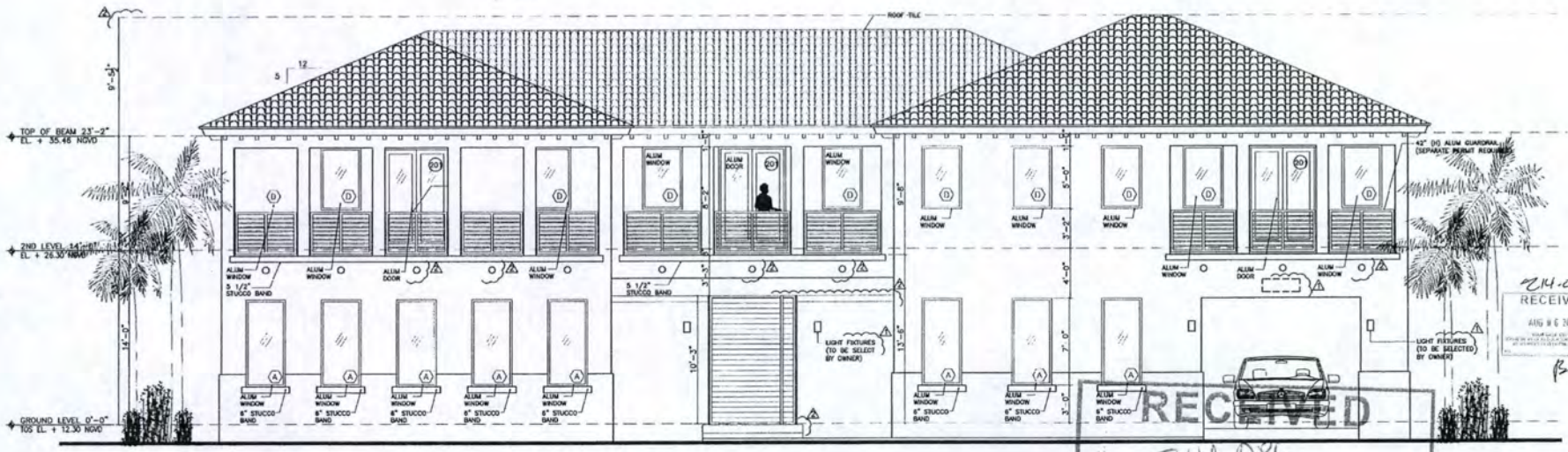
R4409.7.2.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET (2438 MM).

R4409.7.2.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR FEATURES.

R4409.7.2.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP AND BOTTOM, AND BETWEEN STUDS ALONG AND IN LINE WITH ADJACENT RUN OF STAIRS OF THE RUN.



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



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

214-086
RECEIVED
AUG 06 2014

214-086
RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for PE

REVISIONS:	
REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
ARCHITECTS & PLANNERS
BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519

DATE	02/06/14
DRAWN	CRC
PROJECT No.	14-351
SCALE	AS-SHOWN

A3.01

20

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURERS RECOMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

SECTION R4409.7 HIGH-VELOCITY HURRICANE ZONES-FIRESTOPS

R4409.7.2. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTION R4409.7.2.1 THROUGH R4409.7.2.6.

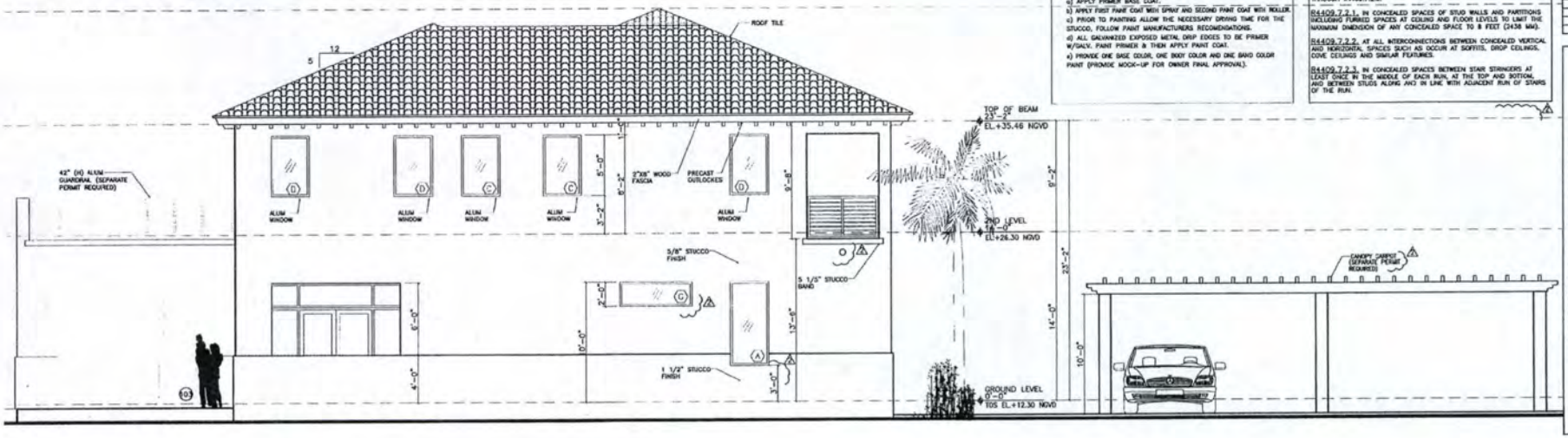
R4409.7.2.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET (2438 MM).

R4409.7.2.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR FEATURES.

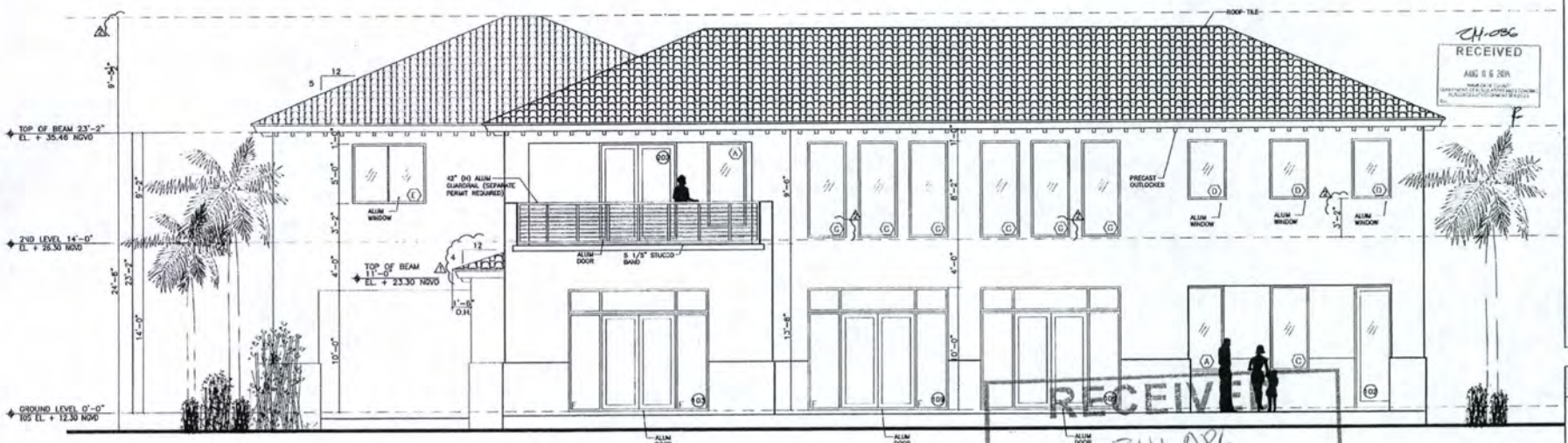
R4409.7.2.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT LEAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP AND BOTTOM, AND BETWEEN STUDS ALONG AND IN LINE WITH ADJACENT RUN OF STAIRS OF THE RUN.

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14



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



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

PROPOSED RESIDENCE
FOR:
RICARDO & LILLIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 26001519
BURGOS LANZA & ASSOCIATES
2720 SW 2ND AVENUE
MIAMI, FLORIDA 33129
(786) 554-9035

COPYRIGHT 2014 BURGOS LANZA & ASSOCIATES
THE ARCHITECTURAL DESIGN AND DRAWINGS ARE THE LEGAL PROPERTY OF BURGOS LANZA & ASSOCIATES AND ARE AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SAME.

DATE	02/08/14
DRAWN	CR
PROJECT No.	14-351
SCALE	AS-SHOWN

A3.02

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for FE

GENERAL NOTES:

1. PROVIDE P.V.C. CORNER BEADS AT RAISED STUCCO BANDS ONLY.
2. PAINT (PRIMER'S TWO COATS OF PAINT).
   a) APPLY PRIMER BASE COAT.
   b) APPLY FIRST PAINT COAT WITH SPRAY AND SECOND PAINT COAT WITH ROLLER.
   c) PRIOR TO PAINTING ALLOW THE NECESSARY DRYING TIME FOR THE STUCCO, FOLLOW PAINT MANUFACTURERS RECOMENDATIONS.
   d) ALL GALVANIZED EXPOSED METAL DRIP EDGES TO BE PRIMER W/GALV. PAINT PRIMER & THEN APPLY PAINT COAT.
   e) PROVIDE ONE BASE COLOR, ONE BODY COLOR AND ONE BAND COLOR PAINT (PROVIDE MOCK-UP FOR OWNER FINAL APPROVAL).

SECTION R4409.7 HIGH-VELOCITY HURRICANE ZONES-FIRESTOPS

R4409.7.2. FIRESTOPPING SHALL BE INSTALLED IN WOOD FRAME CONSTRUCTION IN THE LOCATIONS SPECIFIED IN SECTION R4409.7.2.1 THROUGH R4409.7.2.6.

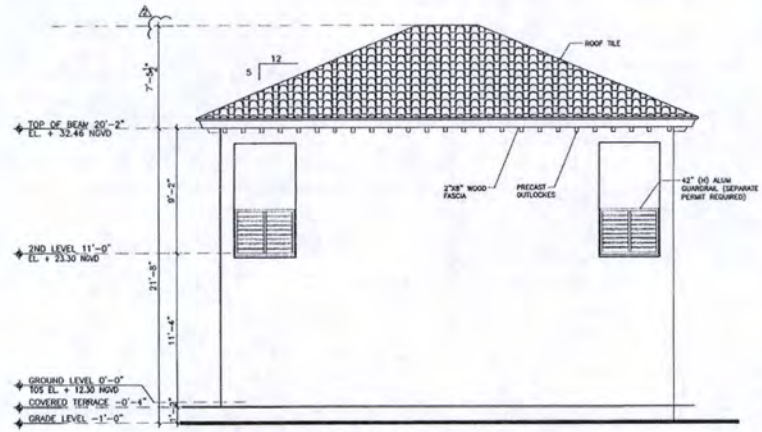
R4409.7.2.1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND FLOOR LEVELS TO LIMIT THE MAXIMUM DIMENSION OF ANY CONCEALED SPACE TO 8 FEET (2438 MM).

R4409.7.2.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR FEATURES.

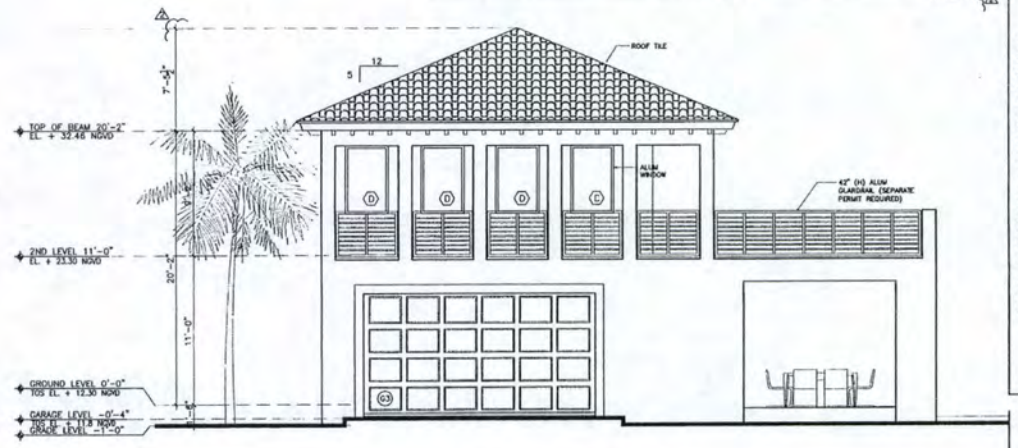
R4409.7.2.3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TAST ONCE IN THE MIDDLE OF EACH RUN, AT THE TOP AND BOTTOM AND BETWEEN STUDS ALONG AND IN LINE WITH ADJACENT RUN OF STAIRS OF THE RUN.

REVISIONS:

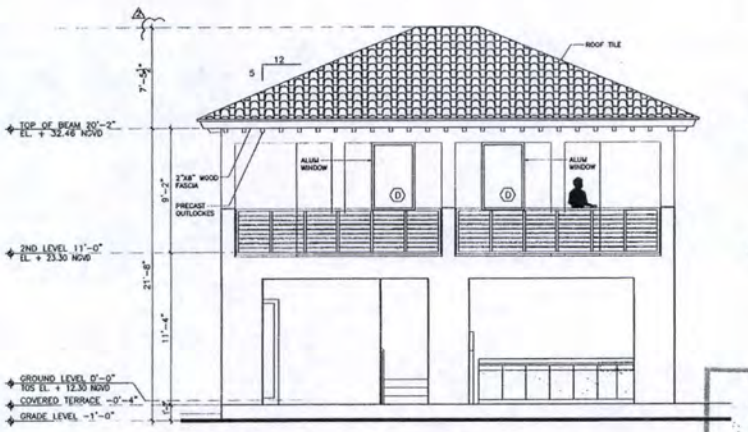
REV.	REV. ISSUE
A	07/11/14



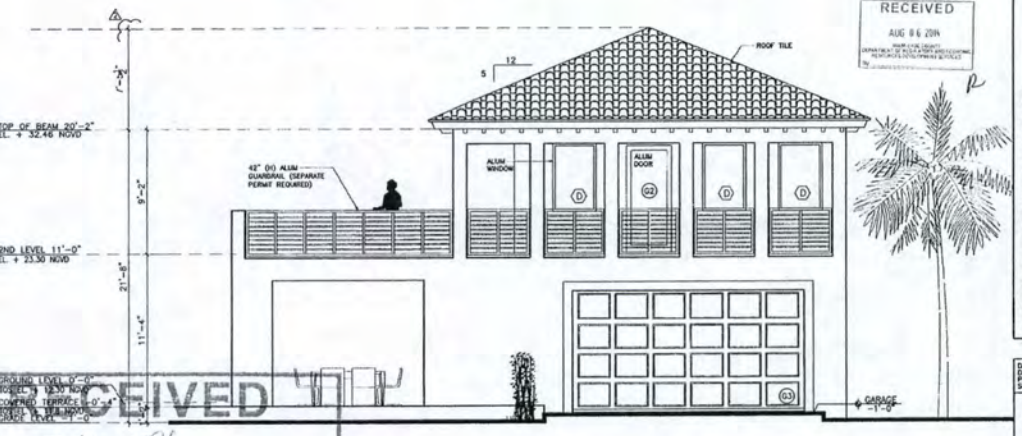
4 ELEVATION — EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

214-086
RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

214-086
RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for PE

PROPOSED RESIDENCE

FOR:
RICARDO & LILIAN DEL CUETO

LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA & ASSOCIATES
ARCHITECTS & PLANNERS
AA 26001510
BURGOS LANZA & ASSOCIATES
8200 SW 3RD AVENUE
MIAMI, FLORIDA 33138
(786) 554-8035

COPYRIGHT 2014 BURGOS LANZA & ASSOCIATES
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BURGOS LANZA & ASSOCIATES AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF BURGOS LANZA & ASSOCIATES.

DATE	02/06/14
DRAWN	CR
PROJECT No.	14-331
SCALE	AS-SHOWN

A3.03
GUEST HOUSE

22

LANDSCAPE LEGEND

ZONING DISTRICT: EU-1 NET LOT AREA: 16,097 ACRES 0.63 S.F.

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 16,097 S.F. X 70 % = 18,015 S.F.	18,015 (MIN)	18,040
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON "NO SITE PLAN: No. PARKING SPACES 2 X 10 S.F. MIN PARKING SPACE =	20	20
C. TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33: A + B =	18,035 (MIN)	18,060
LAWN AREA CALCULATIONS		
A. 18,060 TOTAL S.F. OF LANDSCAPE OPEN SPACE REQUIRED BY TOWN OF CUTLER BAY LAND DEVELOPMENT REGULATIONS.		
B. MAXIMUM LAWN AREA (50%) PERMITTED = 60 % X 18,060 S.F. =	10,840 (MAX)	10,840
TREES		
A. No. TREES REQUIRED PER NET LOT ACRES. LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS 0 TREES X NET LOT ACRES =	7	7
B. % PALMS ALLOWED: No. TREES PROVIDED / 2 X 30% = % PALMS REQUIRED TO COUNT AS STREET TREES ON 1:1 BASIS X 30%	N/A	N/A
C. % NATIVE REQUIRED. No. TREES PROVIDED X 30%=	7	8
D. street TREES (MAXIMUM AVERAGE SPACING OF 35' O.C.) 257 LINEAR FEET ALONG STREET/35=	7	8
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAX. AVERAGE SPACING OF 25' O.C.) ——— LINEAR FEET ALONG STREET / 25 =	N/A	N/A
SHRUBS		
A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	70	70
B. No. SHRUBS ALLOWED X 30% = No. OF NATIVE SHRUBS REQUIRED	21	21
IRRIGATION PLAN: BY HOSE BIB	(YES)	(NO)

TABLE CONTAINING INFORMATION AS INDICATED IN SHAPE:

NEW TREES SCHEDULE												
SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT			CANOPY DIAMETER	
SYMBOL	NEW	EXIST.	SCIENTIFIC	COMMON	YES	NO	INSTALLED	INSTALLED	EXISTING AT MATURITY	EXISTING AT MATURITY		QUANTITY
Ⓐ	YES		MAHOGANY	*	YES		2.5"	16'-18'			6'	1
Ⓑ	YES		GOLDEN DROP		YES			6'-12'			3'	80
Ⓒ		YES		OAK	YES		6"		25'		16'-6"	
Ⓓ		YES		OAK	YES		1'-6"		25'		34'	
Ⓔ		YES		OAK	YES		1'-2"		30'		25'	
Ⓕ		YES		OAK	YES		4"		13'		5'	
Ⓖ		YES		OAK	YES		4"		20		14'	
Ⓗ		YES		OAK	YES		8"		25'		18'	
Ⓘ		YES		OAK	YES		6"		20'		17'	
Ⓙ		YES		OAK	YES		1'-2"		40'		38'	
Ⓚ		YES	DUBOLE LIMBO				5"		20'		10'	

NOTE: STREET TREES SHALL NOT BE PLANTED CLOSER THAN 15' FROM STREET LIGHT POLES
* MAHOGANY OR EQUAL

LANDSCAPING:

Sec. 3-94. Must Comply with County Standards Chapter 18A

Sec. 3-95 3. Nothing shall be planted, installed or placed within the right-of way without the consent of the Town. Provide approval of trees in right of way from Public Works Department.

Sec. 3-95 6. No person may remove or modify any landscaping from or within a right of way without the consent of the Town.

Sec. 3-95 10. Property owners shall maintain all landscaped areas in a healthy growing condition. Property owners shall remove all dead, diseased, or compromise trees, or broken or decayed limbs that may constitute a menace to the public.

1. Landscape legend refers to Chapter 33. Please make correction and refer to the Towns Land Development Regulations

Sec. 3-97 (X) Landscaping and irrigation systems shall be completed in accordance with the approved landscape plans and installed prior to issuance of a Certificate of Occupancy for the site.

Sec. 3-97 (D) A Certificate of Occupancy shall not be issued until installation of landscape materials and irrigation systems consistent with approved plans is completed and a final inspection is performed by the Town.

Sec. 3-133 (A) All trees shall be at least 16 to 18 feet in height and 2.5 inches in DBH at the time of installation. Make correction on sheet A 1.01.

Sec. 3-133 (A) All shrubs shall be atleast 3 gallons in container size and 2 feet in height for an upright growth habit shrub and 6 to 12 inches in height and 2 foot wide spread for a horizontal growth habit shrub.

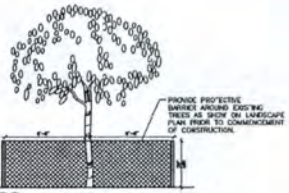
Sec. 3-72 (H) Additional Landscape Requirement- Shall comply with the Florida Friendly Landscaping guiding principles of the Florida Yard and Neighborhood programs. Provide written evident of compliance with each principle on landscape plans.

FENCE/WALL:

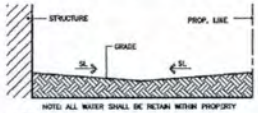
Walls and fences shall be erected with the finished side facing outwards.

A separate building permit is required for fence installation & tree removal.

TREES TO BE REMOVED				
SYMBOL	MAJOR	DIAM.	HEIGHT	SPREAD
①	OAK	0.35"	18'	15'
⑦	OAK	0.4"	12'	10'
⑧	OAK	0.4"	12'	7'
⑨	MONARCH TONGUE	1.3"	25'	21'
⑩	DUBOLE LIMBO	1.4"	40'	23'
⑪	OAK	0.15"	10'	8'

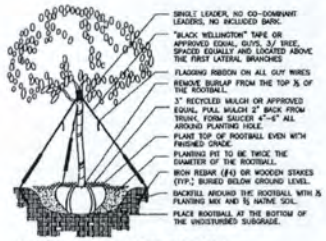


TREE PROTECTIVE BARRIER
N.T.S.

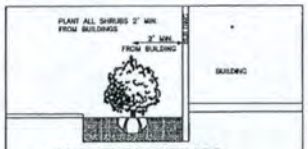


NOTE: ALL WATER SHALL BE RETAIN WITHIN PROPERTY

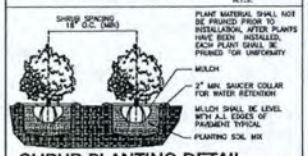
WATER RETENTION DIAG.
N.T.S.



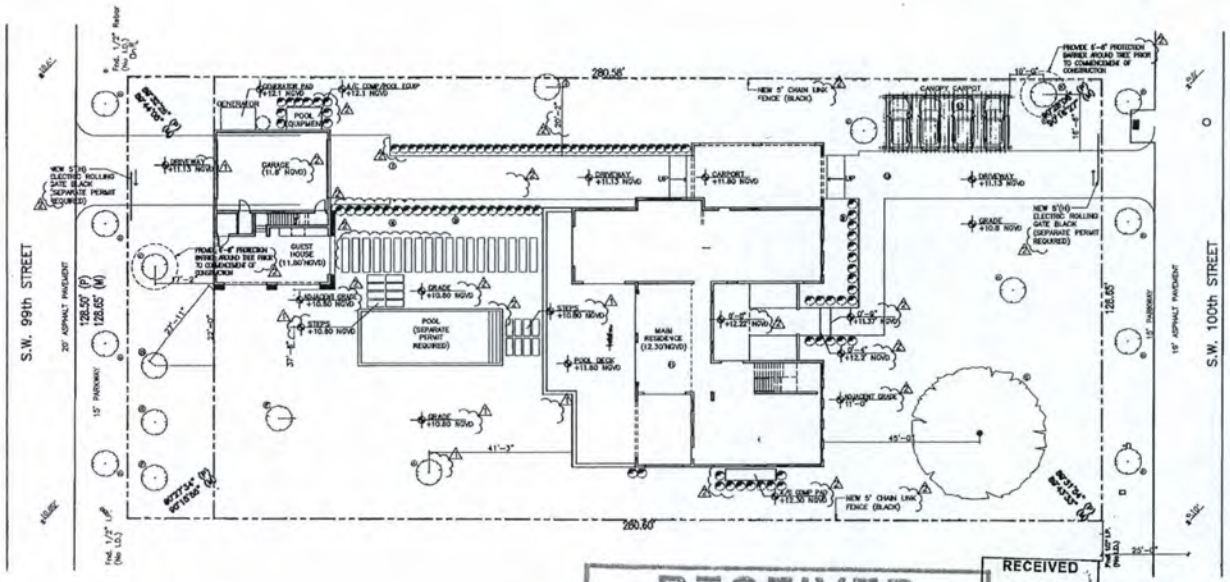
TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTINGS BUILDING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

RECEIVED
214-086
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By for HE

RECEIVED
AUG 06 2014
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES

214-086

REVISIONS:

REV.	REV. ISSUE
1	06/30/14
2	07/11/14

PROPOSED RESIDENCE
FOR:
RICARDO & LILIAN DEL CUETO
LOCATED AT:
9490 SW 99th Street,
MIAMI, Florida 33176.

BURGOS LANZA
ARCHITECTS & PLANNERS
AA 0003159

BURGOS LANZA & ASSOCIATES
2700 NW 87th AVENUE
MIAMI, FLORIDA 33172
PHONE: 305-594-1800

THESE DRAWINGS ARE THE PROPERTY OF BURGOS LANZA & ASSOCIATES, INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THESE DRAWINGS IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF BURGOS LANZA & ASSOCIATES, INC. IS PROHIBITED.

DATE	02/06/14
DRAWN	CB
PROJECT No.	14-351
SCALE	AS-SHOWN

A1.02

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000086

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

N W E S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY
		23

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000086

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

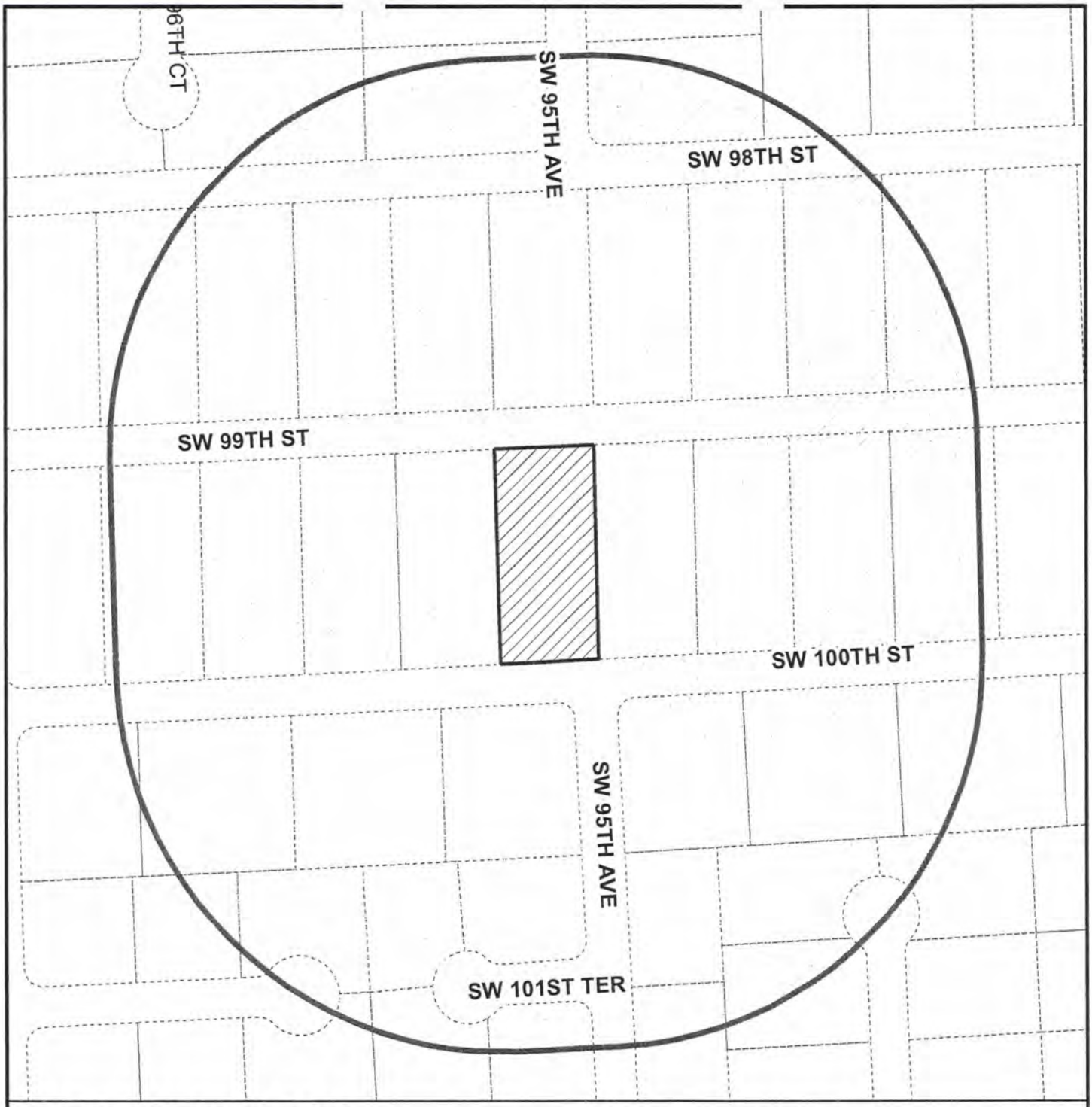
N W E S

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY
		24



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000086

RADIUS: 500

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

Legend

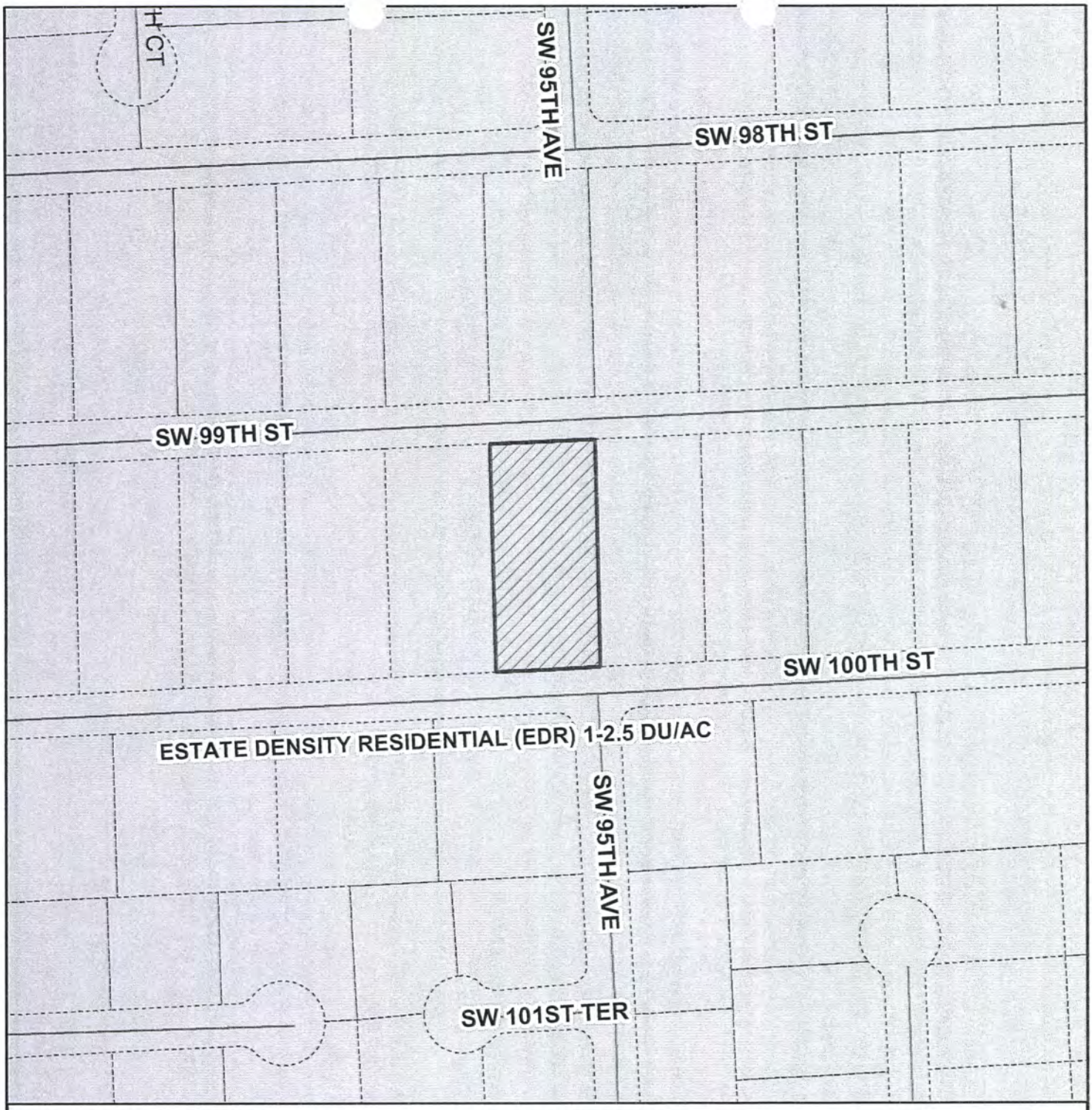
- Subject Property
- Contiguous Properties
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000086

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

N W E S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

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

Z2014000086 - Liliana & Ricardo Del Cueto

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1828	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	2	5	2
	41 SICK OR INJURED PERSON	14	17	13
	49 FIRE	0	1	0
TOTAL FOR GRID 1828		**16**	**23**	**16**
1829	15 MEET AN OFFICER	0	1	2
	17 TRAFFIC ACCIDENT	3	7	9
	18 HIT AND RUN	1	0	1
	32 ASSAULT	2	0	1
	41 SICK OR INJURED PERSON	28	63	48
	44 ATTEMPTED SUICIDE	0	0	1
	49 FIRE	3	1	2
TOTAL FOR GRID 1829		**37**	**72**	**64**
1893	15 MEET AN OFFICER	0	1	1
	17 TRAFFIC ACCIDENT	4	0	5
	41 SICK OR INJURED PERSON	7	4	3
TOTAL FOR GRID 1893		**11**	**5**	**9**
		Reported: 8 Not Reported: 56	Reported: 7 Not Reported: 93	Reported: 14 Not Reported: 75
TOTAL EMERGENCY		**64**	**100**	**89**

MIAMI DADE POLICE DEPARTMENT

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

Z2014000086 - Liliana & Ricardo Del Cueto

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1828	14 CONDUCT INVESTIGATION	0	4	1
	26 BURGLARY	1	4	4
	32 ASSAULT	0	1	2
	34 DISTURBANCE	1	4	2
	47 BOMB OR EXPLOSIVE ALERT	0	1	0
	49 FIRE	2	2	2
TOTAL FOR GRID 1828		**4**	**16**	**11**
1829	14 CONDUCT INVESTIGATION	6	5	9
	26 BURGLARY	1	0	1
	32 ASSAULT	4	4	9
	34 DISTURBANCE	4	4	9
	47 BOMB OR EXPLOSIVE ALERT	1	1	0
	49 FIRE	1	0	0
TOTAL FOR GRID 1829		**17**	**14**	**28**
1893	14 CONDUCT INVESTIGATION	0	1	2
	17 TRAFFIC ACCIDENT	0	1	0
	26 BURGLARY	0	0	1
	32 ASSAULT	0	1	1
	34 DISTURBANCE	0	0	1
	47 BOMB OR EXPLOSIVE ALERT	2	0	0
TOTAL FOR GRID 1893		**2**	**3**	**5**
		Reported: 5 Not Reported: 18	Reported: 9 Not Reported: 24	Reported: 10 Not Reported: 34
TOTAL PRIORITY		**23**	**33**	**44**

MIAMI DADE POLICE DEPARTMENT

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

Z2014000086 - Liliana & Ricardo Del Cueto

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1828	13 SPECIAL INFORMATION/ASSIGNMENT	9	38	25
	14 CONDUCT INVESTIGATION	30	37	50
	15 MEET AN OFFICER	2	2	2
	17 TRAFFIC ACCIDENT	11	14	14
	18 HIT AND RUN	0	2	2
	19 TRAFFIC STOP	5	28	13
	20 TRAFFIC DETAIL	7	9	21
	21 LOST OR STOLEN TAG	0	0	2
	22 AUTO THEFT	1	2	1
	25 BURGLAR ALARM RINGING	94	135	156
	26 BURGLARY	12	32	23
	27 LARCENY	6	13	8
	28 VANDALISM	0	2	3
	32 ASSAULT	2	5	2
	33 SEX OFFENSE	0	1	2
	34 DISTURBANCE	23	33	33
	36 MISSING PERSON	3	1	3
	37 SUSPICIOUS VEHICLE	13	13	28
	38 SUSPICIOUS PERSON	7	5	18
	39 PRISONER	0	1	1
	41 SICK OR INJURED PERSON	0	5	2
	43 BAKER ACT	2	7	4
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	0	1	2
	48 EXPLOSION	0	1	0
	52 NARCOTICS INVESTIGATION	2	0	4
	54 FRAUD	6	7	4
TOTAL FOR GRID 1828		**235**	**394**	**424**
1829	13 SPECIAL INFORMATION/ASSIGNMENT	59	139	145
	14 CONDUCT INVESTIGATION	86	132	126
	15 MEET AN OFFICER	11	10	9
	16 D.U.I.	0	0	4
	17 TRAFFIC ACCIDENT	72	125	84
	18 HIT AND RUN	16	22	26
	19 TRAFFIC STOP	16	29	23
	20 TRAFFIC DETAIL	25	9	6
	21 LOST OR STOLEN TAG	2	8	4
	22 AUTO THEFT	9	6	8
	25 BURGLAR ALARM RINGING	50	113	92

MIAMI DADE POLICE DEPARTMENT

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

Z2014000086 - Liliana & Ricardo Del Cueto

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1829	26 BURGLARY	26	36	26
	27 LARCENY	28	35	42
	28 VANDALISM	10	10	12
	29 ROBBERY	1	1	1
	30 SHOOTING	0	0	4
	32 ASSAULT	21	42	40
	33 SEX OFFENSE	3	6	8
	34 DISTURBANCE	66	87	108
	36 MISSING PERSON	7	15	10
	37 SUSPICIOUS VEHICLE	8	9	10
	38 SUSPICIOUS PERSON	5	7	7
	39 PRISONER	2	5	5
	41 SICK OR INJURED PERSON	3	11	13
	43 BAKER ACT	5	16	11
	44 ATTEMPTED SUICIDE	0	2	4
	45 DEAD ON ARRIVAL	106	174	151
	46 MEDICAL DETAIL	0	0	1
	49 FIRE	2	11	7
	52 NARCOTICS INVESTIGATION	2	1	3
	53 ABDUCTION	0	0	1
	54 FRAUD	12	14	24
TOTAL FOR GRID 1829		**653**	**1075**	**1015**
1893	13 SPECIAL INFORMATION/ASSIGNMENT	4	6	12
	14 CONDUCT INVESTIGATION	5	16	16
	15 MEET AN OFFICER	1	3	6
	17 TRAFFIC ACCIDENT	7	6	11
	18 HIT AND RUN	0	1	2
	19 TRAFFIC STOP	3	5	4
	20 TRAFFIC DETAIL	5	3	6
	21 LOST OR STOLEN TAG	0	1	1
	22 AUTO THEFT	0	2	3
	25 BURGLAR ALARM RINGING	52	78	62
	26 BURGLARY	6	5	12
	27 LARCENY	0	3	2
	28 VANDALISM	0	2	1
	29 ROBBERY	1	0	0
	32 ASSAULT	1	1	2
	33 SEX OFFENSE	0	1	0
	34 DISTURBANCE	6	12	17
	36 MISSING PERSON	3	0	0

MIAMI DADE POLICE DEPARTMENT

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

Z2014000086 - Liliana & Ricardo Del Cueto

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1893	37 SUSPICIOUS VEHICLE	2	2	1
	38 SUSPICIOUS PERSON	1	2	1
	39 PRISONER	0	0	1
	41 SICK OR INJURED PERSON	1	1	3
	43 BAKER ACT	1	0	1
	45 DEAD ON ARRIVAL	0	1	0
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	1	0	1
	53 ABDUCTION	1	0	0
	54 FRAUD	4	5	1
TOTAL FOR GRID 1893		**105**	**156**	**167**
		Reported: 518 Not Reported: 475	Reported: 847 Not Reported: 778	Reported: 797 Not Reported: 809
TOTAL ROUTINE		**993**	**1625**	**1606**
GRAND TOTAL		**1080**	**1758**	**1739**

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014
Grid: 1828, 1893, 1829
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

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2014

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

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

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of sixteen (16) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2029-30 or eleven (11) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2015), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Aneisha Daniel, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Fernandez, Assistant Director, Disposal Operations
Bolanle Shorunke-Jean, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Disposal Facility Available Capacity
From Fiscal Year 2014-15 Through Fiscal Year 2029-30

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****		
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
OCT. 1, 2014 TO SEPT. 30, 2015	1,600,000	2,653,758	168,800	2,484,958	5,898,281	352,300	5,545,981	1,607,926	166,400	1,441,526	250,000	937,500	662,500
OCT. 1, 2015 TO SEPT. 30, 2016	1,600,000	2,484,958	168,800	2,316,158	5,545,981	352,300	5,193,681	1,441,526	166,400	1,275,126	250,000	937,500	662,500
OCT. 1, 2016 TO SEPT. 30, 2017	1,600,000	2,316,158	168,800	2,147,358	5,193,681	352,300	4,841,381	1,275,126	166,400	1,108,726	250,000	937,500	662,500
OCT. 1, 2017 TO SEPT. 30, 2018	1,600,000	2,147,358	168,800	1,978,558	4,841,381	352,300	4,489,081	1,108,726	166,400	942,326	250,000	937,500	662,500
OCT. 1, 2018 TO SEPT. 30, 2019	1,600,000	1,978,558	168,800	1,809,758	4,489,081	352,300	4,136,781	942,326	166,400	775,926	250,000	937,500	662,500
OCT. 1, 2019 TO SEPT. 30, 2020	1,600,000	1,809,758	168,800	1,640,958	4,136,781	352,300	3,784,481	775,926	166,400	609,526	250,000	937,500	662,500
OCT. 1, 2020 TO SEPT. 30, 2021	1,600,000	1,640,958	168,800	1,472,158	3,784,481	352,300	3,432,181	609,526	166,400	443,126	250,000	937,500	662,500
OCT. 1, 2021 TO SEPT. 30, 2022	1,600,000	1,472,158	168,800	1,303,358	3,432,181	352,300	3,079,881	443,126	166,400	276,726	250,000	937,500	662,500
OCT. 1, 2022 TO SEPT. 30, 2023	1,600,000	1,303,358	168,800	1,134,558	3,079,881	352,300	2,727,581	276,726	166,400	110,326	250,000	937,500	662,500
OCT. 1, 2023 TO SEPT. 30, 2024	1,600,000	1,134,558	168,800	965,758	2,727,581	352,300	2,375,281	110,326	110,326	0	306,074	937,500	662,500
OCT. 1, 2024 TO SEPT. 30, 2025	1,600,000	965,758	168,800	796,958	2,375,281	352,300	2,022,981	0	0	0	416,400	937,500	662,500
OCT. 1, 2025 TO SEPT. 30, 2026	1,600,000	796,958	168,800	628,158	2,022,981	352,300	1,670,681	0	0	0	416,400	937,500	662,500
OCT. 1, 2026 TO SEPT. 30, 2027	1,600,000	628,158	168,800	459,358	1,670,681	352,300	1,318,381	0	0	0	416,400	937,500	662,500
OCT. 1, 2027 TO SEPT. 30, 2028	1,600,000	459,358	168,800	290,558	1,318,381	352,300	966,081	0	0	0	416,400	937,500	662,500
OCT. 1, 2028 TO SEPT. 30, 2029	1,600,000	290,558	168,800	121,758	966,081	352,300	613,781	0	0	0	416,400	937,500	662,500
OCT. 1, 2029 TO SEPT. 30, 2030	1,600,000	121,758	121,758	0	613,781	352,300	261,481	0	0	0	463,442	937,500	662,500
REMAINING YEARS				15			16			9		16	

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	168,800
SOUTH DADE LANDFILL	352,300
NORTH DADE LANDFILL	166,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	937,500

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

*****All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2014

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

From: Ysela Llort, Director
Miami-Dade Transit

Subject: FY15 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2014 to September 30, 2015, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Jaqueline Carranza, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 2 7 2010

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2014

To: Mark R. Woerner, Assistant Director for Planning
Regulatory and Economic Resources Department

From: Jack Kardys
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

This memorandum updates the blanket concurrency approval memo of September 9, 2013. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table. We project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2015. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS

Miami-Dade County
Park and Recreation Department
LOS-2014

Report # 4 Table 34
Local Recreation Open Space Level of Service

PBD	Estimated 2014 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space I Acres	Recreation Open S Acreage	Surplus (Deficient) Acres	Percentage of Standan %
1	380,115	1,045.32	343.95	291.00	634.95	299.82	267	1201.77	156.45	1.15
2	599,360	1,648.24	715.26	595.00	1310.26	356.3	473	2139.56	491.32	1.30
3	161,032	442.84	251.88	232.93	484.81	96.62	89	670.43	227.59	1.51
Total	**1,140,507**	**3,136.39**	1311.09	1118.93	2430.02	752.74	829	4011.76	875.37	1.28

Note:
Public Local Park Acres is Miami-DadeParks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000086

BOARD: C12

LOCATION OF SIGN: 9490 SW 99 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 15-DEC-14

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

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2014000086

BOARD: C12

LOCATION OF SIGN: 9490 SW 99 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 15-DEC-14

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. 15-1-CZ12-2 (14-86)

04-55-40
Council Area 12
Comm. Dist. 7

APPLICANT: RICARDO & LILIANA DEL CUETO

(1) NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a garage/guest house in front of the principal residence and setback 15'-3" (20' required) from the interior side (east) property line and setback 25' (75' required) from the front (north) property line on dual frontage lot.

(2) NON-USE VARIANCE of zoning regulations requiring accessory buildings and uses to be located behind the front building line of the principal residence; to waive same to permit a proposed swimming pool setback 67'-3" (75' required) from the front (north) property line and be located in front of the residence on a dual frontage lot.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Residence for Ricardo & Lilian Del Cueto" as prepared by Burgos Lanza Architects & Planners, dated stamped received 8/6/14 and consisting of 8 sheets. Plans may be modified at public hearing.

LOCATION: 9490 SW 99 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 280.60' X 128.65'

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000086

N
W E
S

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000086

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

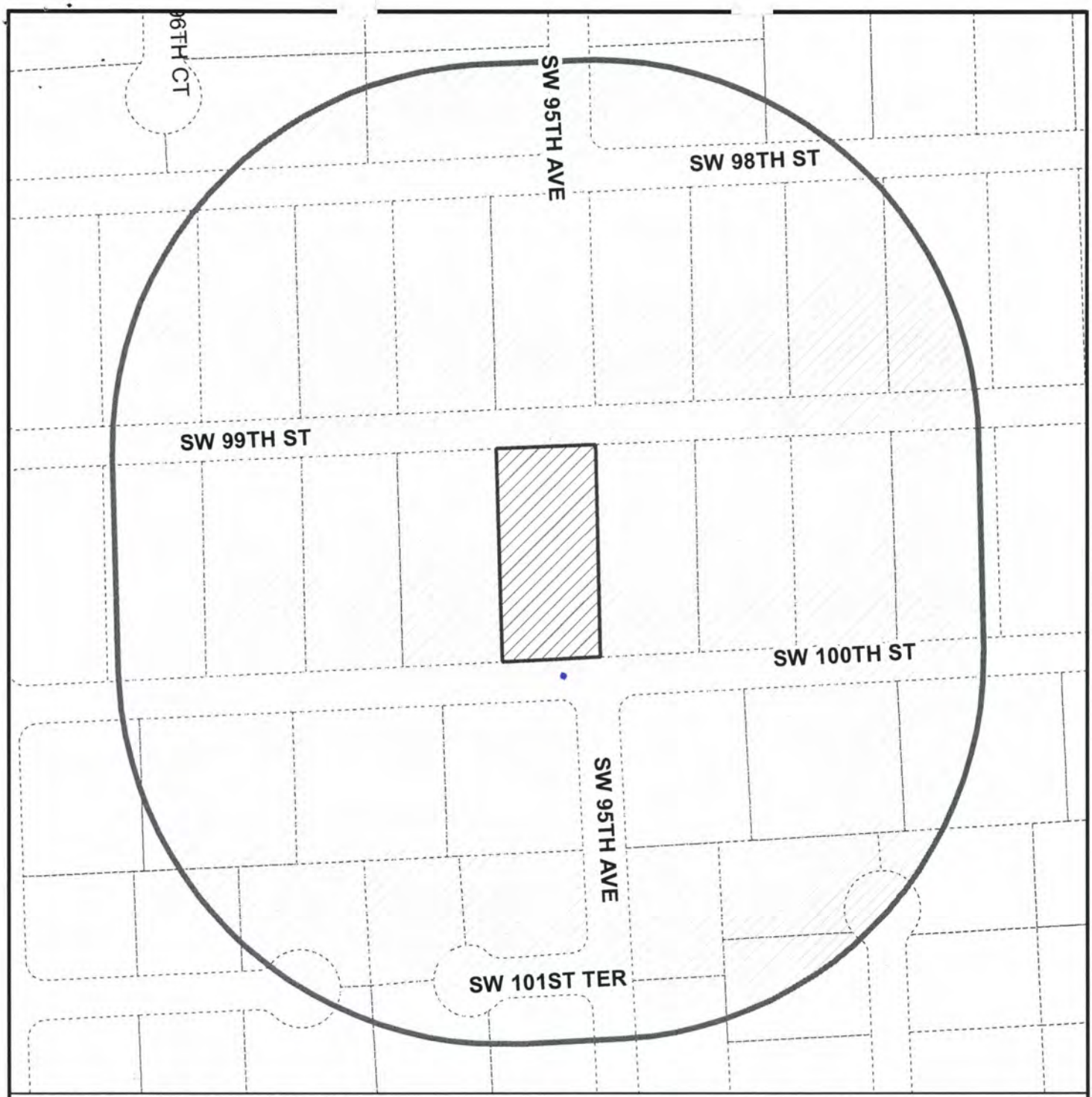
N W E S

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000086

RADIUS: 500

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

Legend

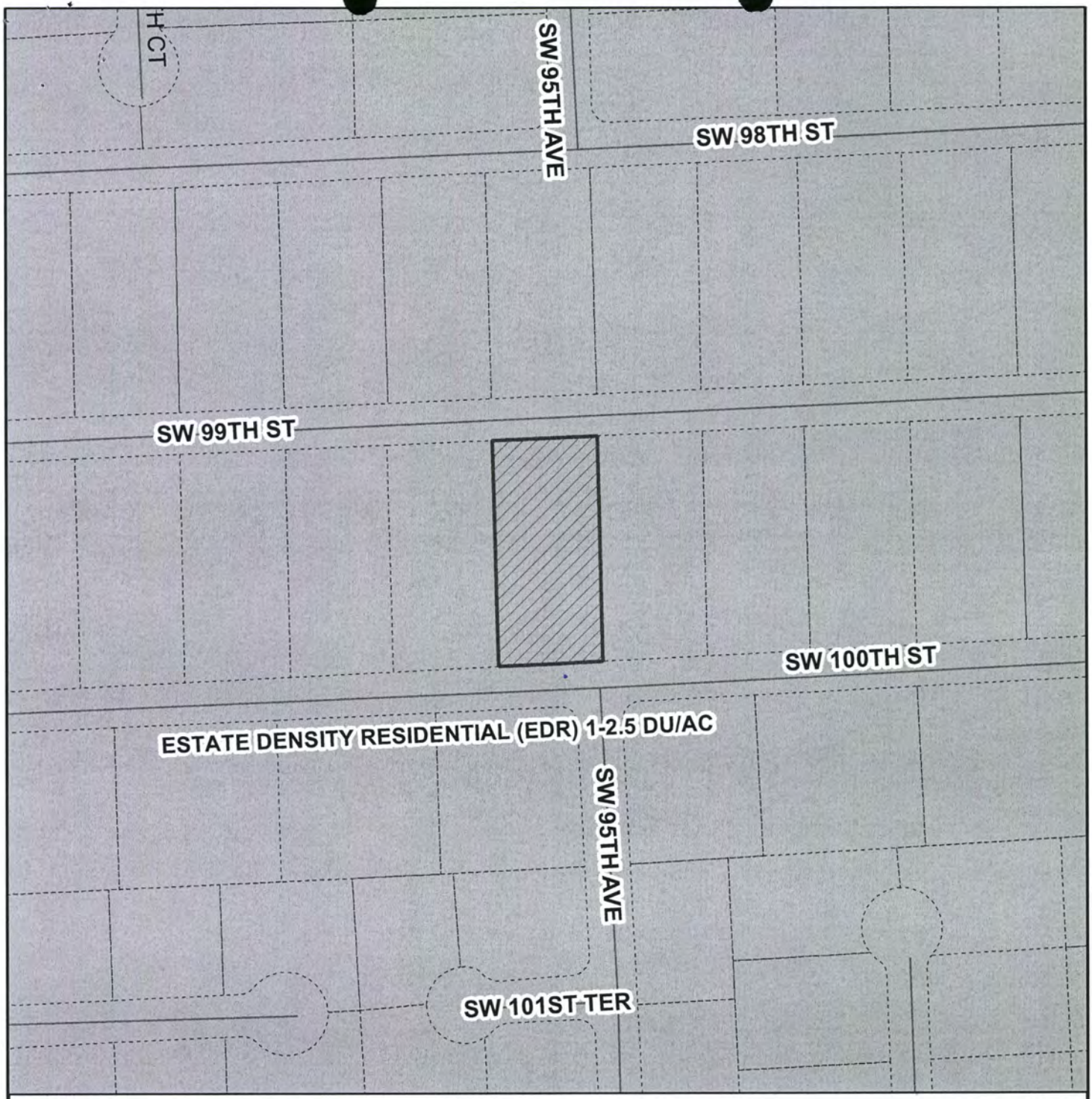
- Subject Property
- Contiguous Properties
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000086

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

N W E S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2014

To: Mark R. Woerner, Assistant Director for Planning
Regulatory and Economic Resources Department

From: Jack Kardys
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

This memorandum updates the blanket concurrency approval memo of September 9, 2013. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table. We project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2015. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jb

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS

Miami-Dade County
Park and Recreation Department
LOS-2014

Report # 4 Table 34
Local Recreation Open Space Level of Service

PBD	Estimated 2014 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public local Park Acres	Concurrency* Acres	TOTAL LOCAL	School Acres	Private Open Space I Acres	Recreation Open S Acreage	Surplus (Deficient) Acres	Percentage of Standar %
1	380,115	1,045.32	343.95	291.00	634.95	299.82	267	1201.77	156.45	1.15
2	599,360	1,648.24	715.26	595.00	1310.26	356.3	473	2139.56	491.32	1.30
3	161,032	442.84	251.88	232.93	484.81	96.62	89	670.43	227.59	1.51
Total	**1,140,507**	**3,136.39**	1311.09	1118.93	2430.02	752.74	829	4011.76	875.37	1.28

Note:
Public Local Park Acres is Miami-DadeParks Only
Private Recreation Open Space Updated 1/9/09
*Concurrency Acres are District park Acres utilized for local Recreation

Memorandum

MIAMI-DADE COUNTY

Date: September 18, 2014

To: Mark R. Woener, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

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

Subject: Solid Waste Disposal Concurrency Determination

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of sixteen (16) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2029-30 or eleven (11) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2015), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Aneisha Daniel, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Fernandez, Assistant Director, Disposal Operations
Bolanle Shorunke-Jean, Division Director, Fiscal Management & Planning

Public Works and Waste Management Department (PWWM)
Disposal Facility Available Capacity
From Fiscal Year 2014-15 Through Fiscal Year 2029-30

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL		
OCT. 1, 2014 TO SEPT. 30, 2015	1,600,000	2,653,758	168,800	2,484,958	5,898,281	352,300	5,545,981	1,607,926	166,400	1,441,526	250,000	937,500	662,500
OCT. 1, 2015 TO SEPT. 30, 2016	1,600,000	2,484,958	168,800	2,316,158	5,545,981	352,300	5,193,681	1,441,526	166,400	1,275,126	250,000	937,500	662,500
OCT. 1, 2016 TO SEPT. 30, 2017	1,600,000	2,316,158	168,800	2,147,358	5,193,681	352,300	4,841,381	1,275,126	166,400	1,108,726	250,000	937,500	662,500
OCT. 1, 2017 TO SEPT. 30, 2018	1,600,000	2,147,358	168,800	1,978,558	4,841,381	352,300	4,489,081	1,108,726	166,400	942,326	250,000	937,500	662,500
OCT. 1, 2018 TO SEPT. 30, 2019	1,600,000	1,978,558	168,800	1,809,758	4,489,081	352,300	4,136,781	942,326	166,400	775,926	250,000	937,500	662,500
OCT. 1, 2019 TO SEPT. 30, 2020	1,600,000	1,809,758	168,800	1,640,958	4,136,781	352,300	3,784,481	775,926	166,400	609,526	250,000	937,500	662,500
OCT. 1, 2020 TO SEPT. 30, 2021	1,600,000	1,640,958	168,800	1,472,158	3,784,481	352,300	3,432,181	609,526	166,400	443,126	250,000	937,500	662,500
OCT. 1, 2021 TO SEPT. 30, 2022	1,600,000	1,472,158	168,800	1,303,358	3,432,181	352,300	3,079,881	443,126	166,400	276,726	250,000	937,500	662,500
OCT. 1, 2022 TO SEPT. 30, 2023	1,600,000	1,303,358	168,800	1,134,558	3,079,881	352,300	2,727,581	276,726	166,400	110,326	250,000	937,500	662,500
OCT. 1, 2023 TO SEPT. 30, 2024	1,600,000	1,134,558	168,800	965,758	2,727,581	352,300	2,375,281	110,326	110,326	0	306,074	937,500	662,500
OCT. 1, 2024 TO SEPT. 30, 2025	1,600,000	965,758	168,800	796,958	2,375,281	352,300	2,022,981	0	0	0	416,400	937,500	662,500
OCT. 1, 2025 TO SEPT. 30, 2026	1,600,000	796,958	168,800	628,158	2,022,981	352,300	1,670,681	0	0	0	416,400	937,500	662,500
OCT. 1, 2026 TO SEPT. 30, 2027	1,600,000	628,158	168,800	459,358	1,670,681	352,300	1,318,381	0	0	0	416,400	937,500	662,500
OCT. 1, 2027 TO SEPT. 30, 2028	1,600,000	459,358	168,800	290,558	1,318,381	352,300	966,081	0	0	0	416,400	937,500	662,500
OCT. 1, 2028 TO SEPT. 30, 2029	1,600,000	290,558	168,800	121,758	966,081	352,300	613,781	0	0	0	416,400	937,500	662,500
OCT. 1, 2029 TO SEPT. 30, 2030	1,600,000	121,758	121,758	0	613,781	352,300	261,481	0	0	0	463,442	937,500	662,500
REMAINING YEARS				15			16			9		16	

ANNUAL DISPOSAL (in tons)	
RESOURCES RECOVERY ASHFILL	168,800
SOUTH DADE LANDFILL	352,300
NORTH DADE LANDFILL	166,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	937,500

* Ashfill capacity is for Cell 20.

** South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

*****All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

Memorandum

MIAMI-DADE COUNTY

Date: October 1, 2014

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

From: Ysela Llort, Director
Miami-Dade Transit

Subject: FY15 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the August 2014 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2014 to September 30, 2015, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT
Monica D. Cejas, P.E., MDT
Gerald E. Bryan, MDT
Eric Zahn, MDT
Nilia Cartaya, MDT
Douglas K. Robinson, MDT
Jaqueline Carranza, MDT
Mark R. Woerner, RER
Helen A. Brown, RER

Memorandum

MIAMI-DADE COUNTY

Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 2 7 2010

Memorandum

MIAMI-DADE COUNTY

Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2014000086

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2014000086

Legend

- MDC STL Index Poly
- Subject Property
- Zoning

N W E S

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID:F. Arencibia
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2014000086

RADIUS: 500

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

Legend

- Subject Property
- Contiguous Properties
- Buffer
- Street (Centerline)
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2014000086

Section: 04 Township: 55 Range: 40
Applicant: LILIANA & RICARDO DEL CUETO
Zoning Board: C12
Commission District: 7
Drafter ID: F. Arencibia
Scale: NTS

N W E S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 19, 2014

REVISION	DATE	BY