

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

PH: Z15-011 (15-9-CZ12-2)

September 1, 2015

Item No. 2

Recommendation Summary	
Commission District	7
Applicants	Duffield W. Matson, III & Sara Matson
Summary of Requests	The applicants seek to modify a condition of a prior resolution in order to submit revised site plans showing an additional accessory structure setback less than required from property lines, that results in more rear yard area coverage than permitted by Code.
Location	4960 Sunset Drive, Miami-Dade County, Florida.
Property Size	.98 gross 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, 1 to 2.5, dua <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Regulations Standards Section 33-311(A)(7), Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval with conditions.

REQUESTS:

1. MODIFICATION of Condition #2 of Resolution CZAB12-28-01, passed and adopted by the Community Zoning Appeals Board #12, reading as follows:

From: "2 That in the approval of the plan the same be substantially in accordance with that submitted for the hearing unentitled, as prepared by T. L. Riggs and dated revised January 9, 2001."

To: "2 That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "An Addition for: Matson Residence", as prepared by Brockhouse Associates, P.A., "Landscape Plans" prepared by Bell-La, Sheets L-1, L-2, L-3 and L-4 dated stamped received 5-14-15, all other plans dated stamped received 2/18/15 and consisting of 14 sheets."

The purpose of the request is to allow the applicants to submit revised plans showing an accessory building on the rear of the property and variances to allow for a smaller lot.

2. NON-USE VARIANCE to permit a lot area of .98 acres (1 gross acre required).
3. NON-USE VARIANCE to permit the proposed detached accessory building to setback 2' (20' required) from the interior side (west) property line.
4. NON-USE VARIANCE to permit the proposed detached accessory building with a rear yard area of 10.1% (5% permitted).

PROJECT DESCRIPTION AND PROJECT HISTORY:

Pursuant to Resolution #CZAB12-28-01, the subject property was a part of a larger 2-acre parcel, that was approved to split the parcel into two (2) separate one (1) gross acre lots, Tract "A", the subject parcel and Tract "B", the abutting parcel to the south. Said approval permitted the subject property with an accessory structure encroaching 18' (setback 2', where 20' is required) into the interior side (west) setback area. Further, staff notes that a Private Easement Agreement, recorded in Official Record Book (ORB) 926 at Page 266, grants the subject property and the parcel to the south a 30' wide right-of-way access easement within the abutting property to the west from Sunset Drive.

Among the conditions for approval, was the site plan showing the existing house and an accessory structure on the subject property. The applicants now seek to modify said plan, in order to permit an additional accessory building, which will result in a rear yard coverage that will be more than the 5% allowed by Code and to permit the existing residence on the 0.98 gross acre EU-1 parcel.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
North	City of Coral Gables; single-family residences	Low-Density Residential, (2.5 to 6 dua)
South	EU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
East	EU-1; single-family residence	Estate Density Residential, (1 to 2.5 dua)
West	EU-1; elementary school	Estate Density Residential, (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The .98 gross acre subject property contains an existing single-family residence and is surrounded by properties to the north in the City of Coral Gable and to the east and south in Miami-Dade County that are zoned for and contain existing single-residence uses. To the west, is an existing elementary school, which is separated from the subject property by a 30' wide access easement.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to construct an additional accessory structure on the subject property which will result in a rear yard coverage of approximately 10% where 5% is allowed by the Code and which will encroach 18' into the interior side (west) setback area. Staff opines that this may have a visual impact on the properties to the west and south. However, it should be noted that the surrounding properties are well wooded and the property to the west is a school, thus minimizing any visual impacts.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The subject property is designated as *Estate Density Residential* (see attached Zoning Recommendation Addendum) on the Comprehensive Development Master Plan's (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map. Approval of these requests would permit the applicants to build an additional accessory structure on the 0.98 gross acre parcel, which will result in variances to the rear yard coverage and setback requirements on the EU-1 zoned parcel. Staff notes that the approval of the requests sought in the application will not add additional dwelling units to the site beyond what was previously approved and will not change the single-family residential use. Therefore, staff opines that approval of the application would be **consistent** with the uses allowed under the CDMP Estate Density Residential land use category text and the density threshold of the CDMP Estate Density Residential Communities LUP map designation.

ZONING ANALYSIS:

When request #1 is analyzed under Section 33-311(A)(7), General Modification Standards, staff opines that approval of the same would be **compatible** with the surrounding area for the reasons stated herein. The applicants are seeking approval to modify a condition of a prior resolution in order to submit a revised site plan showing additions to the residence and an additional accessory structure. Said structure will encroach 18' into the required 20' wide interior side setback area (request #3) and result in more rear yard coverage than allowed (request #4). For reasons that will be expanded upon in the analysis of the requests #3 and #4 below, staff opines that the approval with conditions of the requested modification, will not create materially greater adverse privacy impacts on adjacent residences than what would otherwise be permitted by the underlying district regulations, and the proposed accessory building is in harmony with the general appearance of the surrounding area.

Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) memorandum states that the application will not generate any new PM daily peak hour trips, and that this application meets the traffic concurrency criteria for an initial development order. Further, the Division of Environmental Resources Management of RER memorandum indicates that approval of this application meets all applicable LOS standards for an initial development order, as specified in the CDMP for potable water service, wastewater disposal, and flood protection, and the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the proposal will have a negative impact on fire rescue services in the area. Based on the aforementioned memoranda, staff opines that approval of the subject request would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction. However, as a condition for approval, staff recommends that the subject property should be platted based on the memorandum from the Platting and Traffic Review Section of RER. **For the reasons above, staff recommends approval with a condition of request #1 under Section 33-311(A)(7) Generalized Modification Standards.**

When the requests to permit the existing residence on the 0.98 gross acre (1 gross acre required), EU-1 zoned parcel (request #2), along with the proposed accessory building setback less than required from the interior side (west) property line (request #3), and a 10.1% rear yard coverage, where 5% maximum is permitted (request #4), are analyzed under the Non-Use Variance (NUV) From Other Than Airport Regulations Standards, Section 33-311(A)(4)(b), staff

is of the opinion that approval with conditions of same would be **compatible** with the surrounding area and would not be detrimental to the neighborhood. Staff notes that the subject property was a part of a larger two (2) gross acre parcel, which, pursuant to Resolution #CZAB12-28-01, was approved to permit two (2) separate EU-1 lots in 2001. Staff's review of the submitted survey with that application indicated that the subject parcel met the EU-1 gross acreage requirement. However, in staff's opinion, the subject parcel's size was reduced to the existing .98 gross acre due an inadvertent error at that time. Since the residences have existed on both parcels since that time, staff opines that approval of this request would not result in any change that will have a detrimental effect on the character of the surrounding area.

Staff notes that the existing access easement to the west, provides an additional 30' spacing from the existing uses on the property to the west. As such, staff opines that the proposed accessory structure will not have a negative visual impact on the more intensive school use on the property to the west. Staff's review of aerial photographs of the subject property in the County's Geographical Information Systems (GIS), indicate an abundance of foliage on the subject parcel and the aforementioned abutting parcel. Therefore, staff opines that the increase in rear yard coverage on the subject property (request #4) will not be easily visible from the surrounding properties, and therefore, will not have any visual impact on the surrounding area. **Therefore, staff recommends approval with a conditions of requests #2 through #4, under Section 33-311(A)(4)(b), Non-Use Variance (NUV) From Other Than Airport Regulations Standards.**

ACCESS, CIRCULATION AND PARKING: The subject parcel is located south of Sunset Drive at 4960 Sunset Drive with a private access drive from Sunset Drive that runs parallel to the west property line.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all the other conditions of Resolution #CZAB12-28-01, remain in full force and effect except as herein modified.
2. That the applicants comply with all the requirements of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources in its memorandum dated February 27, 2015.

ES:MW:NN:EJ:CH



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

ZONING RECOMMENDATION ADDENDUM

Duffield W. Matson, III & Sara Matson
Z15-011

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

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

Estate Density Residential (Pg. I-29)	<i>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 units per gross acre.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i>
Section 33-311(A)(7) Generalized Modification Standards.	<i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i>

2. DUFFIELD W. MATSON, III & SARA MATSON
(Applicant)

15-9-CZ12-2 (15-011)
Area 12/District 07
Hearing Date: 09/01/15

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2001	William H. & Imogene Flick	- Non-Use Variance of Zoning Regulations to permit a lot with 0' lot frontage on a public Right-of-Way (125' required).	C12	Approved with Condition(s)
2001	Finlay Matheson	- Non-Use Variance of lot frontage and area required to permit a proposed lot with a lot frontage of 0' and a lot area of 0.96 acre as a S.F.R.B. site. - Non-Use Variance of setback requirement to permit an existing residence set 14.4' from the interior side East property line.	C12	Approved with Condition(s)

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

Memorandum



Date: June 5, 2015

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

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

Subject: C-12 #Z201500011-1st Revision
Duffield and Sarah Matson
4960 Sunset Drive, Miami, FL 33143
Non-Use Variance to permit a detached garage setback less than
required from property lines; and Non-Use Variance to permit a
residence on a parcel of land with less lot area.
(EU-1) (0.84 Acres)
31-54-41

The subject application has been reviewed by the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with the Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste. DERM has no objection to the interim use of a septic tank and drainfield provided that the maximum sewage loading allowed by Section 24-43.1(3) of the Code is not exceeded and the property is connected to public water. In accordance with the Code, the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Stormwater Management

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

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

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

Tree Preservation

The subject property contains tree resources. Please note that Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Projects shall be designed to meet the requirements of Sections 24-49.2 and 24-49.4 of the Code including compliance with the specimen tree preservation requirements of Chapter 24 as well as CON 8A of the Comprehensive Development Master Plan.

Finally, in accordance with the Code and CON8I of the CDMP, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. DERM also recommends that this requirement be included as a condition of any zoning approval.

The applicant is advised to contact Tree Permitting Program at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

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

cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: February 27, 2015

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: Z2015000011
Name: Duffield W Matson & Sara Matson
Location: 4960 Sunset Drive
Section 31 Township 54 South Range 41 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.

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

Memorandum



Date: March 5, 2015

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

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

Subject: Duffield Matson, III and Sarah Matson (#15_011)

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

The application requests a non-use variance of setback requirements in connection with adding an accessory structure on the property which contains a single family home. The application will have no PWWM impact or any associated costs.

If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Fiscal Management and Planning Division, at 305-375-1354.

Memorandum



Date: July 30, 2015

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

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

Subject: Z201500011: DUFFIELD W. MATSON, III & SARA MATSON
Revised Plans Submitted Dated Stamped Received 7/22/2015

Application Name: DUFFIELD W. MATSON, III & SARA MATSON

Project Location: The site is located at 4960 SUNSET DR, Miami-Dade County.

Proposed Development: The request is for non-use variances for setbacks and lot size for an accessory structure to an existing single family home.

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 Planning Section Supervisor

Memorandum



Date: 30-JUL-15
To: Jack Osterholt, Director
 Department of Regulatory and Economic Resources
From: Dave Downey, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2015000011

Recommendation:

No objection to the site plan with a 7/22/15 RER received date.

Service Impact/Demand

Development for the above Z2015000011
 located at 4960 SUNSET DR, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1761 is proposed as the following:

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

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

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 14
 The estimated average travel time is: 5:12 minutes

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development: None.

Fire Planning Additional Comments

OK

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

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

DUFFIELD W. MATSON, III SARA MATSON

4960 SUNSET DRIVE
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

SEPTEMBER 1, 2015

Z201500011

DATE

HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

July 22, 2015

Neighborhood Regulations:

THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:

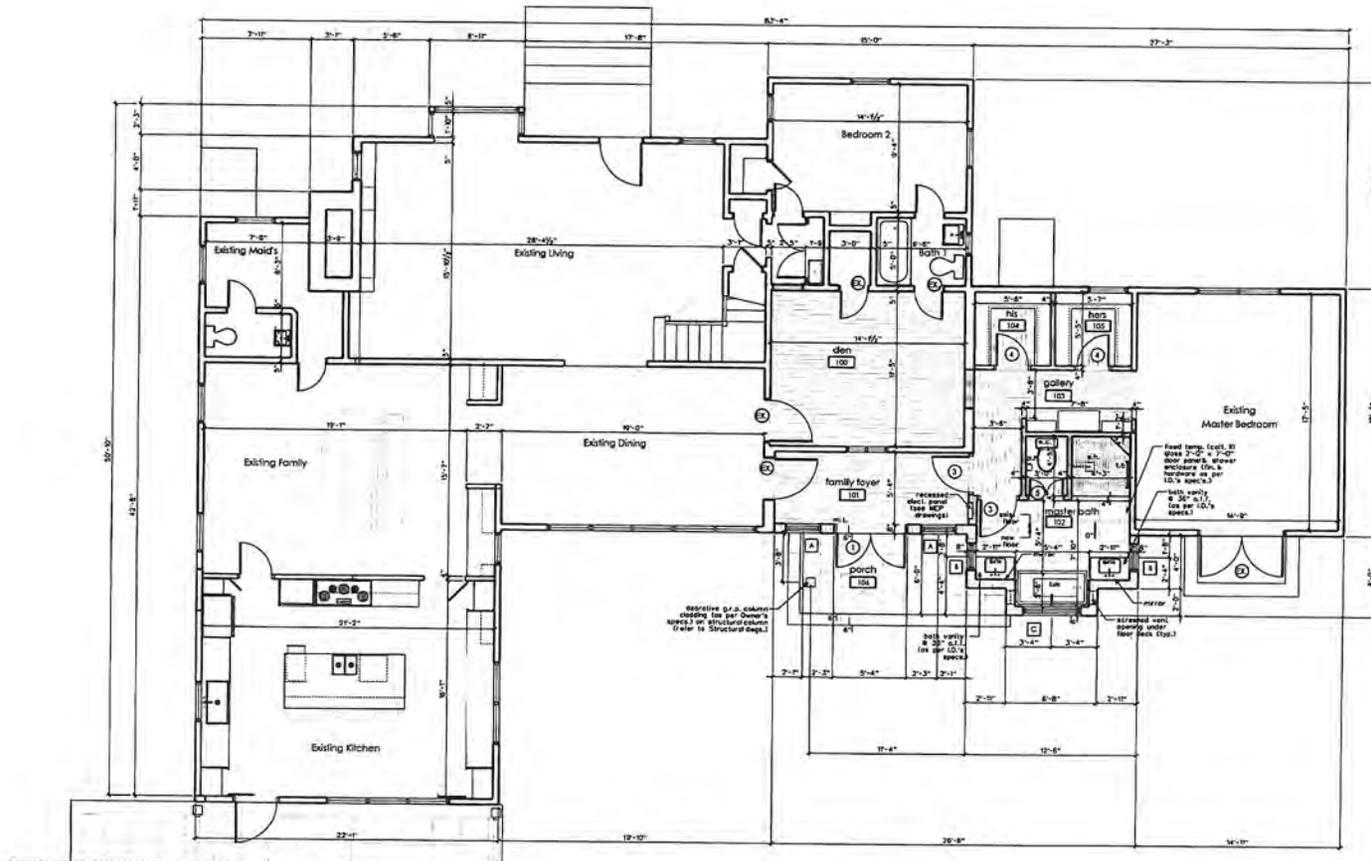
THERE ARE NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:

Duffield W. Matson, III Sara Matson

OUTSTANDING LIENS AND FINES:

As of July 22, 2015, There are no Outstanding Liens, Fines, or Fees



Refer to sheet A.4 for continuation

Wall Legend

(Refer to sheet A.12 for schedules & specifications)

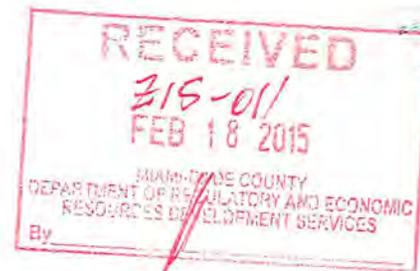
-  Existing Exterior/interior Walls to Remain
-  New 8" Concrete Masonry Walls
-  New Drywall Partitions w/ Metal Stud Framing
-  Refer to Door Schedule for specifications.
-  Refer to Window Schedule for specifications.



Construction Floor Plan - Master Bath

1/4" = 1'-0"

 Existing areas not part of this scope.



BROCKHOUSE
 BROCKHOUSE INC. ARCHITECTS P.A.
 4973 S.W. 75th Ave. #3270 W
 MIAMI, FLORIDA 33155
 305 666 2233 • FAX 666 2332



ARCHITECTURE • INTERIOR DESIGN

PROJECT
 An Addition
 For The:
**MATSON
 RESIDENCE**
 4740 Sunset Drive
 Miami, Florida 33146

DATE

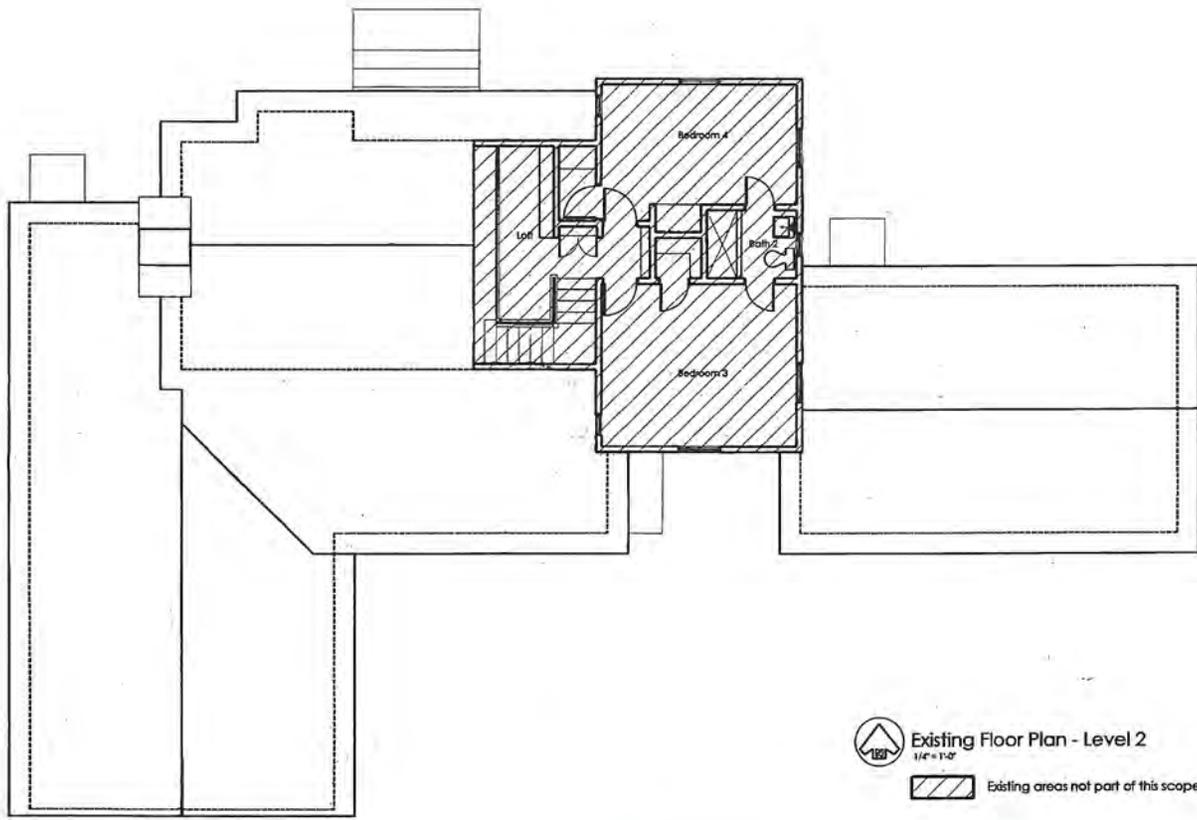

VARIANCE
 ISSUE SET

SHEET TITLE
 CONSTRUCTION
 FLOOR PLAN
 MASTER BATH

SHEET TITLE REFERENCE
 14014-v-new@m-brockh.dgn

REVISION

DESIGNED BY	B.A.
DRAWN BY	B.A.
APPROVED BY	S.D.
DATE	02-05-15
SCALE	1/4"=1'-0"
PROJECT NO.	14014
SHEET NO.	A.5



 Existing Floor Plan - Level 2
1/4" = 1'-0"

 Existing areas not part of this scope.

RECEIVED
315-011
FEB 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATION AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES
By _____

RECEIVED
215-011
FEB 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATION AND ECONOMIC
RESOURCES DEVELOPMENT SERVICES

BROCKHOUSE
BROCKHOUSER ASSOCIATES P.A.
4975 S.W. 73RD AVENUE
MIAMI, FLORIDA 33155
305 666 2333 • FAX 666 2332



AL LIME AA 000008
NOLCE BROCKHOUSER

ARCHITECTURE • INTERIOR DESIGN

PROJECT
An Addition
For The
**MATSON
RESIDENCE**
4762 Sunset Drive
North, Florida 33144

SCALE

02/18/15

VARIANCE
ISSUE SET

SHEET TITLE
EXISTING
FLOOR PLAN
LEVEL 2

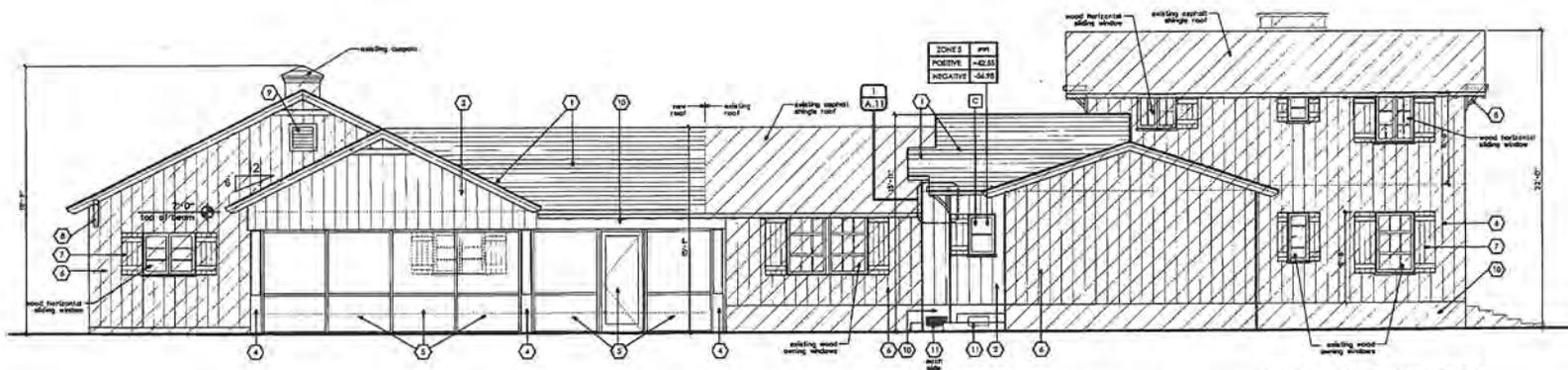
SHEET FILE REFERENCE
14014-v-exstffr2.dgn

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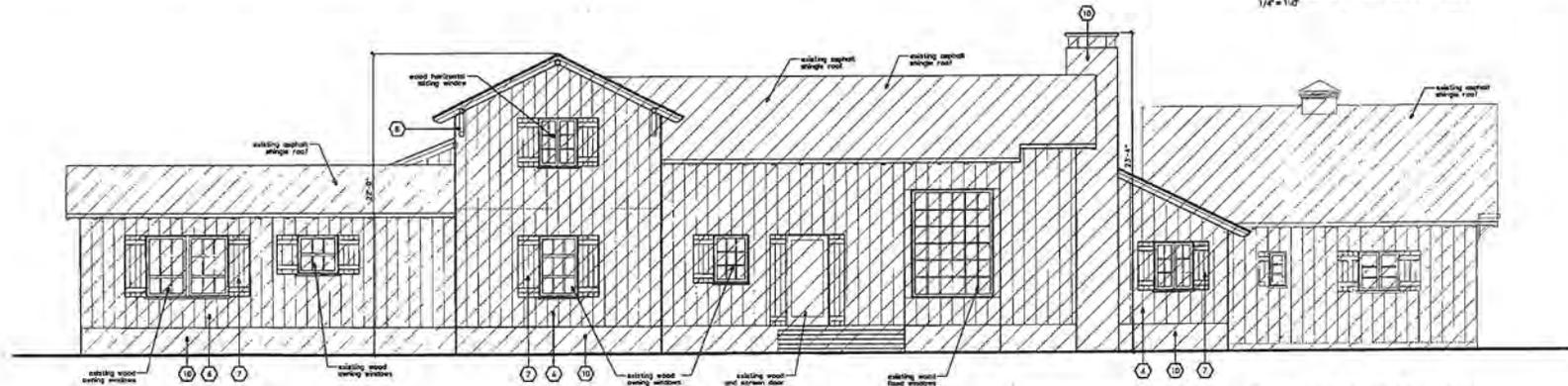
REVISION

DESIGNED BY	B.A.
DRAWN BY	B.A.
APPROVED BY	S.D.
DATE	02-05-15
SCALE	1/4"=1'-0"
PROJECT NO.	14014
SHEET NO.	A.6

22



Proposed East Elevation
1/4" = 1'-0"



Proposed North Elevation
1/4" = 1'-0"

Finish Legend

- | | |
|---|--|
| ① ASPHALT ROOF SHINGLES (MATCH EXISTING) | ⑥ EXISTING WOOD T & G VERTICAL SIDING |
| ② DECORATIVE WOOD T & G SIDING (MATCH EXISTING) | ⑦ EXISTING WOOD T & G SHUTTERS |
| ③ DECORATIVE GABLE END VENT PANEL | ⑧ EXISTING WOOD BRACKET |
| ④ DECORATIVE G.A.P. COLUMN CLADDING | ⑨ EXISTING WOOD LOUVERED VENT |
| ⑤ SCREENED PANEL / WOOD FRAMED ENCLOSURE SYSTEM | ⑩ 5/8" THICK SMOOTH STUCCO FINISH (MATCH EXISTING) |
| | ⑪ 6" X 16" SCREENED VENT PANELS BELOW FLOOR DECK |

Existing areas not part of this scope.



Proposed North Elevation - Garage
1/4" = 1'-0"

RECEIVED
 315-011
 FEB 18 2015
 COUNTY OF DADE
 DEPARTMENT OF REGULATORY AND ECONOMIC
 RESOURCES DEVELOPMENT SERVICES
 By _____

BROCKHOUSE
 BROCKHOUSE ASSOCIATES PA
 4973 S.W. 79th AVENUE
 MIAMI, FLORIDA 33155
 305 646 2333 / FAX 305 646 2332

ARCHITECTURE + INTERIORS

PROJECT
 An Addition
 For The
MATSON RESIDENCE
 4942 Sunset Drive
 Miami, Florida 33146

SCALE

 ARCHITECT

VARIANCE
 ISSUE SET

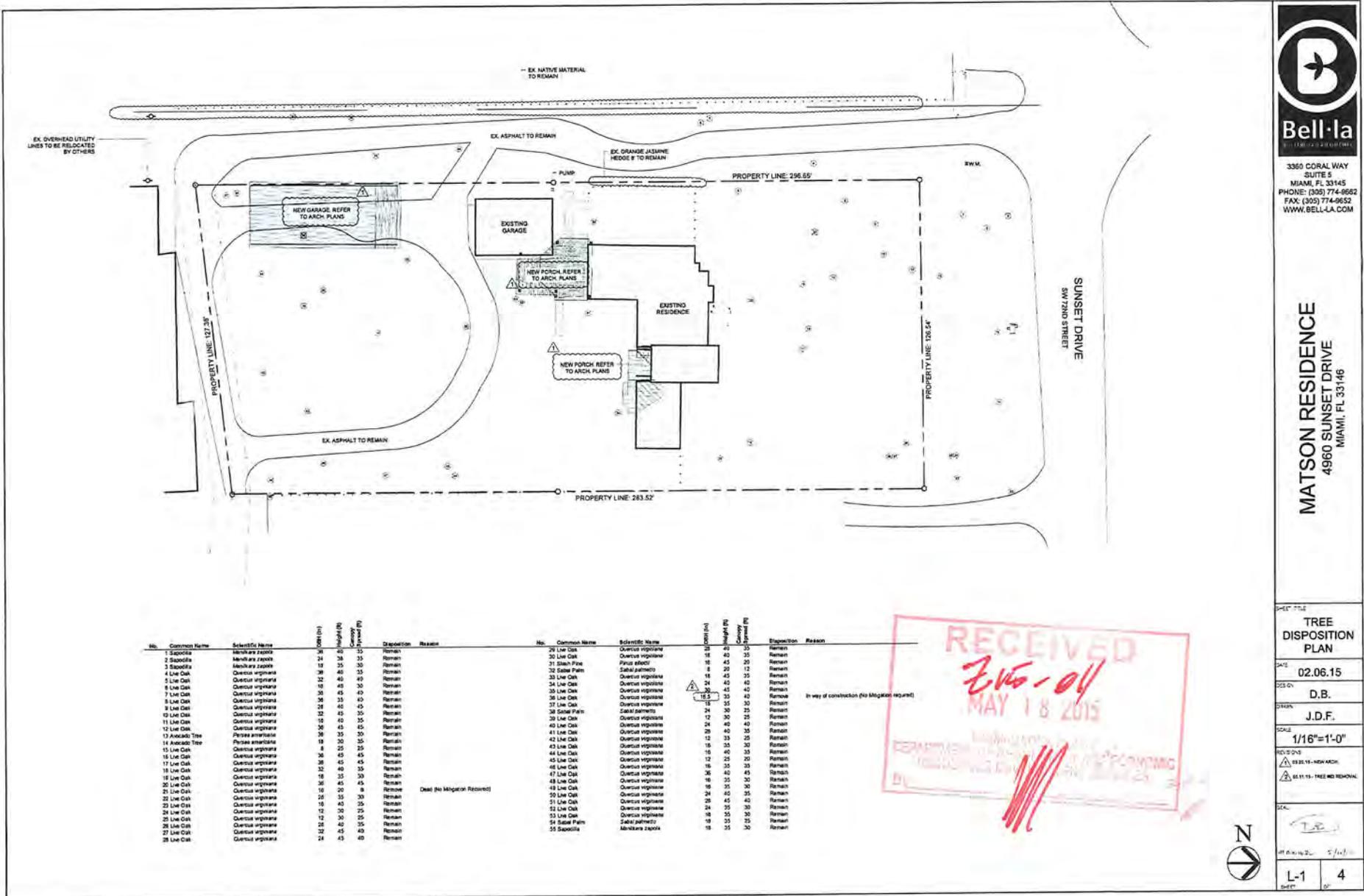
SHEET TITLE
 ARCHITECTURAL
 ELEVATIONS
 RESIDENCE

PROJECT REFERENCE
 14014-v-newwin-cvrbath.dgn

REVISIONS

DESIGNED BY	B.A.
DRAWN BY	B.A.
APPROVED BY	S.D.
DATE	02-05-15
SCALE	1/4" = 1'-0"
PROJECT NO.	14014
SHEET NO.	A.7

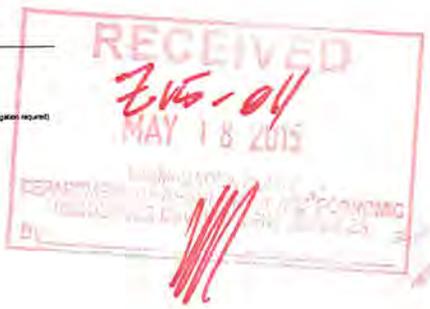
RECEIVED
 26-011
 FEB 18 2015



3360 CORAL WAY
SUITE 5
MIAMI, FL 33145
PHONE: (305) 774-9662
FAX: (305) 774-9652
WWW.BELL-LA.COM

MATSON RESIDENCE
4960 SUNSET DRIVE
MIAMI, FL 33146

No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Canopy Spread (ft)	Disposition	Reason	No.	Common Name	Scientific Name	DBH (in)	Height (ft)	Canopy Spread (ft)	Disposition	Reason
1	Sapodilla	Morinda zapota	36	40	35	Remove		29	Live Oak	Quercus virginiana	28	42	35	Remove	
2	Sapodilla	Morinda zapota	24	38	35	Remove		30	Live Oak	Quercus virginiana	16	40	35	Remove	
3	Sapodilla	Morinda zapota	18	35	30	Remove		31	Slash Pine	Pinus slashii	8	45	20	Remove	
4	Live Oak	Quercus virginiana	36	40	35	Remove		32	Salish Palm	Salpal palmensis	8	20	12	Remove	
5	Live Oak	Quercus virginiana	32	40	40	Remove		33	Live Oak	Quercus virginiana	16	45	35	Remove	
6	Live Oak	Quercus virginiana	18	40	30	Remove		34	Live Oak	Quercus virginiana	24	40	40	Remove	
7	Live Oak	Quercus virginiana	36	45	40	Remove		35	Live Oak	Quercus virginiana	24	40	40	Remove	
8	Live Oak	Quercus virginiana	36	35	40	Remove		36	Live Oak	Quercus virginiana	18	35	30	Remove	
9	Live Oak	Quercus virginiana	28	40	40	Remove		37	Live Oak	Quercus virginiana	18	35	30	Remove	
10	Live Oak	Quercus virginiana	32	40	35	Remove		38	Salish Palm	Salpal palmensis	24	30	25	Remove	
11	Live Oak	Quercus virginiana	18	40	35	Remove		39	Live Oak	Quercus virginiana	24	40	40	Remove	
12	Live Oak	Quercus virginiana	36	45	40	Remove		40	Live Oak	Quercus virginiana	24	40	40	Remove	
13	Acacia Tree	Pyracantha amurensis	36	35	30	Remove		41	Live Oak	Quercus virginiana	28	40	36	Remove	
14	Acacia Tree	Pyracantha amurensis	18	30	35	Remove		42	Live Oak	Quercus virginiana	12	30	25	Remove	
15	Live Oak	Quercus virginiana	8	25	35	Remove		43	Live Oak	Quercus virginiana	16	35	30	Remove	
16	Live Oak	Quercus virginiana	36	45	45	Remove		44	Live Oak	Quercus virginiana	16	40	35	Remove	
17	Live Oak	Quercus virginiana	36	45	45	Remove		45	Live Oak	Quercus virginiana	12	25	20	Remove	
18	Live Oak	Quercus virginiana	32	40	35	Remove		46	Live Oak	Quercus virginiana	16	20	25	Remove	
19	Live Oak	Quercus virginiana	36	45	45	Remove		47	Live Oak	Quercus virginiana	36	40	45	Remove	
20	Live Oak	Quercus virginiana	36	45	45	Remove		48	Live Oak	Quercus virginiana	16	35	30	Remove	
21	Live Oak	Quercus virginiana	16	20	8	Remove	Dist (No Mitigation Required)	49	Live Oak	Quercus virginiana	16	35	30	Remove	
22	Live Oak	Quercus virginiana	28	35	30	Remove		50	Live Oak	Quercus virginiana	24	40	35	Remove	
23	Live Oak	Quercus virginiana	18	40	35	Remove		51	Live Oak	Quercus virginiana	24	35	30	Remove	
24	Live Oak	Quercus virginiana	12	30	25	Remove		52	Live Oak	Quercus virginiana	18	35	30	Remove	
25	Live Oak	Quercus virginiana	12	30	25	Remove		53	Live Oak	Quercus virginiana	18	35	30	Remove	
26	Live Oak	Quercus virginiana	28	40	35	Remove		54	Salish Palm	Salpal palmensis	18	35	25	Remove	
27	Live Oak	Quercus virginiana	32	40	40	Remove		55	Sapodilla	Morinda zapota	18	35	30	Remove	
28	Live Oak	Quercus virginiana	24	45	40	Remove									



SHEET TITLE	
TREE DISPOSITION PLAN	
DATE:	02.06.15
DESIGN:	D.B.
SCALE:	J.D.F.
SCALE:	1/16"=1'-0"
NOTES:	▲ 8.5 IN - NEW ARCH
	▲ 8.5 IN - TREE NO REMOVAL
DATE:	7/15/04
BY:	S/1/0
SHEET:	L-1
TOTAL SHEETS:	4

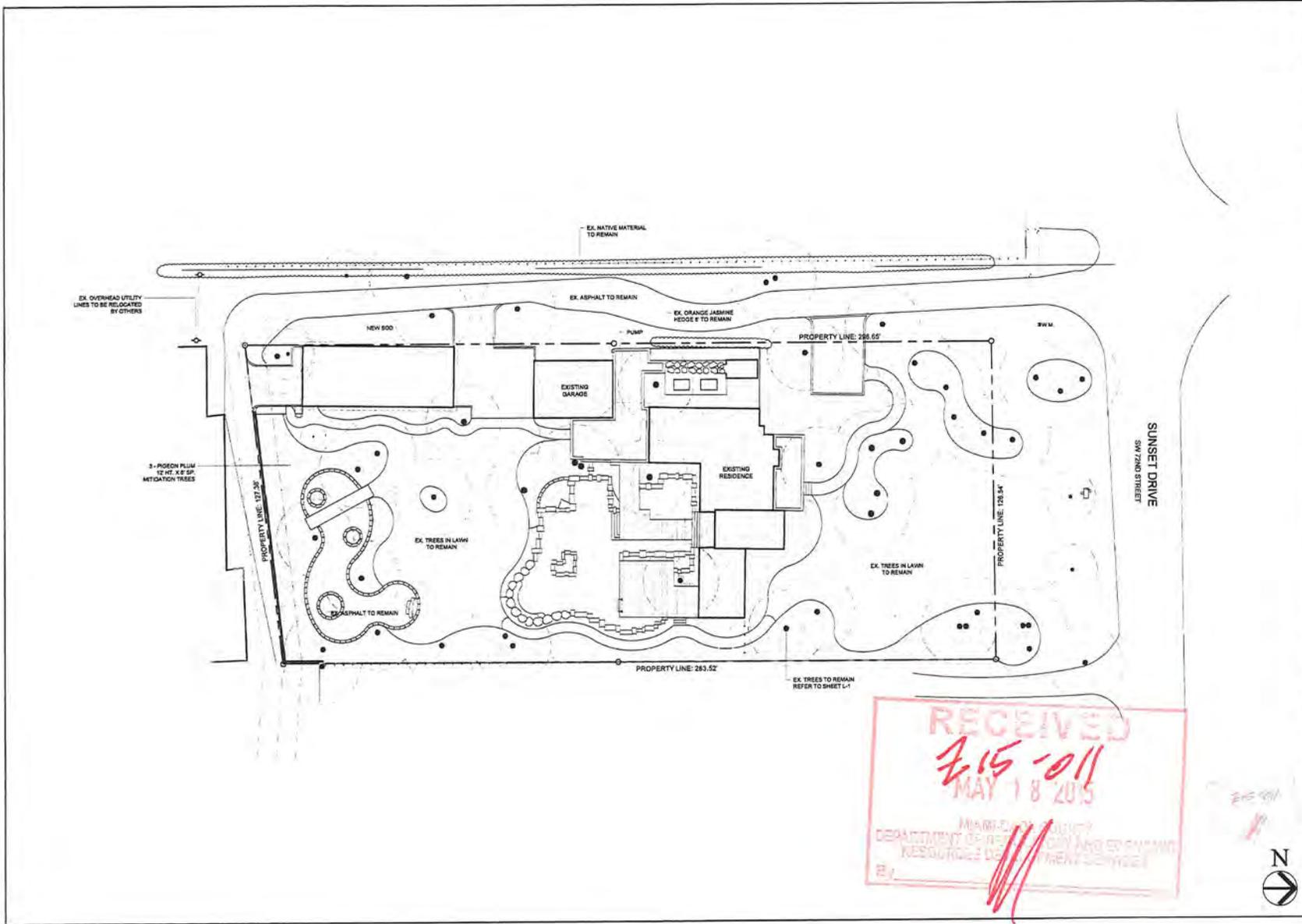
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3380 CORAL WAY
SUITE 5
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FAX: (305) 774-8853
WWW.BELL-LA.COM

MATSON RESIDENCE
4960 SUNSET DRIVE
MIAMI, FL 33146

SHEET TITLE	
PLANTING PLAN	
DATE	02.06.15
DESIGN	D.B.
DRAWN	J.D.F.
SCALE	1/16"=1'-0"
REVISIONS	
BY	
DATE	
APPROVED	SIGNATURE
L-2	4
SHEET	OF



RECEIVED
7.15.11
MAY 18 2015
MIAMI-Dade COUNTY
DEPARTMENT OF RECREATION AND ENVIRONMENTAL
RESOURCES DEPARTMENT SERVICES

LANDSCAPE SPECIFICATIONS

- 1.00 **GENERAL** - The City Urban Forester and City Planning Department shall be notified when the trees proposed for installation on the City ROW have been delivered onsite prior to installation for grading and standards inspection to be performed and to verify the material is Florida Grade No. 1 or better.
- 1.01 The Contractor is notified that the General Conditions and / or Special Conditions of this contract govern the work of this section of the Specifications whether attached hereto or not. Subcontractors undertaking to perform work under this Section shall be fully made aware of these conditions and of their responsibilities and obligations thereunder. In the event of any discrepancy between the drawings and specifications and the following Scope of Work, the latter shall prevail.
- 1.02 **SCOPE OF WORK**
- 2.01 The work of this Section shall include all labor, materials, equipment, appliances, and accessories necessary for the complete performance of all excavation, grading, planting and backfill work in accordance with these Specifications and the Contract Drawing. Without restricting the generality of the foregoing, the items listed below and similar items shown on the Contract Drawings shall constitute the work of this Section:
- A. Finish grading and final site preparation of all areas to be landscaped.
 - B. Fertilizing and incorporating fertilizer and other soil amendments.
 - C. Fumigating plant materials and grave materials and treating same.
 - D. Fumigating and placing "Planting Mixtures" and other miscellaneous items to complete the work.
 - E. Replacement of unsatisfactory plant material.
 - F. Cleanup.
- 3.00 **SITE PREPARATION AND SITE STEWARDSHIP FOR SUSTAINABLE SITES**
- 3.01 The Contractor shall provide finish grading and final preparation of all areas to be landscaped to within 2" of finish grade. This will require erosion and silt-pinning of all areas in order to minimize dirt, silt and / or debris. The Landscape Contractor shall be responsible for finish grading, which is the top 2" of the site.
- 3.02 The Contractor must perform the following preventative measures for erosion control during construction:
- Stockpile and Protect disturbed Topsoil from erosion;
 - Control the path and velocity of runoff with silt fencing or equivalent;
 - Protect sewer lines, streams, and lakes with silt fences or silt fencing;
 - Provide access to divert surface water from Middle, Low Silt, erosion blockers, compost blankets, etc. on sloped areas.
- 3.03 Contractor must minimize disturbed area of site where site is not previously developed by following tree / plant protection plan and entering the Disturbance Zone guaranteed by use of Construction tape or Fencing.
- When site is previously developed, Contractor must enforce Tree / Plant Protection Plan and use Hay Bales, silt fencing, etc. for erosion control.
- Please provide a copy of the referenced Tree/Plant protection Plan for review.
- 3.04 All Landscaping must be 24" from finish wall of structure for post control measures.
- 4.00 **MATERIALS**
- 4.01 Plant materials shall be furnished by the Landscape Contractor and as indicated on the plans. All plant materials shall meet or exceed the following standards:
- A. Plant species and sizes shall conform with plant list. Nomenclature shall conform to standardized plant names, in accordance with the latest edition of the Florida Department of Agriculture's Grapes and Standards for Nursery Plants.
 - B. All plants shall be nursery grown or as stipulated herein and shall comply with all required inspections, grading standards and plant regulations as set forth in the Florida Department of Agriculture's Grapes and Standards for Nursery Plants, including revisions. Ensure that plant materials are shipped with tags stating the botanical and common name of the plant.
 - C. The minimum grade for all trees, palms, shrubs, and groundcovers shall be Florida No. 1 and shall meet or exceed the size and quality standards of the American Association of Nursery Stock, sponsored by the American Association of Nurserymen, latest edition, unless otherwise indicated and all plants shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs or larvae. Florida Fancy material shall be provided where plant list specifies "specimens".
 - D. The determining measurements for trees shall be the height and spread, and shall be measured from the top of the plant to the root crown, not to include the immature terminal growth. Their width shall be measured across the normal spread of the branches. Both measurements shall be made with the plants in their normal position.
 - E. Plants larger in size than those specified may be used with approval of the Landscape Architect at no additional cost to the Owner. If the size of the larger plants is approved, the ball of earth or spread of roots shall be increased proportionately.
 - F. Container grown plants the same quality as balled and burlapped plants may be substituted in lieu thereof. Plants grown in containers shall be delivered and remain in the containers in a shady location until planted. Plants in containers shall be watered prior to transportation and shall be kept moist until planted. The container must be removed prior to planting, with care as not to injure the roots.
 - G. Container grown trees and/or plants with severe girdling roots shall not be accepted.
- 4.02 Grade materials shall consist of the following:
1. **Soil:** Filled soil shall be as indicated on the drawings. Soil must be strongly rooted and free of pesticide weeds. Moat to a height not to exceed by 1/2" before filling. LIME shall have a uniform thickness of 1 inch to 1 1/2 inches. Soil containing nitrogen, apple water edge, dollar weed, or other common turfweed species (if applicable), will not be accepted.
 2. **Fodding Installation:**
 - a. Fodding shall be done as soon as possible following finish grading. Ground shall be covered with a blanket of soil using specified (604) by soil mixture where necessary to create a 4" soil blanket. The day before sod installation, the contractor shall raise 60# Milorganite per 1000 sf of area to be sodded and. Ground shall be leveled with the back of a rake and soil bed with joints closely butted so that no voids are visible, keeping surface of soil flush with the adjoining seeded areas and/or pavements. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod edges; do not overlap. Hand tamp to ensure contact with subgrade, and water thoroughly with a fine spray immediately after laying.
 - b. After sod is in place, it shall be top dressed with sufficient sharp, clean 80# sand/20% mulk soil mix to fill all voids remaining and thoroughly watered to wash the top dressing into the sodded surface.
 - c. All sod areas shall then be rolled using a vibrating 6000 lb roller. The contractor shall apply a preemergent herbicide to all sodded areas.
 - d. It is the Landscape Contractor's responsibility to keep neat and properly watered until completion of the contract. All watering shall meet specifications according to Florida Standards Section 603.

- A. Substitutions in plant species or size will be made only with prior written permission of the Landscape Architect.
 - B. If, in the opinion of the Landscape Architect, materials and / or work do not conform with the plans and specifications, it may be rejected and upon rejection, may be replaced immediately from the site by the Contractor and replaced.
 - C. The Contractor shall be responsible for the certification and inspection of plant material that may be required by local, state, or federal authorities and shall bear the cost of the same, if any.
- 4.02 Materials used to install the job shall meet or exceed the following standards:
- A. Planting mix to be used for 4" soil blankets and backfilling around trees shall be: 80% coarse sand /40% humed Glades Mark. 70% sand /30% mulk shall be used in planters or areas with poor drainage.
 - B. Fertilizer: Fertilizer shall be delivered intact as specified in standard bags, sealed, and showing weight by analysis and name of manufacturer. Fertilizer shall be stored in weatherproof storage and in such a manner that its effectiveness will not be impaired.
 - C. Mulch: Mulch shall be shredded mulchwood, Grade A, clean, bright, and free of weeds, moss, sticks, and other debris.
 - D. Water: All water required for the execution of the work shall be supplied at the site by the Owner.
- 5.00 **INSTALLATION**
- 5.01 The Planting operations used to install the job shall meet or exceed the following standards:
- A. **Excavation of Plant Pits:** Plant pit excavations shall be roughly cylindrical in shape, with their side approximately vertical. It shall be excavated so that bottom of pit is same depth as root ball. Plants shall be oriented in the hole, with the trunk location as shown in the plans. Holes for balled and burlapped plants shall be large enough to allow 12" minimum (depending on root ball size) of back fill around the sides of the root ball, and 12" of back fill beneath the root ball. In all cases the diameter of the plant hole shall be twice the diameter of the root ball. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level. All existing excavated material is 50% /50% ratio with new planting soil mix. The Contractor, in excavation for planting shall take care not to damage underground utilities or other sub-surface obstructions, and shall be held liable for their repair, if damaged. Where excess material has been excavated from the plant hole, the excavated material may be used to backfill to the proper level providing that the excess material is free of brickwork, construction debris and any other unsuitable fill. Unsuitable excavated material shall be removed from the site by the contractor and shall not be used to fill in any plant pit, plant bed or tree pit.
 - B. **Setting Plants:** All trees shall be set so, that when set, the top of the root ball will be flush with the surrounding area of the finish grade or slightly above finish grade. Each plant shall be planted in planting soil mix in the center of the pit. Shrubs shall be set flush with the surrounding finish grade of the planting area. The back fill shall be made with prepared planting in mixture as specified herein and shall be firmly tamped and watered, so that no air-pockets remain. The quantity of water applied immediately upon planting shall be sufficient to thoroughly moisten all of the backfilled earth. Plants shall be kept in a moist condition the duration of the planting.
 - C. **Staking and Guying:** All trees shall be staked or guyed as shown in the details and according to the following specifications:
 1. Use wide plastic, rubber or other flexible strapping materials to support the tree in vertical or ground anchors that will give as the tree moves in any direction up to 30 degrees. Use strapping material Anchor Tie by Deep Root (800) 438-7868 dark green color, or approved equal. Do not use rope or wire through holes. Use guy drums, lines or any other thin breaking or synthetic material which has a minimum 12" (300 mm) length of high visibility flagging tape secured to guys, midway between the tree and stakes for safety. Please utilize and incorporate the attached landscaping and bracing specifications for trees and palms.
 2. Stake trees larger than 1" (25 mm) diameter and smaller than 2" (50 mm) diameter with a 2" by 2" (50 by 50 mm) stakes, set at least 2' (600 mm) in ground and extending to the crown of the plant. Firmly attach the plant to the stake with flexible strapping materials as noted above.
 3. **TREES OF 2 TO 3 1/2" (50 MM TO 90 MM) CALIPER:** Stake all trees, other than palm trees, larger than 2" (50 mm) caliper and smaller than 3 1/2" (90 mm) caliper with two 2" by 4" (50 by 100 mm) stakes, 4' (2.4 m) long, set 2' (600 mm) in the ground. Place the tree midway between the stakes and hold it firmly in place by flexible strapping materials as noted above.
 4. **LARGE TREES:** Guy all trees, other than palm trees, larger than 3 1/2" (90 mm) caliper, from at least three points, with flexible strapping materials as noted above. Anchor flexible strapping to 2" by 4" (50 by 100 mm) stakes, driven into the ground such that the top of the stake is at least 3" (75 mm) below the finished ground.
 - D. **SPECIAL REQUIREMENTS FOR PALM TREES:** These palms which are to be staked with trees 2" by 4" (50 by 100 mm) wood stakes, are called to stake which are securely banded at two points in the palm, at a point one third the height of the trunk. Cut the trunk with the layer of bark under the stake. Place stakes approximately 120 degrees apart and secure them underground by 2" by 4" by 12" (50 by 100 by 300 mm) stake pads. Plant wood has dark green anker paint, two coats.
6. **TREE PROTECTION AND ROOT BARRIERS:** Install tree barriers when called for in the Contract Documents or by the Landscape Architect to protect existing trees from damage during project construction. Place berms at the drip line of the tree foliage or as far from the base of the tree trunk as possible. Barriers shall be able to withstand bumps by heavy equipment and trucks. Maintain berms in good condition. When called for in the Contract Documents, install root barriers or plastic in accordance with the details shown.
- Required tree protection barriers shall be installed at the tree/palm drip-line prior to construction and shall remain in place until construction is finished. Removal or adjustment of the tree protection barrier at any other time requires the written authorization of the City Urban Forester.
7. **OBSTRUCTION:** Irregular obstacles are required to be labeled for every new relocated tree and palm in City ROW. Please provide inspection plans to review that incorporate these requirements.
8. **Fencing:** All broken or damaged roots or branches shall be cut smoothly and the tops of all trees shall be pruned to a neat, complete with standard horticultural practices. At the time pruning is completed, all remaining wood shall be eliminated.
- All trees shall be structurally pruned and any broken or damaged branches and roots pruned in accordance with ANSI A300 (Part 1) standards by an ISA Certified Arborist after consultation with the City Urban Forester.

- E. **Mulching:** Within one week after planting, mulch material, consisting of shredded Eucalyptus or Pinelink shall be uniformly applied to a minimum loose thickness of 2 inches over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection, and must be a minimum of 2 inches thick to be accepted. Mulch shall not be placed against stems or trunks.
 - F. **Fertilizing:** Fertilizing of all trees and specimen shrubs shall be done with slow release, Woodless Shogard's, 17 gram, label fertilizer, analysis 14-0-0, as per manufacturer's instructions. Fertilizing shall not occur until after flush of new growth.
- 5.00 **MAINTENANCE**
- 5.01 Maintenance and hand watering of all trees, shrubs and groundcover by the Landscape Contractor shall terminate after the 90 day guarantee period. Maintenance prior to final acceptance shall include the removal of all dead or dying twigs and branches, the watering, watering and normal pruning of plant material.
- Should any trees or palms be damaged they shall be evaluated by the City Urban Forester to determine corrective actions that may include removal, corrective pruning and/or replacement. Any corrective actions required shall be performed in accordance with Miami-Dade County Code, ANSI A-300 (2007) Pruning Standards and/or as issued DIRM Tree or Environmental Permit. Any corrective pruning required shall be performed by an ISA-certified arborist and the City Urban Forester shall be consulted.

- 7.00 **GUARANTEE**
- 7.01 The Landscape Contractor shall guarantee and maintain all one field grown trees, palms, shrubs, groundcovers, and sod for a period of 90 days. The Landscape Contractor shall replace at the direction of the Landscape Architect all trees, shrubs, or groundcovers damaged by the Landscape Architect to be unacceptable, due to death or damage, acts of God, Owner negligence and vandalism excepted.
 - 7.02 New material used to replace material unacceptable to the Landscape Architect, shall be guaranteed for written period from date of installation.
- 8.00 **FINAL INSPECTION AND ACCEPTANCE:**
- 8.01 The Landscape Contractor shall advise the Landscape Architect, City Urban Forester and City Planning Department in writing at the end of the guarantee period that the project is ready for final inspection.
- 9.00 **CLEANUP**
- 9.01 Upon completion of all work under this section, and intermediately as required, the Landscape Contractor shall clear the site of all debris, superficial materials and all equipment to the satisfaction of the Landscape Architect.
- 9.02 End

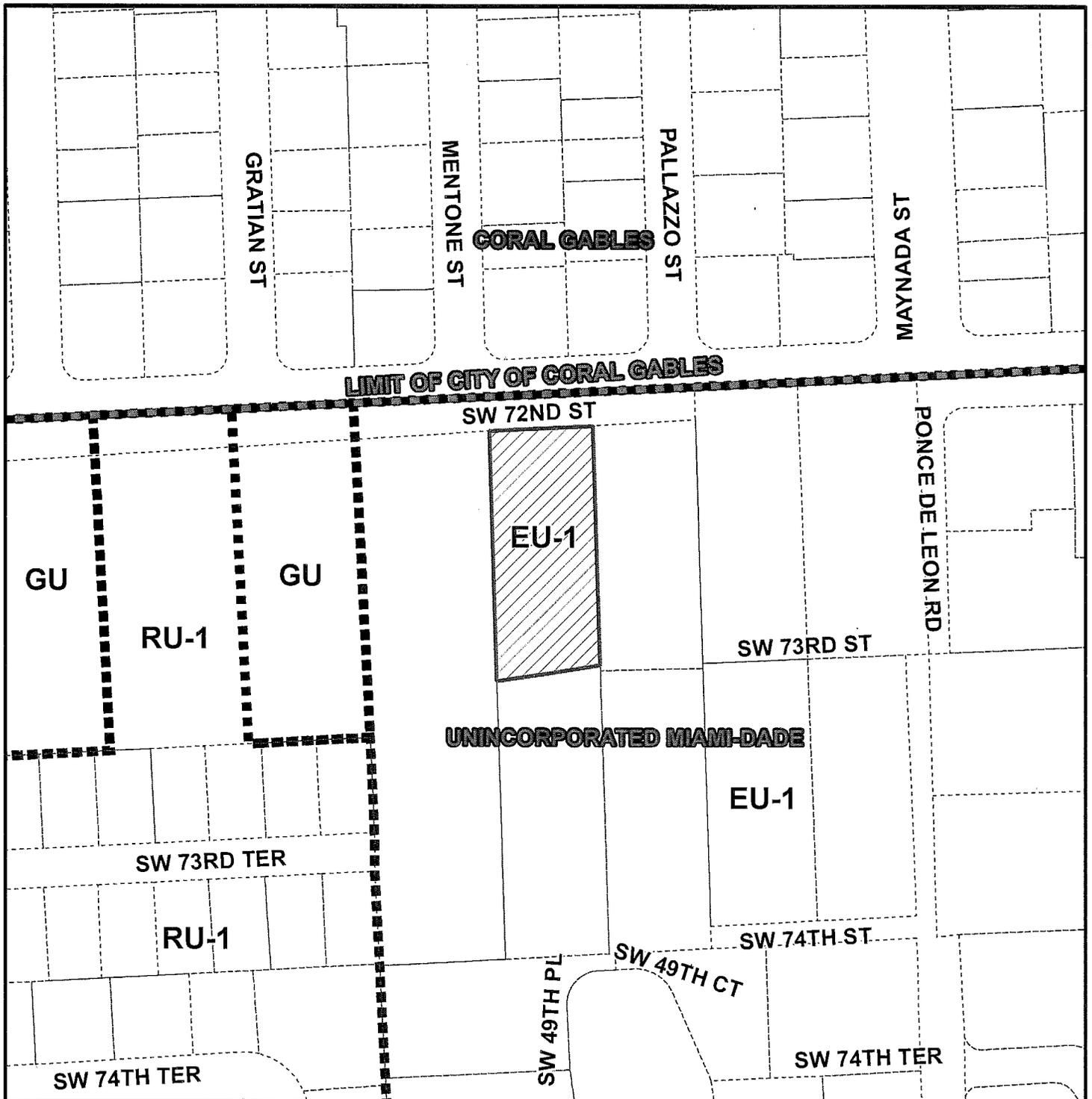


3300 CORAL WAY
SUITE 3
MIAMI, FL 33145
PHONE: (305) 774-9292
FAX: (305) 774-9532
WWW.BELL-LA.COM

MATSON RESIDENCE
4960 SUNSET DRIVE
MIAMI, FL 33148

DATE	02.06.15
BY	D.B.
DESIGN	J.D.F.
SCALE	
NO. SHEETS	4
SHEET	L-4

22



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000011

Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

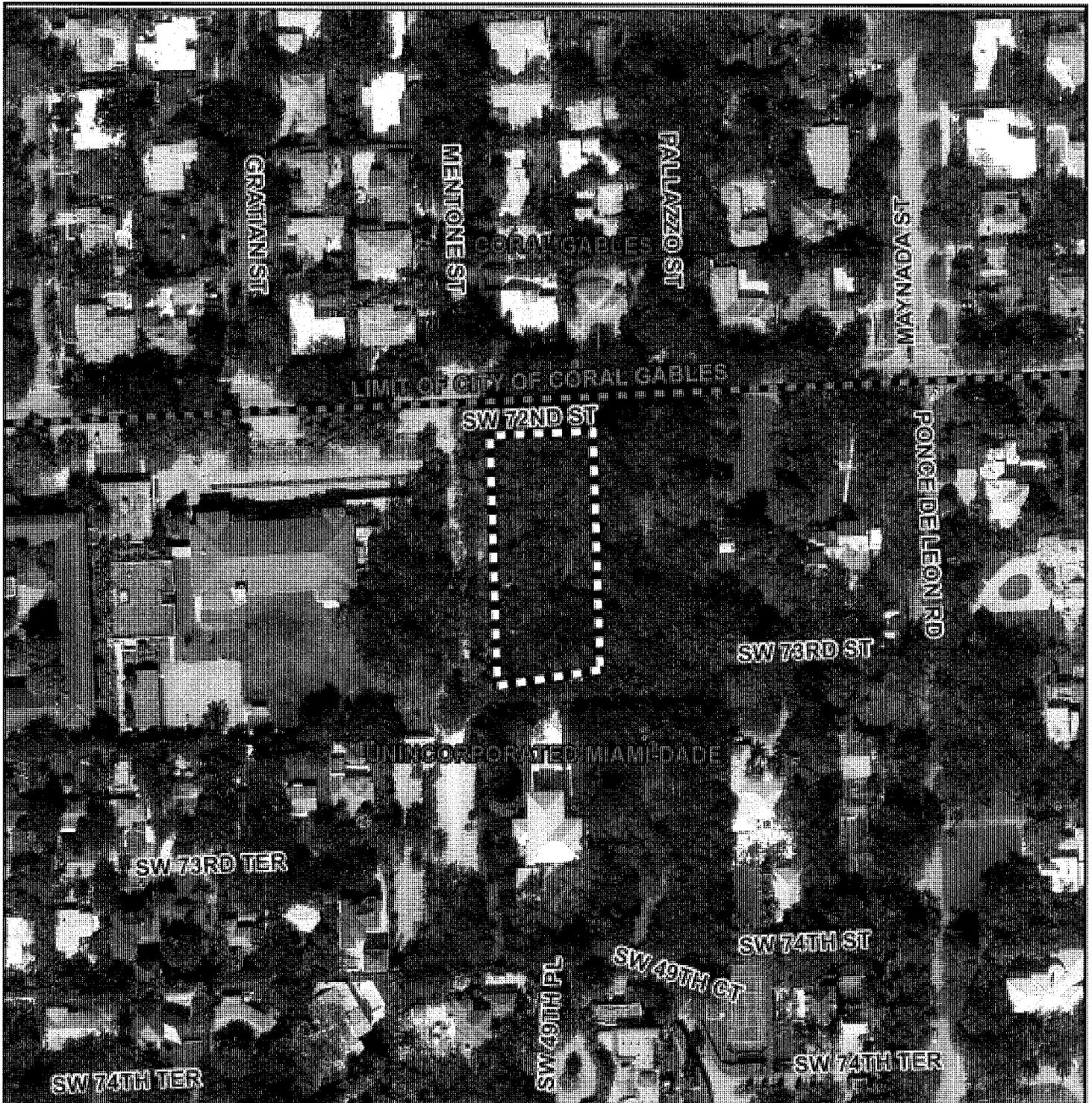
Legend

-  Subject Property Case s
-  Zoning
-  Municipalities



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY
		29



MIAMI-DADE COUNTY
 AERIAL YEAR 2014

Process Number
Z2015000011

Legend
 Subject Property
 Municipalities

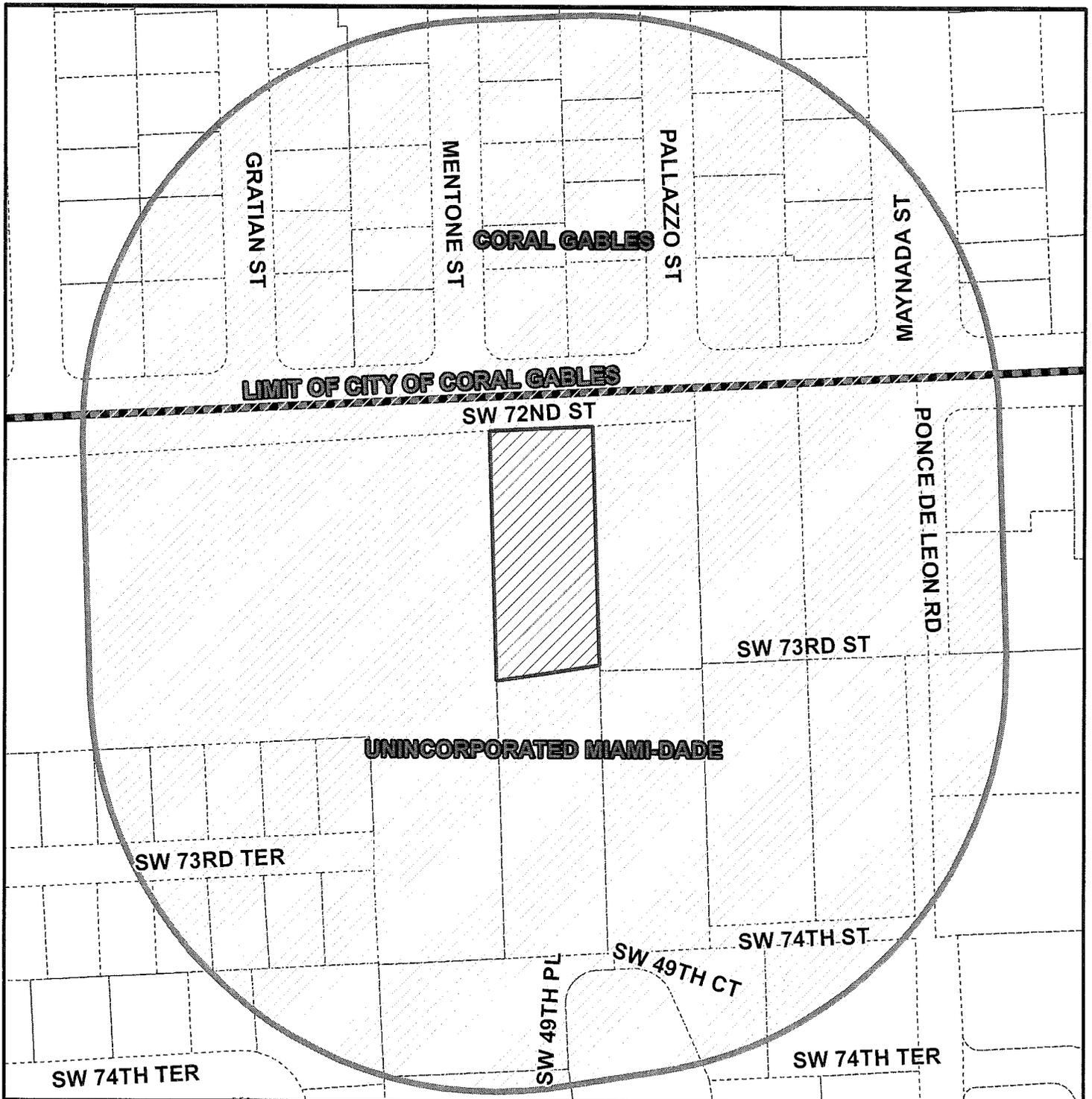


Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY
		30



MIAMI-DADE COUNTY
RADIUS MAP

Process Number

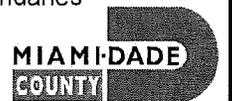
Z2015000011

RADIUS: 500

Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E. CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY
		31



MIAMI-DADE COUNTY
CDMP MAP

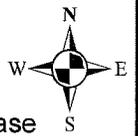
Process Number

Z2015000011

Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Municipalities



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2015000011

BOARD: C12

LOCATION OF SIGN: 4960 SUNSET DR, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 10-AUG-15

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

SIGNATURE:

PRINT NAME: CLEVELAND THOMPSON

HEARING NO. 15-7-CZ12-2 (15-11)

31-54-41
Council Area 12
Comm. Dist. 7

APPLICANT: DUFFIELD W. MATSON, III & SARA MATSON

- (1) MODIFICATION of Condition #2 of Resolution# CZAB12-28-01, passed and adopted by Community Zoning Appeals Board #12, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing unentitled as prepared by T.L. Riggs and dated revised January 9, 2001.

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "An Addition for: Matson Residence" as prepared by Brockhouse Associates, PA, "Landscape Plans" prepared by Bell-La, Sheets L-1, L-2, L-3 and L-4 dated stamped received 5/14/15, all other plans dated stamped received 2/18/15 and consisting of 14 sheets.

The purpose of the request is to allow the applicant to submit revised plans showing an accessory building on the rear of the property and variances to allow for a smaller lot size.

- (2) NON-USE VARIANCE to permit a lot area of 0.98 Acre (1 Acre Gross required).
- (3) NON-USE VARIANCE to permit the proposed accessory building to setback 2' (20' required) from the interior side (west) property line.
- (4) NON-USE VARIANCE to permit the proposed accessory building with a rear yard area coverage of 10.1% (5% permitted).

The aforementioned plans are on file and may be examined in the Department of Regulatory and Economic Resources. Plans may be modified at public hearing.

LOCATION: 4960 Sunset Drive, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.98 Gross Acre

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

HH



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000011

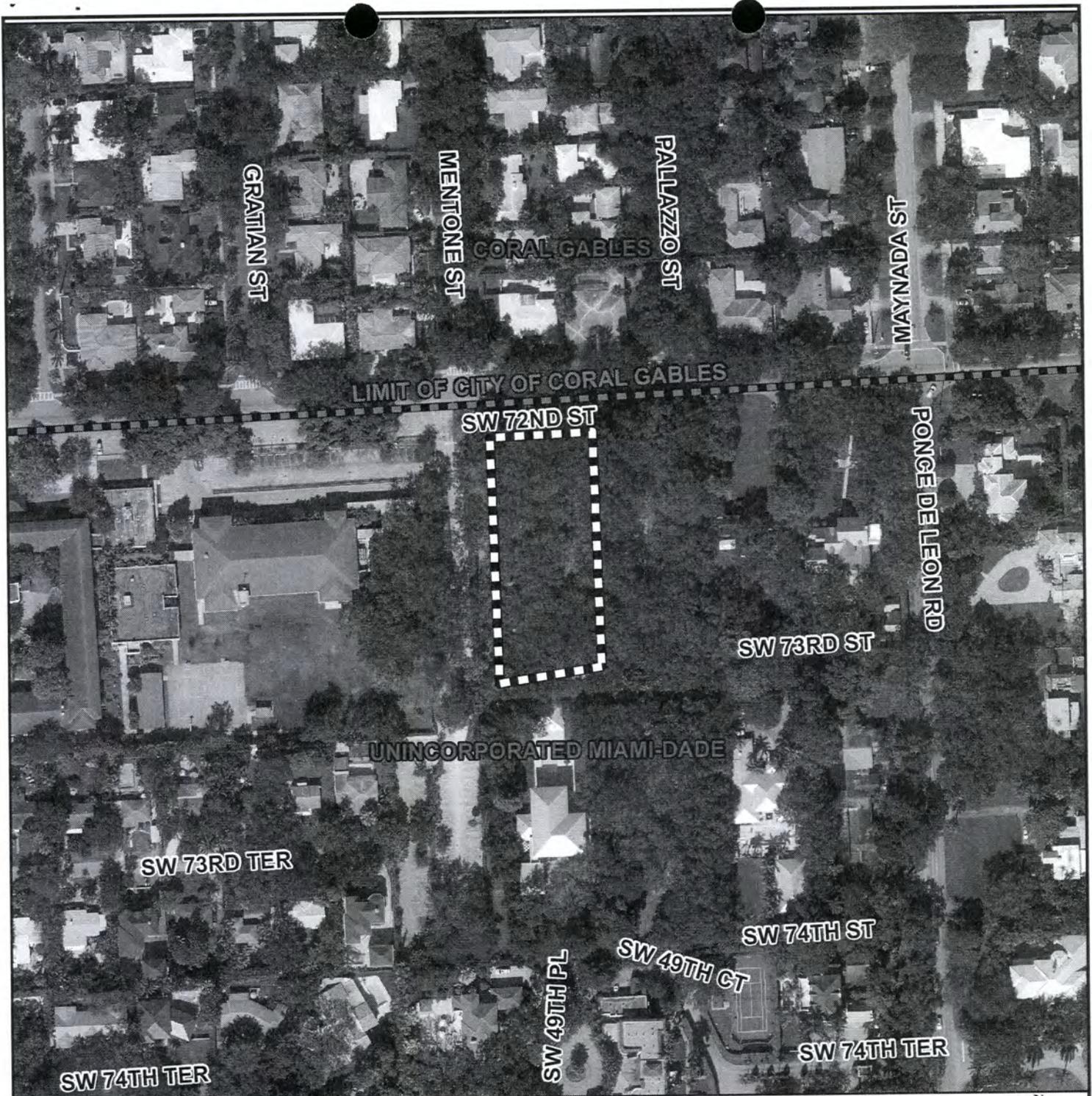
Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning
-  Municipalities



REVISION	DATE	BY



MIAMI-DADE COUNTY
 AERIAL YEAR 2014

Process Number
Z2015000011

Legend

-  Subject Property
-  Municipalities

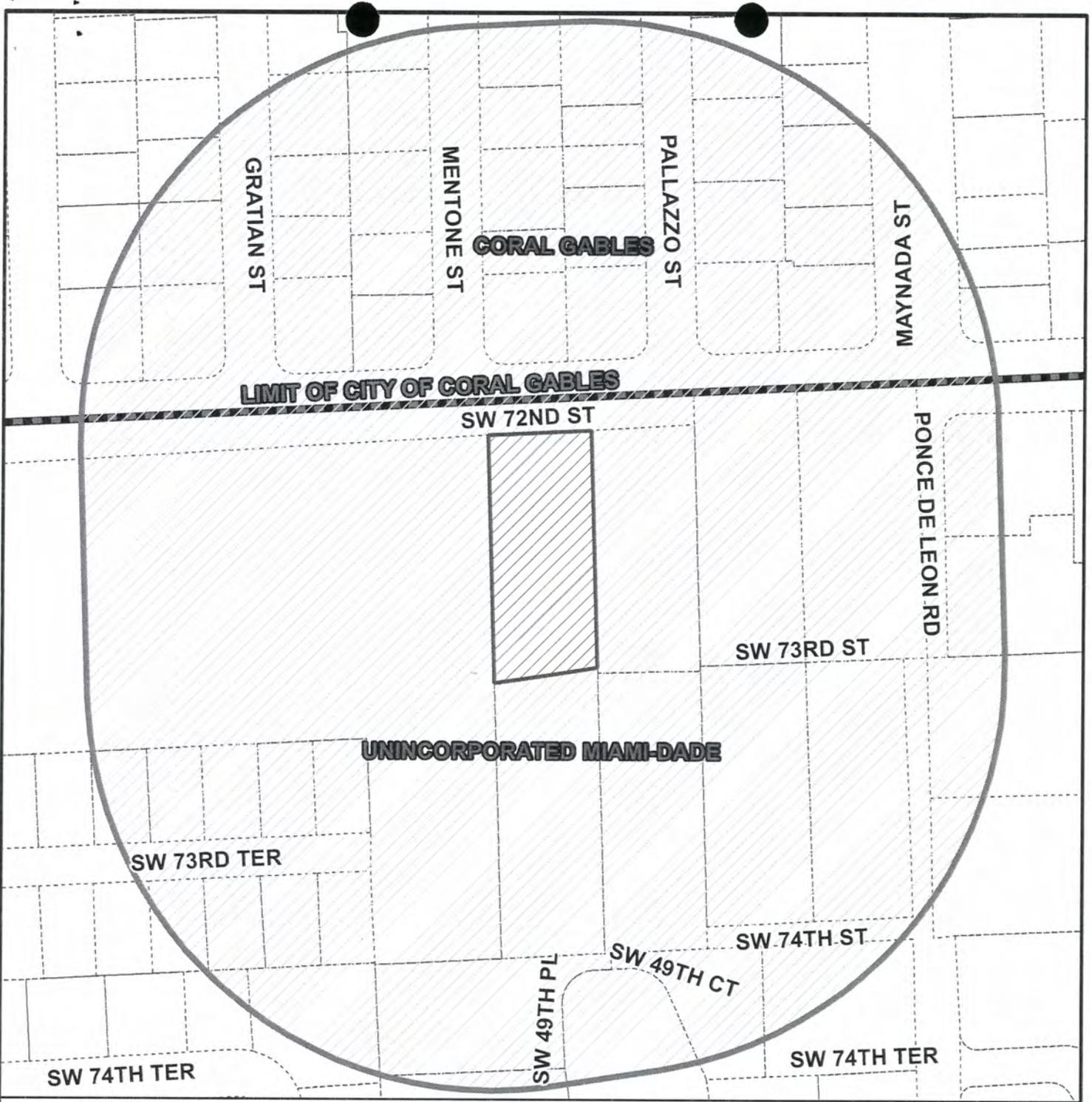


Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
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 Drafter ID: E.CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2015000011
 RADIUS: 500

Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E. CESPEDES
 Scale: NTS

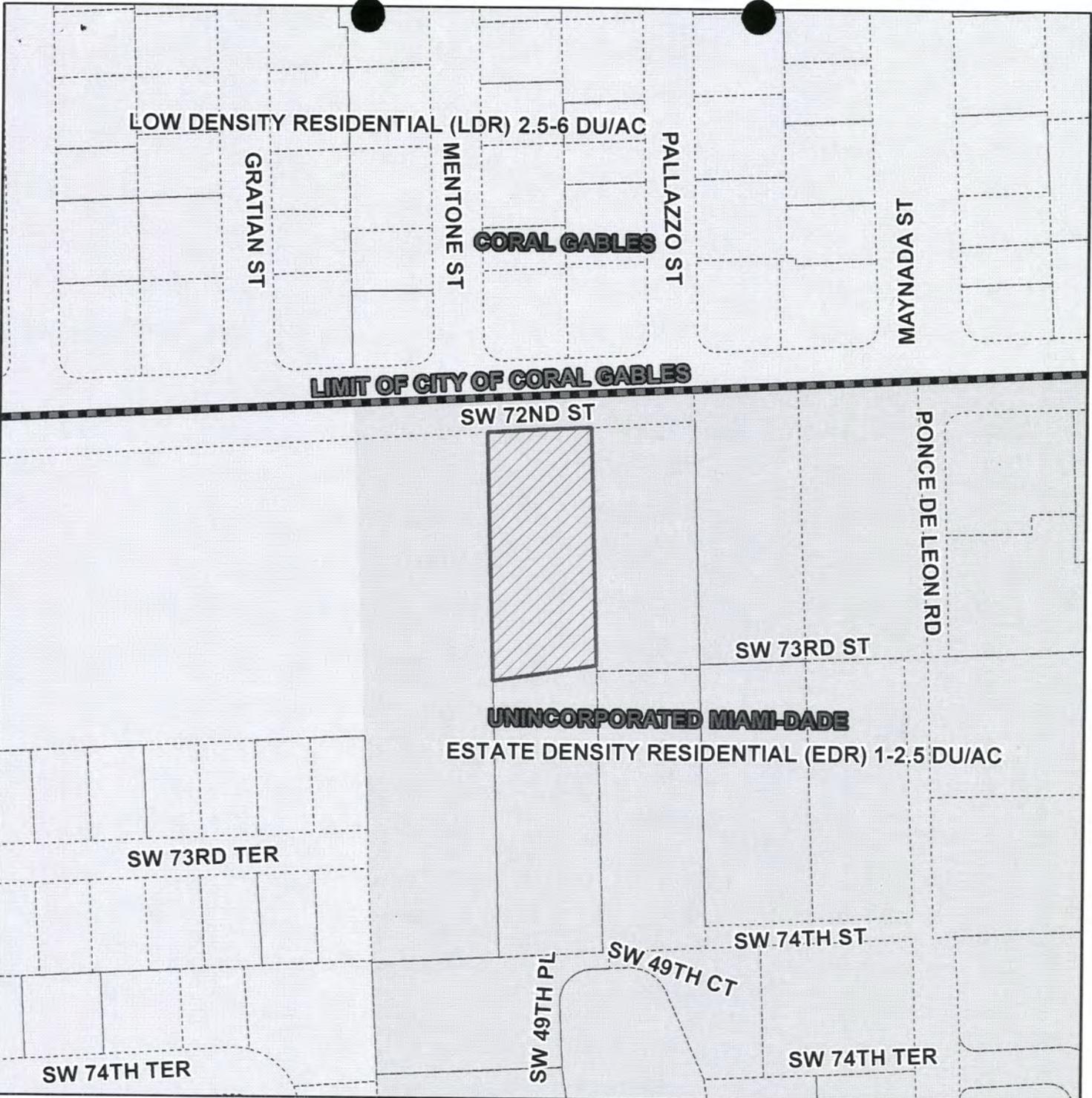
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2015000011

Section: 31 Township: 54 Range: 41
 Applicant: DUFFIELD W MATSON & SARA MATSON
 Zoning Board: C12
 Commission District: 7
 Drafter ID: E.CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Municipalities



SKETCH CREATED ON: Tuesday, February 24, 2015

REVISION	DATE	BY



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000011 - Duffield Matson & Sara Matson
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1720	17 TRAFFIC ACCIDENT	1	0	0
TOTAL FOR GRID 1720		1	0	0
1721	17 TRAFFIC ACCIDENT	1	0	0
TOTAL FOR GRID 1721		1	0	0
1761	17 TRAFFIC ACCIDENT	3	4	7
	41 SICK OR INJURED PERSON	6	9	17
	49 FIRE	2	0	0
TOTAL FOR GRID 1761		11	13	24
1762	17 TRAFFIC ACCIDENT	1	0	0
	41 SICK OR INJURED PERSON	2	7	12
	49 FIRE	1	0	0
TOTAL FOR GRID 1762		4	7	12
		Reported: 3	Reported: 2	Reported: 4
		Not Reported: 14	Not Reported: 18	Not Reported: 32
TOTAL EMERGENCY		17	20	36



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000011 - Duffield Matson & Sara Matson
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1720	32 ASSAULT	0	0	1
TOTAL FOR GRID 1720		0	0	1
1761	14 CONDUCT INVESTIGATION	5	3	12
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	3	3	0
	27 LARCENY	1	0	0
	32 ASSAULT	4	5	0
	34 DISTURBANCE	3	4	1
	47 BOMB OR EXPLOSIVE ALERT	0	3	1
	49 FIRE	1	0	2
TOTAL FOR GRID 1761		18	18	16
1762	14 CONDUCT INVESTIGATION	1	1	3
	26 BURGLARY	2	3	1
	32 ASSAULT	0	1	1
	34 DISTURBANCE	2	1	0
	44 ATTEMPTED SUICIDE	0	1	0
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
	49 FIRE	0	0	1
TOTAL FOR GRID 1762		6	7	6
		Reported: 5	Reported: 4	Reported: 2
		Not Reported: 19	Not Reported: 21	Not Reported: 21
TOTAL PRIORITY		24	25	23



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z201500011 - Duffield Matson & Sara Matson
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1720	13 SPECIAL INFORMATION/ASSIGNMENT	4	6	11
	14 CONDUCT INVESTIGATION	1	2	4
	15 MEET AN OFFICER	3	1	2
	16 D.U.I.	6	1	0
	17 TRAFFIC ACCIDENT	1	0	4
	18 HIT AND RUN	1	0	0
	19 TRAFFIC STOP	3	3	6
	20 TRAFFIC DETAIL	0	0	1
	27 LARCENY	0	1	0
	34 DISTURBANCE	1	0	1
	39 PRISONER	0	1	0
	54 FRAUD	1	1	0
	TOTAL FOR GRID 1720		21	16
1721	13 SPECIAL INFORMATION/ASSIGNMENT	3	3	17
	14 CONDUCT INVESTIGATION	1	2	1
	15 MEET AN OFFICER	1	1	2
	16 D.U.I.	5	7	5
	17 TRAFFIC ACCIDENT	0	1	0
	19 TRAFFIC STOP	5	3	4
	54 FRAUD	0	0	3
TOTAL FOR GRID 1721		15	17	32
1722	13 SPECIAL INFORMATION/ASSIGNMENT	0	1	1
	14 CONDUCT INVESTIGATION	0	1	0
	19 TRAFFIC STOP	0	0	1
	45 DEAD ON ARRIVAL	0	0	1
TOTAL FOR GRID 1722		0	2	3
1723	14 CONDUCT INVESTIGATION	0	1	0
	15 MEET AN OFFICER	1	0	0
	16 D.U.I.	1	0	2
	19 TRAFFIC STOP	1	0	4
	32 ASSAULT	0	1	0
TOTAL FOR GRID 1723		3	2	6
1761	13 SPECIAL INFORMATION/ASSIGNMENT	16	37	26
	14 CONDUCT INVESTIGATION	39	62	47
	15 MEET AN OFFICER	2	4	2
	16 D.U.I.	2	1	5
	17 TRAFFIC ACCIDENT	20	68	56
	18 HIT AND RUN	8	8	4
	19 TRAFFIC STOP	9	20	9



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000011 - Duffield Matson & Sara Matson
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1761	20 TRAFFIC DETAIL	40	20	27
	21 LOST OR STOLEN TAG	3	2	2
	22 AUTO THEFT	3	6	6
	25 BURGLAR ALARM RINGING	209	203	196
	26 BURGLARY	27	61	56
	27 LARCENY	11	16	10
	28 VANDALISM	5	9	11
	29 ROBBERY	1	0	0
	32 ASSAULT	3	12	8
	33 SEX OFFENSE	1	4	1
	34 DISTURBANCE	81	94	66
	36 MISSING PERSON	4	8	42
	37 SUSPICIOUS VEHICLE	9	17	13
	38 SUSPICIOUS PERSON	10	19	23
	41 SICK OR INJURED PERSON	3	7	2
	43 BAKER ACT	2	1	2
	44 ATTEMPTED SUICIDE	1	0	0
	45 DEAD ON ARRIVAL	1	0	1
	49 FIRE	3	0	2
	52 NARCOTICS INVESTIGATION	2	2	1
54 FRAUD	10	8	11	
TOTAL FOR GRID 1761		575	689	629
1762	13 SPECIAL INFORMATION/ASSIGNMENT	10	19	25
	14 CONDUCT INVESTIGATION	18	30	33
	15 MEET AN OFFICER	5	2	5
	16 D.U.I.	3	2	0
	17 TRAFFIC ACCIDENT	19	6	15
	18 HIT AND RUN	1	1	1
	19 TRAFFIC STOP	3	6	4
	20 TRAFFIC DETAIL	13	9	6
	21 LOST OR STOLEN TAG	0	1	0
	22 AUTO THEFT	4	2	2
	25 BURGLAR ALARM RINGING	132	138	135
	26 BURGLARY	9	11	15
	27 LARCENY	2	8	8
	28 VANDALISM	6	3	2
	30 SHOOTING	1	0	0
	32 ASSAULT	0	2	2
	34 DISTURBANCE	19	18	19
	36 MISSING PERSON	0	0	2



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Z2015000011 - Duffield Matson & Sara Matson
Complaint Date Range: Jan 1, 2014 - Dec 31, 2014



Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1762	37 SUSPICIOUS VEHICLE	3	5	6
	38 SUSPICIOUS PERSON	6	4	5
	39 PRISONER	0	2	0
	41 SICK OR INJURED PERSON	3	3	4
	43 BAKER ACT	0	2	2
	45 DEAD ON ARRIVAL	0	1	1
	49 FIRE	3	1	0
	52 NARCOTICS INVESTIGATION	1	0	1
	54 FRAUD	2	1	6
TOTAL FOR GRID 1762		263	277	299
		Reported: 407	Reported: 484	Reported: 461
		Not Reported: 470	Not Reported: 519	Not Reported: 537
TOTAL ROUTINE		877	1003	998
GRAND TOTAL		918	1048	1057



MIAMI DADE POLICE DEPARTMENT
57B - Summarized CFS Year Comparison By Call Type-Grid-Signal
Report Filters



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

Grid: 1762, 1761, 1720, 1721, 1722, 1723

Signal: 13 SPECIAL DETAIL CHRISTMAS, 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