Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Council No. 14

PH: Z15-040 (15-09-CZ14-1) **September 9, 2015**
Item No. 1

Recommendation Summary	
Commission District	9
Applicants	Deisy Pozo and Rene Casanova
Summary of Requests	The applicants are seeking to permit an existing addition of a single-family residence to setback less than required from the property line.
Location	12481 SW 191 Street, Miami-Dade County, Florida
Property Size	78.36' X 102.83'
Existing Zoning	RU-1, Single-Family Residential District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Low Density Residential *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions**

REQUESTS:

NON-USE VARIANCE to permit existing additions to a single family residence setback varying from 14.5' to 16.32' (25' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Existing Residence Deisy Pozo & H Rene Casanova", as prepared by JCD Architect, Inc., dated stamped received 5/6/15 and consisting of 2 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The site plan shows an existing 548.68 sq. ft. addition which consist of a storage room, bathroom and a home gym area, and an existing 211.90 sq. ft. terrace addition encroaching into the rear setback area.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing single-family residence located at 12481 SW 191 Street. The surrounding area is characterized by single-family residential uses.

SUMMARY OF THE IMPACTS:

Staff opines that because the rear additions are existing, approval of this application will not create any new visual impacts on the area. Further, the variances are not out of character with the area, and approval of the application would not create any new visual impacts.

CDMP ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential.** The approval of the requests to permit existing additions to a single family residence setback less than required from property lines will not add additional dwelling units to the site beyond what is allowed by the LUP map of the CDMP and will not change the single-family detached use. Therefore, approval of the application would be is **consistent** with the density threshold of the Low Density Residential Communities map of the CDMP LUP map designation.

ZONING ANALYSIS:

When analyzing the requested setback of the existing additions from the rear (north) property line under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that the approval of the request would be **compatible** with the surrounding area. Furthermore, staff opines that the approval of the request would not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes from the site plan submitted by the applicants that the existing additions are a 548.68 sq. ft. addition which consist of a storage room, bathroom and home gym area, and a 211.90 sq. ft. terrace addition. Staff further notes that the site plan shows a 6' high wood fence along the rear (north) setback area. Staff opines that the wood fence currently mitigates any negative impacts from the 8.68' encroachment generated from the existing 548.68 sq. ft. addition and from the 10.5' encroachment from the existing terrace addition into the rear (north) setback area on the neighboring residence.

Staff's research of the area found similar or more intensive approvals of rear setbacks in the surrounding area. As such, staff opines that the requested rear setback would not be out of character with the surrounding area. However, staff recommends as a condition for approval that the existing 6' high wood fence along the rear (north) property line be maintained.

In addition, based on the floor plan, staff opines that future owners could attempt to convert the addition into a second residential unit. Therefore, staff recommends as a condition for approval that the applicants submit a Declaration of Use to the Department of Regulatory and Economic Resources restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

Therefore, staff recommends approval of the applicant under Section 33-311(A)(4)(b), Non-Use Variances Standards From Other Than Airport Regulations.

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc, except as herein modified to show the removal of the sliding glass door between the sitting room and the family room.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Existing Residence Deisy Pozo & H Rene Casanova", as prepared by JCD Architect, Inc., dated stamped received 5/6/15 and consisting of 2 sheets.

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

4. That the 6' high wood fence along the rear (north) setback area be maintained, and that if the wood fence is removed or destroyed, the applicants shall install a cbs wall, opaque fence or hedge that must be 3' high at the time of planting and that 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 obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources with 90 days of the expiration of the final appeal of this application, unless a time extension is granted by the Director of the Department.

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

7. That the barbeque and roof structure in northeast corner as indicated on the site plan, be removed prior to permitting.

NK:MW:NN:JV:EJ

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

ZONING RECOMMENDATION ADDENDUM

Deisy Pozo and Rene Casanova
Z15-040

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*
Police	*No objection*
Fire Rescue	*No objection*
Schools	*No objection*
Public Works and Waste Management Department	*No objection*
**Subject to conditions in their memorandum.*	

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

Low Density Residential (Pg. I-29)	*The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required*

1. DEISY POZO & RENE CASANOVA
(Applicant)

15-9-CZ14-1(15-040)
Area 14/District 09
Hearing Date: 09/09/15

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** ☑

If so, who are the interested parties? **None**

Disclosure of interest form attached? **Yes** ☐ **No** ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1972	Anthony & Etta W. Seker	- Variance for setback & to permit a Wall.	ZAB	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

MIAMI-DADE COUNTY

Date: May 28, 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: BCC #Z2015000040
Deisy Pozo & Rene Casanova
12481 SW 191st Street
Non-Use Variance to permit an addition to a single family residence setback less than required from property lines.
(RU-1) (0.18 Acres)
01-56-39

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.

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 additional 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 CDMP.

Finally, in accordance with Chapter 24 of 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

MIAMI-DADE COUNTY

Date: May 26, 2015

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

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

Subject: Z2015000040
Name: Deisy Pozo & Rene Casanova
Location: 12481 SW 191 Street
Section 01 Township 56 South Range 39 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 25-27, Block 14 of Plat Book 23, Page 74.

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: May 18, 2015

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

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

Subject: Deisy Pozo and Rene Casanova (#15_034)

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 for a 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, Intergovernmental and External Affairs, at 305-375-1354.

Memorandum

MIAMI-DADE COUNTY

Date: May 11, 2015

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: Z2015000040: DEISY POZO & RENE CASANOVA

Application Name: DEISY POZO & RENE CASANOVA

Project Location: The site is located at 12481 SW 191 ST, Miami-Dade County.

Proposed Development: The request is for non-use variance of setbacks for an existing single-family residence.

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: 18-MAY-15

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

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

Subject: Z2015000040

Recommendation:

No objection.

Service Impact/Demand

Development for the above Z2015000040
located at 12481 SW 191 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 2200 is proposed as the following:

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

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 # 52
The estimated average travel time is: 7:24 minutes

Planned Service Expansions:

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

Fire Planning Additional Comments

Not applicable.

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

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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

DEISY POZO & RENE CASANOVA	12481 SW 191 ST MIAMI-DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
September 9, 2015	Z2015000040
DATE	HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
July 22, 2015

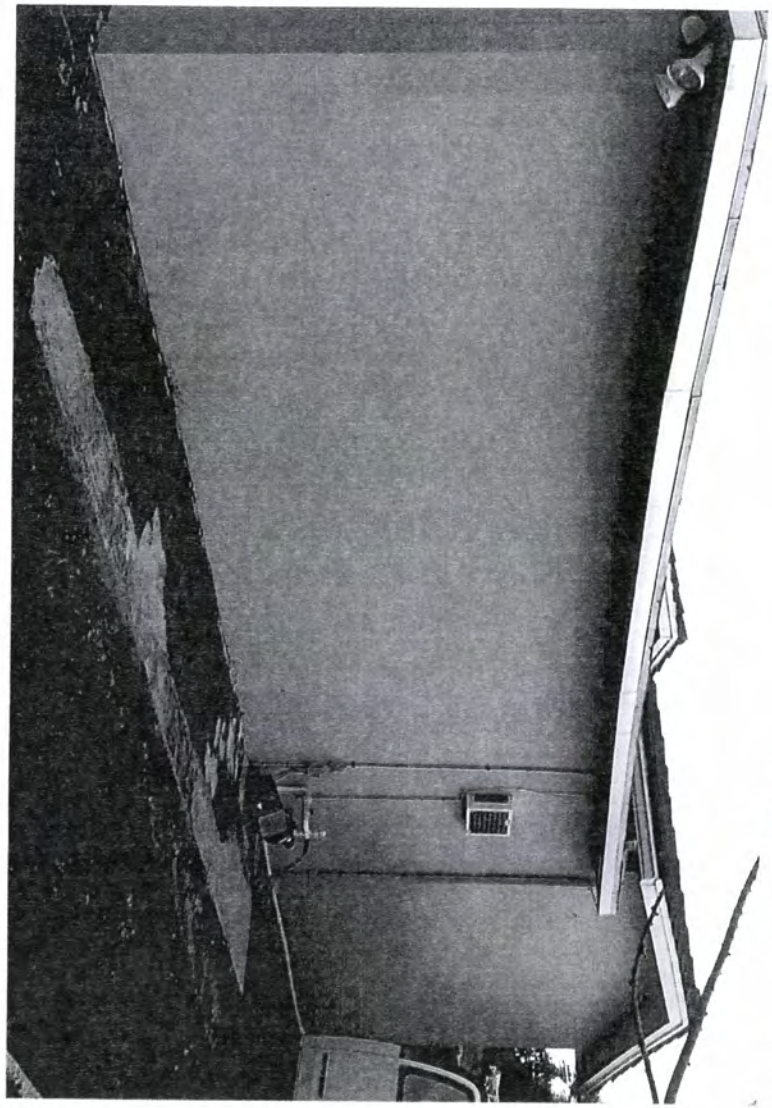
Neighborhood Regulations:
THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS OPEN:
Building Support Case 20140167604-B, was opened on June 12, 2014, for Failure to obtain a required permit for a Rear Terrace. A Notice of Violation was issued on November 8, 2014. An Extension was granted on May 8, 2015.The case remains open pending review.

BUILDING SUPPORT REGULATION CLOSED:
Building Support Case 20150170205-X, was opened on November 8, 2014, for Failure to Renew Expired Permit #1993291742. A Notice of Violation was issued the same day. An extension was granted on February 4, 2015. The permit was obtained and the case was closed.

VIOLATOR:
DEISY POZO & RENE CASANOVA

OUTSTANDING LIENS AND FINES:
As of July 22, 2015 There are no Outstanding Liens or Fines



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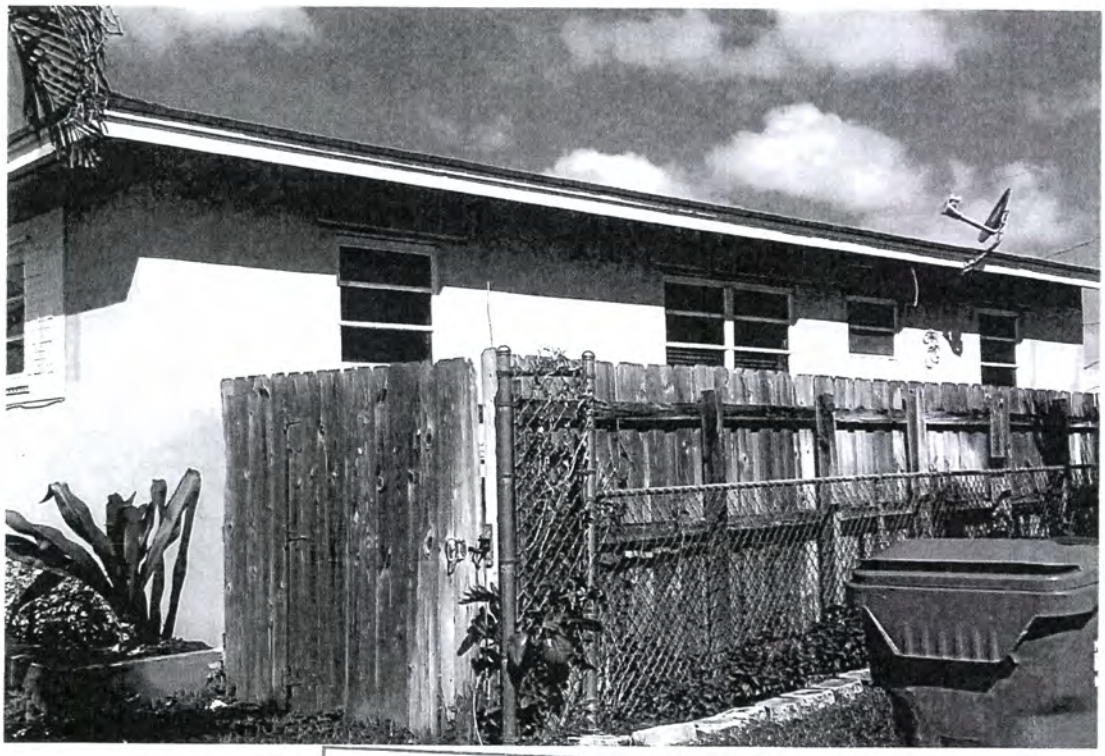
JUN 16 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES
By SDE



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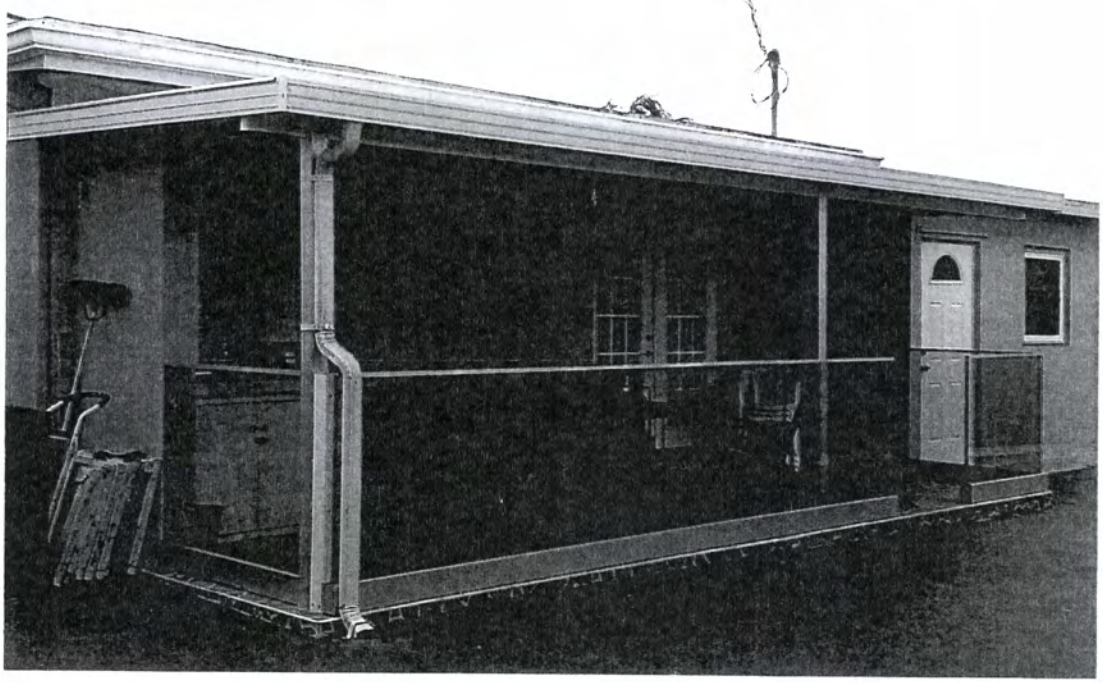
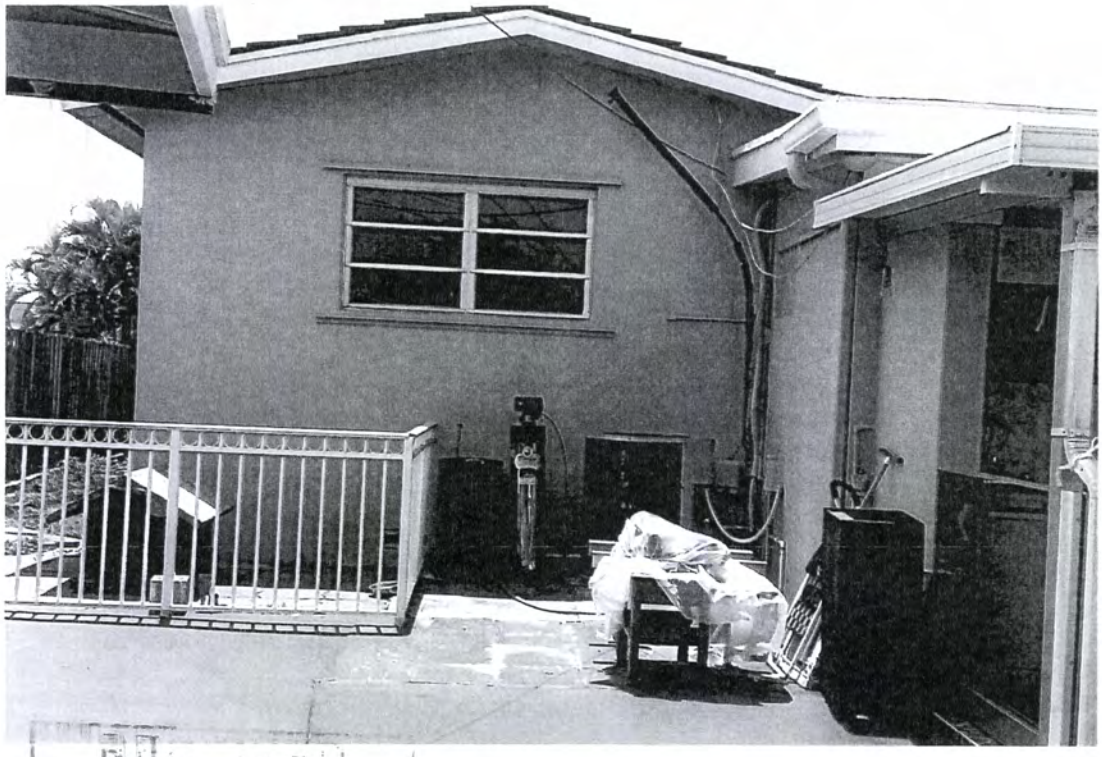
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES
FOR SDE





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DEPARTMENT OF REGULATORY AND
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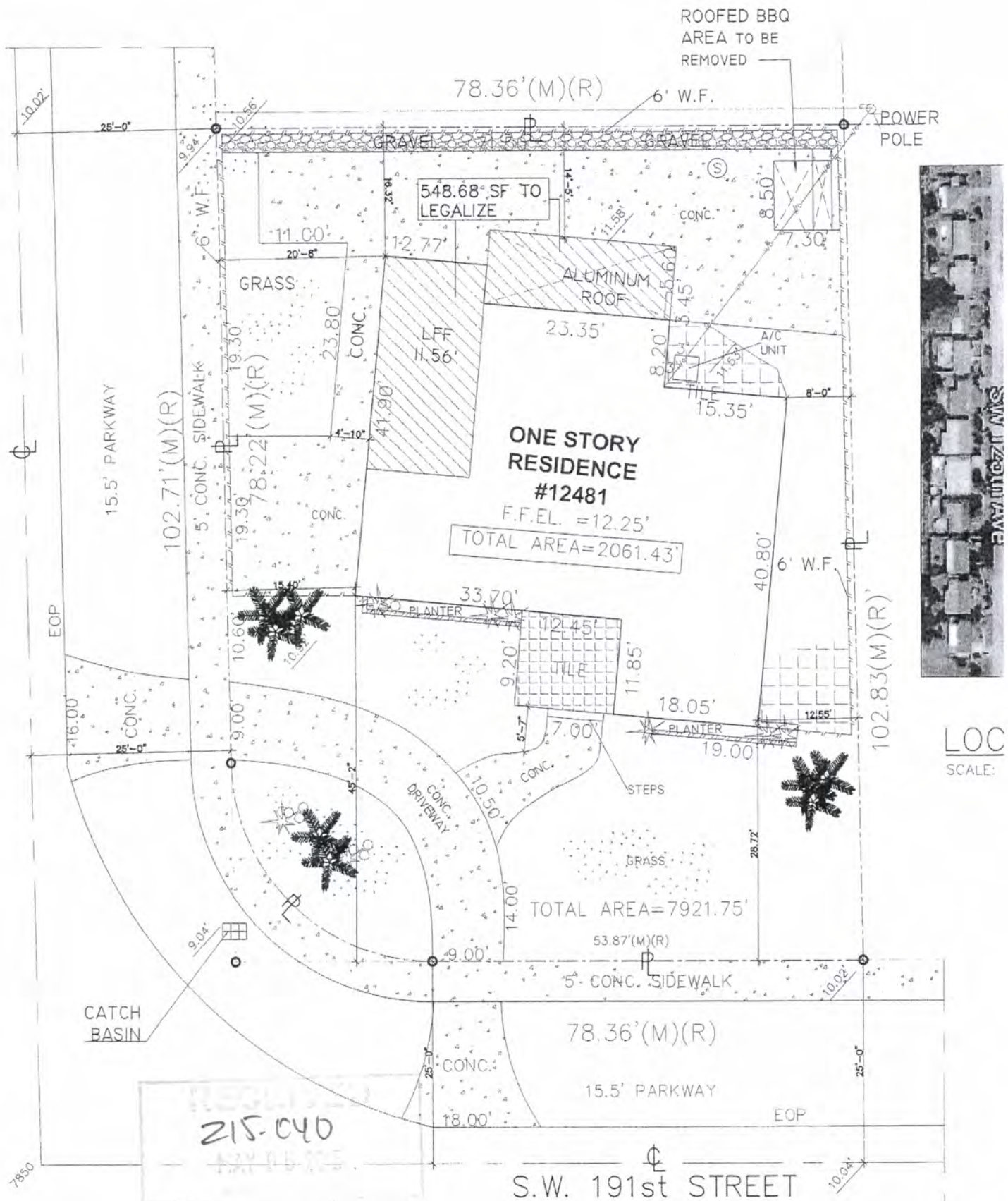

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"enlarge site plan"

16

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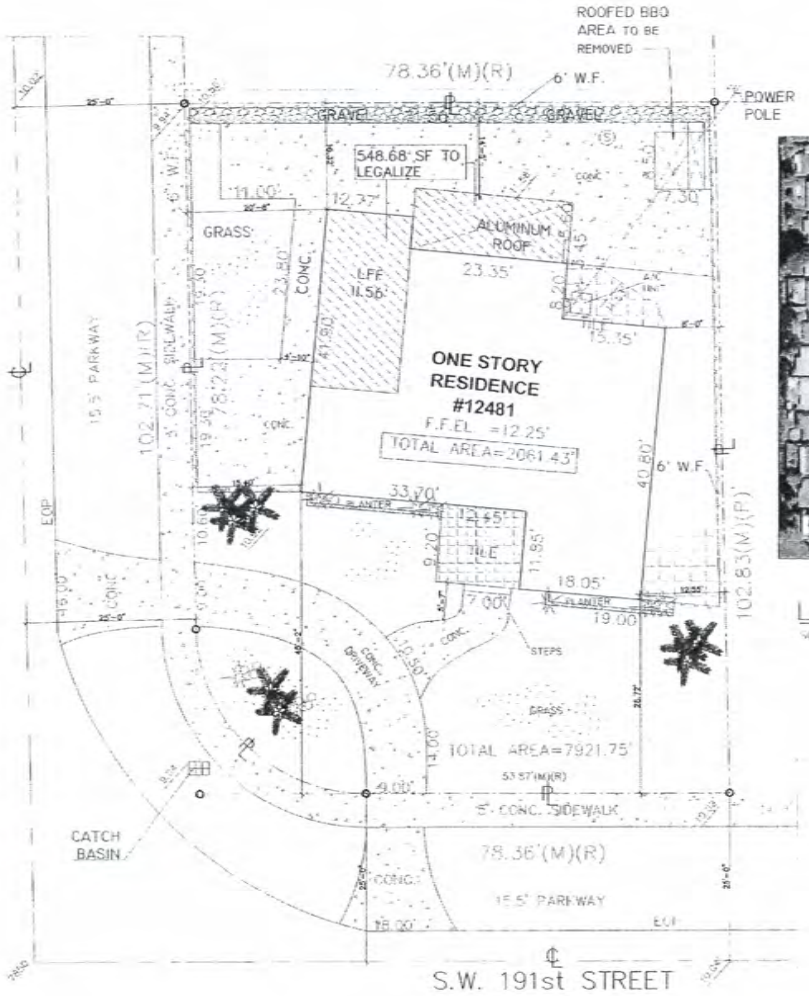

SITE PLAN
SCALE: 1': 1/8"

PROPERTY ADDRESS
12481 SW 191th Street, MIAMI DADE, FL 33177
(FOLIO No. 30 – 6901 – 001 – 2020)

LEGAL DESCRIPTION
Lot 25–26–27, Block 14, of " EASTERN SHORES FIRST ADDITION " according to the Plat thereof as recorded in Plat Book 23, Page 74 of the Public Records of Miami–Dade County, Florida.

ADMINISTRATIVE ADJUSTMENT FOR:

REAR SECTBACK IS 14'–6" (from terrace to property line) WHERE 25'–0" IS REQUIRED.

REAR SECTBACK IS 16'–4" (from building to property line) WHERE 25'–0" IS REQUIRED.

LOCATION MAP
SCALE: N.T.S.

ZONING INFO.

	NET.
Zoning = RU–1	
LOT SIZE 102.83' x 78.36'=7,921.75 SF.	
LOT COVERAGE: 35% (2,772.61 SF)	7,921.75 SF.
EXISTING:	1724.65 SF
ADDITION TO BE LEGALIZED:	548.68 SF
TOTAL FOOTPRINT PROPOSED:	2273.33 SF (28.69%)

PRINCIPLE STRUCTURE

SETBACKS	REQ'D.	PROVIDED(EXIST)
Front	25.0'	28'–8"
Rear	25.0'	*14'–6"
Side Interior	7.5'	8'–0"
Side street	15.0'	15'–4"

GREEN AREA: 35% MIN.	REQ'D	PROVIDED
	2,772.61 SF	3,310.75 SF (41.8%)

*AFECTED SETBACKS

WE THE NEIGHBORS, HAVE NO OBJECTION TO THESE PLANS, WHICH ARE BEING SUBMITTED FOR AN ADMINISTRATIVE ADJUSTMENT APPLICATION.

NAME: OSCAR PEREZ & AILUSKA FERNANDEZ — DATE

NAME: JEFF J LAZZERI (TRUST) & EFF & VIRGINIA LAZZERI — DATE

NAME: ENRIQUE A MOLINA / NORMA M MOLINA — DATE

NAME: AMERICA MARTINEZ — DATE

NAME: NIURKA CASTANEDA / HILARIO CASTANEDA / MARIA L CASTANEDA — DATE

NAME: BRIEL AVILA / JORGE LUIS AVILA — DATE

NAME: NORMA MARTINEZ — DATE

215-040

MAY 05

EXISTING FAMILY RESIDENCE
Deisy Pozo & H Rene Casanova
12481 SW 191th Street
MIAMI, FLORIDA 33177

Revisions

JCD ARCHITECT, Inc.
JUAN CARLOS DAVID
Design & Development
Architecture Interiors Planning

Job No.
Date: 04-20-2015
Scale: SHOWN
Seal
AR-00015344
Sheet No.
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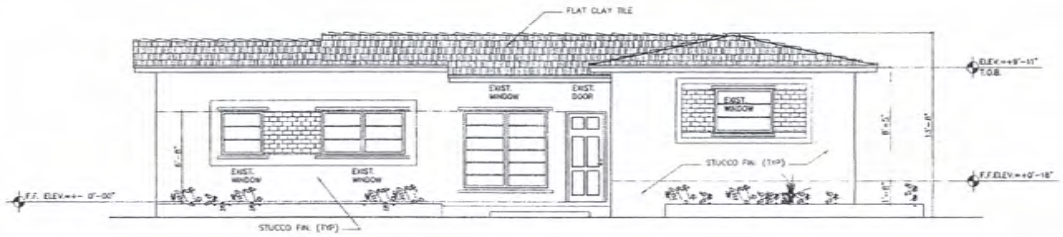
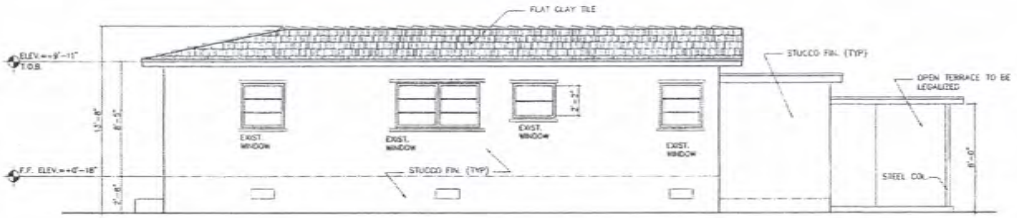
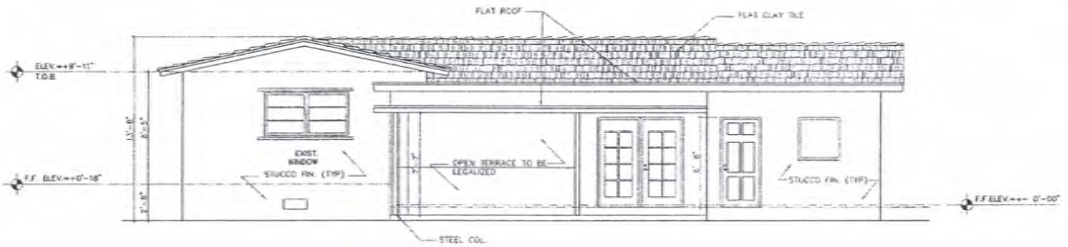


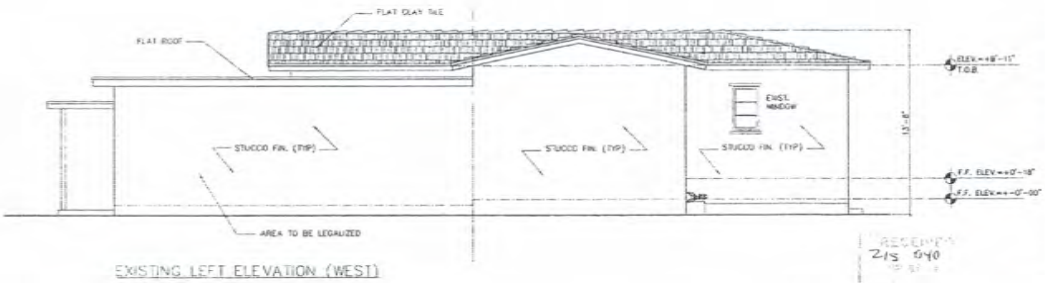
EXISTING FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'



EXISTING RIGHT ELEVATION (EAST)
SCALE: 1/4" = 1'



EXISTING REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'



EXISTING LEFT ELEVATION (WEST)
SCALE: 1/4" = 1'

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Revisions

EXISTING FAMILY RESIDENCE

Deisy Pozo & H Rene Casanova
12481 SW 191th Street
MIAMI, FLORIDA 33177

JCD ARCHITECT, Inc.
JUAN CARLOS DAVID
Design & Development
Architecture Interiors Planning Construction
License Reg. AR-0015344 Miami-Dade (305) 383-8128 Fax (305) 383-8128

JCD

JCD No.
Date 04-20-2015
Scale SHOWN

Seal
AR-00015344

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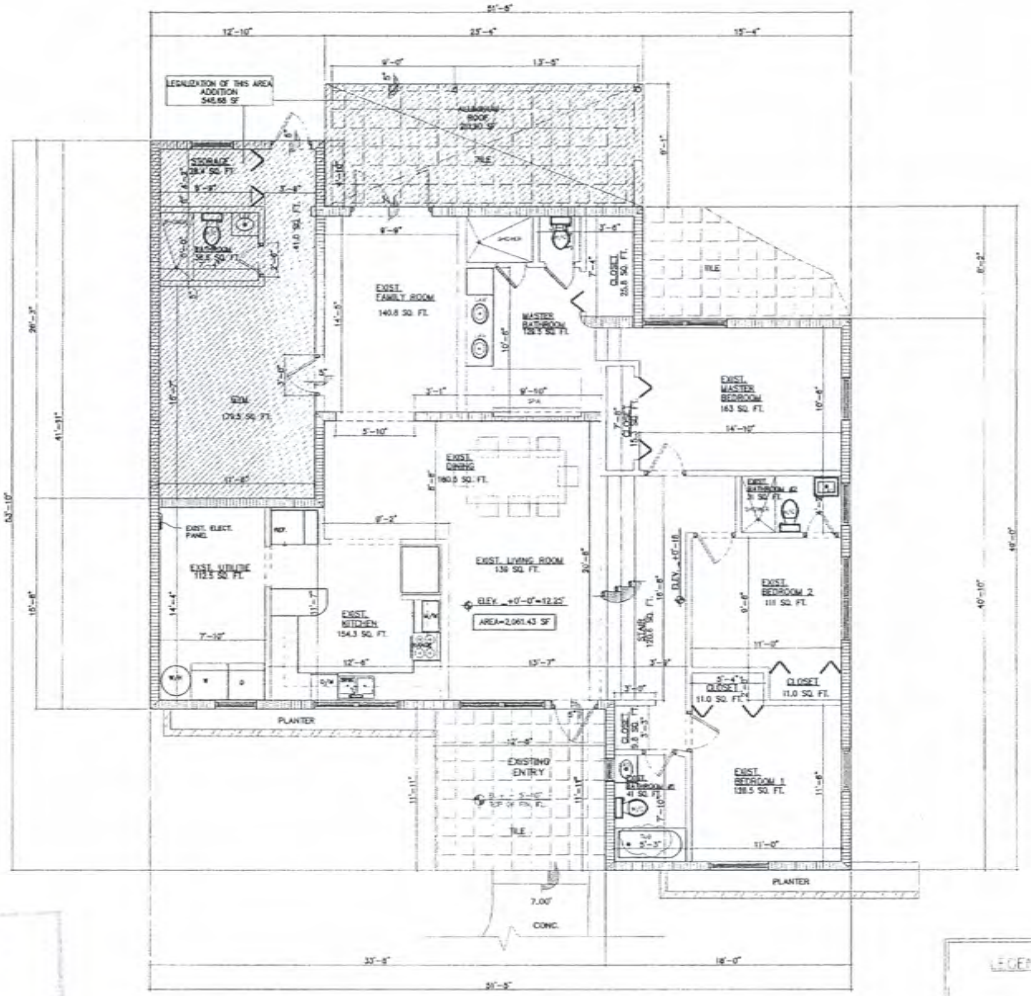

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'

LEGEND:

- EXIST PARTITION
- EXIST MASONRY WALL
- AREA TO BE LEGALIZED

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Revisions

EXISTING FAMILY RESIDENCE

Deisy Pozo & H Rene Casanova
12481 SW 191th Street
MIAMI, FLORIDA 33177

JCD ARCHITECT, Inc.
JUAN CARLOS DAVID
Design & Development

Architecture | Interiors | Planning | Construction

Job No
Date 04-20-2015
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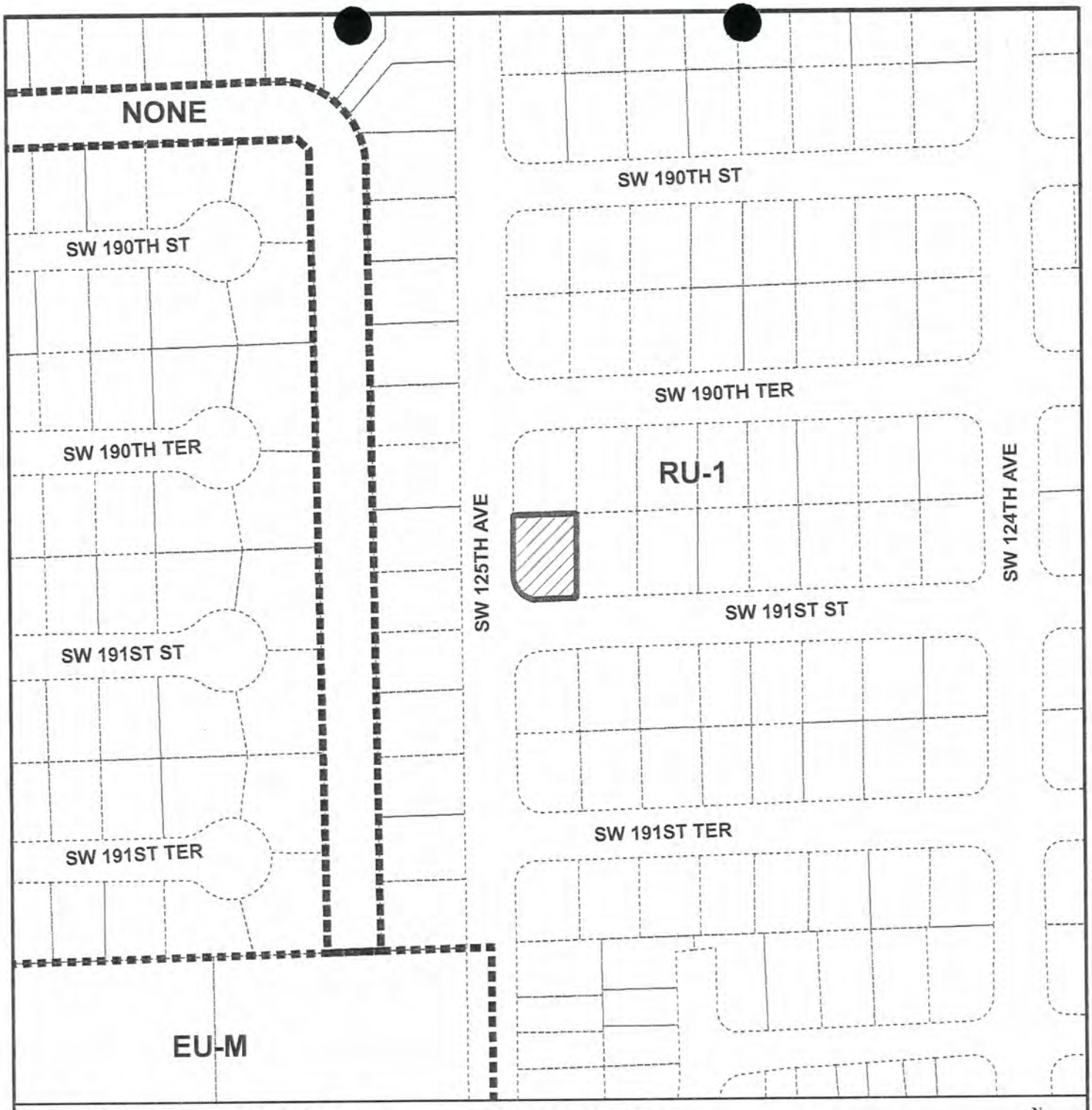

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000040

Section: 01 Township: 56 Range: 39
Applicant: DEISY POZO & RENE CASANOVA
Zoning Board: C14
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

Legend

Subject Property Case

Zoning

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 14, 2015

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000040

Legend

Subject Property

N
W E
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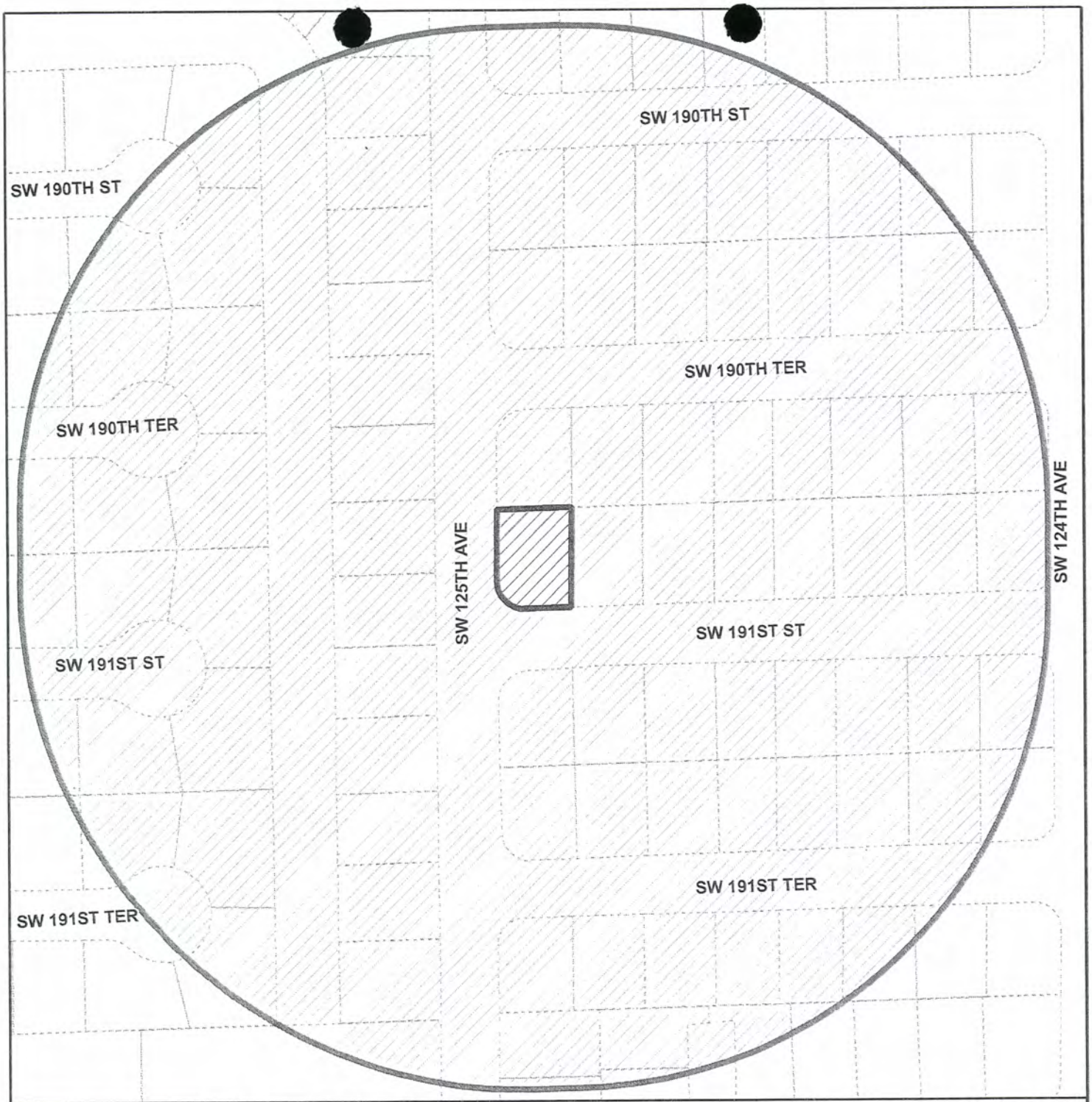
Section: 01 Township: 56 Range: 39
Applicant: DEISY POZO & RENE CASANOVA
Zoning Board: C14
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 14, 2015

REVISION	DATE	BY
		21



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000040

RADIUS: 500

Section: 01 Township: 56 Range: 39
Applicant: DEISY POZO & RENE CASANOVA
Zoning Board: C14
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

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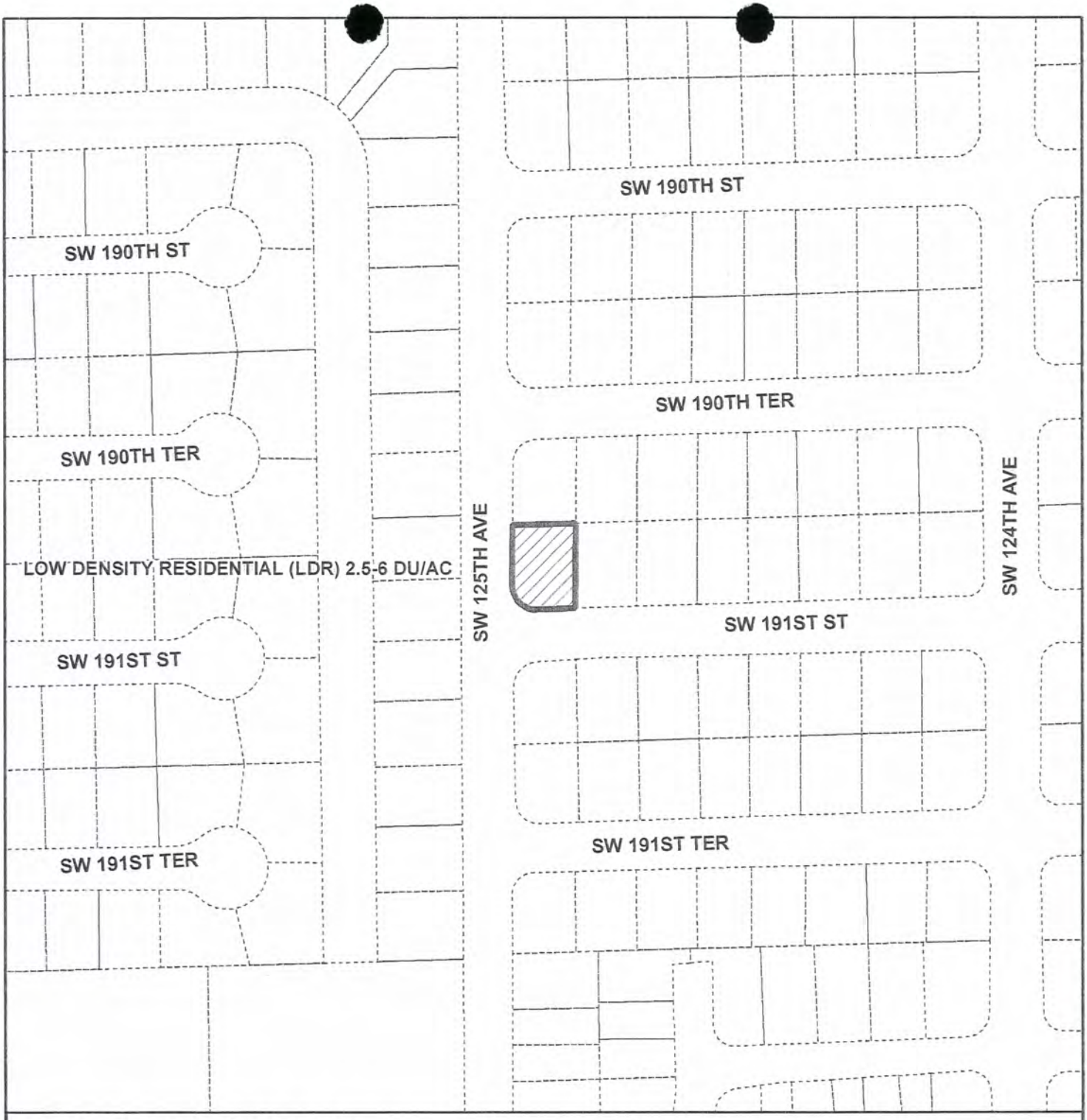
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 14, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000040

Legend

Subject Property Case

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Section: 01 Township: 56 Range: 39
Applicant: DEISY POZO & RENE CASANOVA
Zoning Board: C14
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 14, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2015000040

BOARD: C14

LOCATION OF SIGN: 12481 SW 191 ST, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 17-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: FELIX ACOSTA

HEARING NO. 15-9-CZ14-1 (15-40)

01-56-39
Council Area 14
Comm. Dist. 9

APPLICANT: DEISY POZO & RENE CASANOVA

NON-USE VARIANCE to permit additions to a single family residence setback varying from 14.5' to 16.32' (25' required, 23' previously approved) from the rear (north) property line.

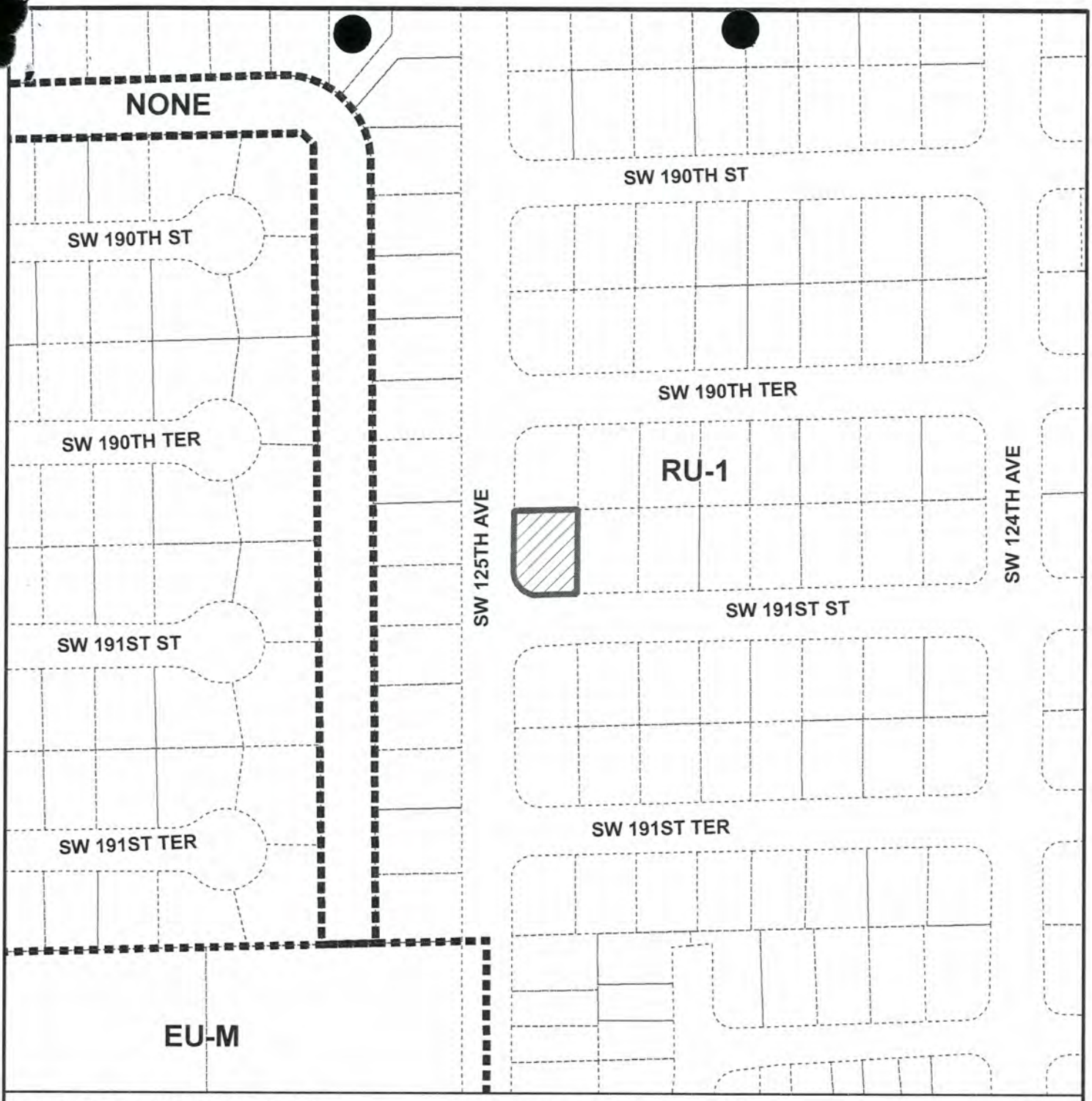
Plans are on file and be examined in the Department of Regulatory and Economic Resources entitled "Existing Residence Deisy Pozo & H Rene Casanova" as prepared by JCD Architect, Inc., dated stamped received 5/6/15 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 25 through 27, Block 14, SOUTH MIAMI HEIGHT ADDITION "E", PB 23-74.

LOCATION: 12481 SW 191 Street, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 78.36' X 102.83'

PRESENT ZONING: RU-1 (Single Family Residential 7,500 sq. ft. net)



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000040

Section: 01 Township: 56 Range: 39
Applicant: DEISY POZO & RENE CASANOVA
Zoning Board: C14
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

Legend

- Subject Property Case
- Zoning

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 14, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000040

Legend

Subject Property

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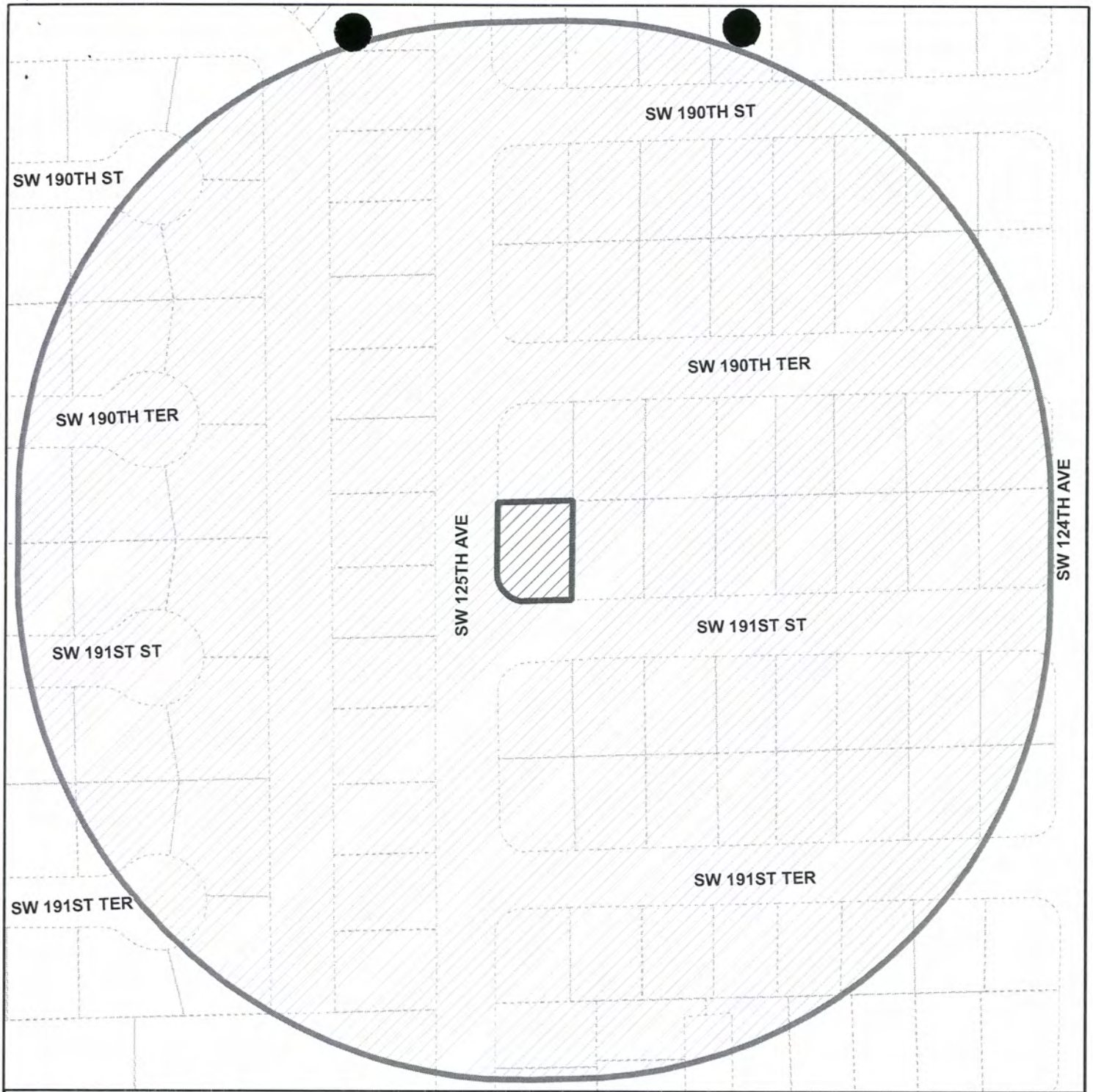
Section: 01 Township: 56 Range: 39
Applicant: DEISY POZO & RENE CASANOVA
Zoning Board: C14
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 14, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000040

RADIUS: 500

Section: 01 Township: 56 Range: 39
Applicant: DEISY POZO & RENE CASANOVA
Zoning Board: C14
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

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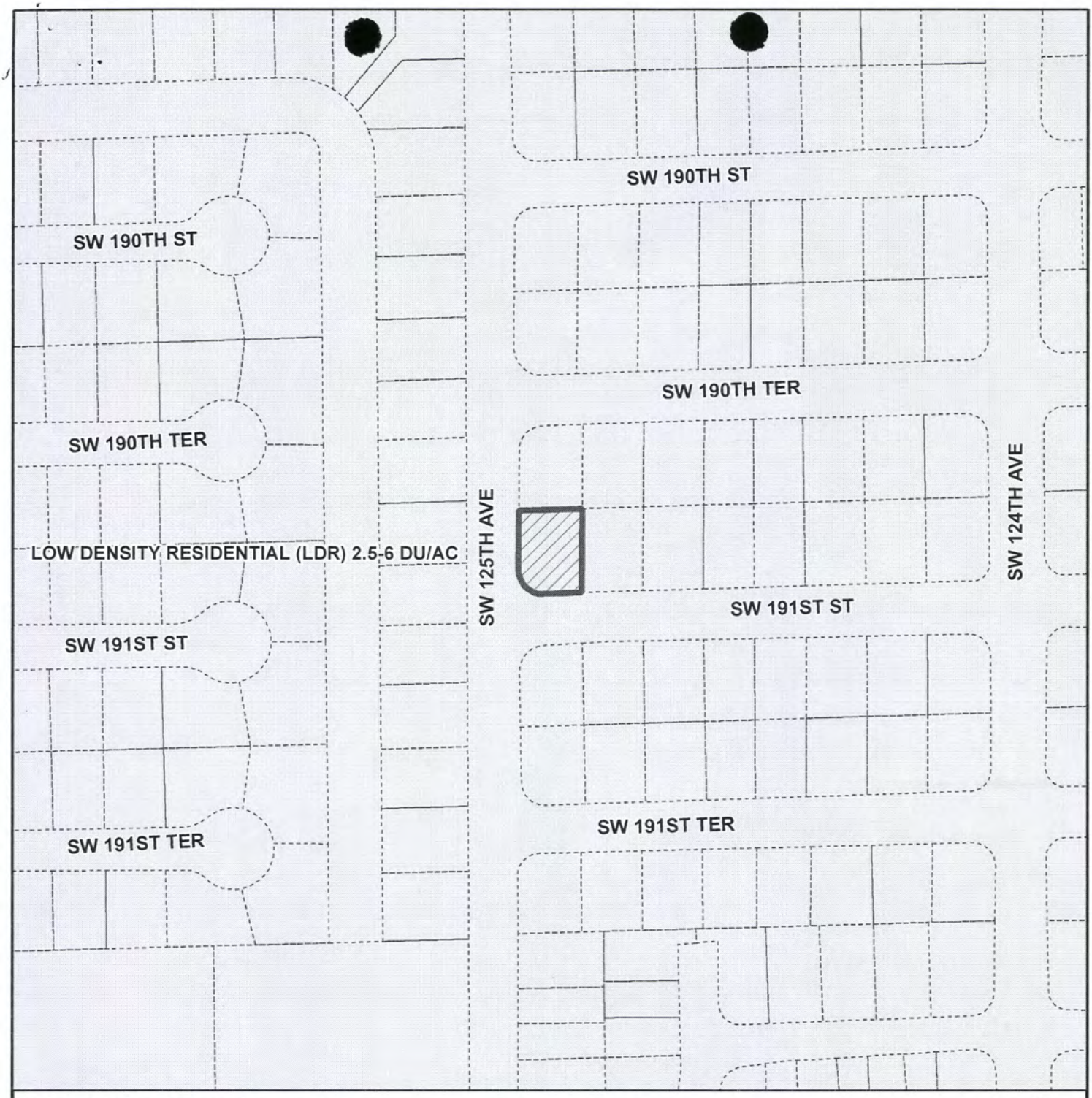
MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 14, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000040

Legend

Subject Property Case

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Section: 01 Township: 56 Range: 39
Applicant: DEISY POZO & RENE CASANOVA
Zoning Board: C14
Commission District: 9
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 14, 2015

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

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

Z2015000040 - Deisy Pozo & Rene Casanova

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

EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2200	15 MEET AN OFFICER	1	1	0
	17 TRAFFIC ACCIDENT	6	4	4
	18 HIT AND RUN	0	1	0
	32 ASSAULT	2	0	0
	41 SICK OR INJURED PERSON	5	11	15
	44 ATTEMPTED SUICIDE	0	1	0
	49 FIRE	2	0	0
TOTAL FOR GRID 2200		**16**	**18**	**19**
2201	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	12	5	2
	30 SHOOTING	1	1	0
	32 ASSAULT	3	0	1
	41 SICK OR INJURED PERSON	35	42	33
	44 ATTEMPTED SUICIDE	1	0	2
	49 FIRE	1	1	0
TOTAL FOR GRID 2201		**53**	**49**	**39**
2235	17 TRAFFIC ACCIDENT	0	2	2
	30 SHOOTING	0	1	0
	32 ASSAULT	1	0	1
	41 SICK OR INJURED PERSON	5	6	7
	49 FIRE	0	1	0
TOTAL FOR GRID 2235		**6**	**10**	**10**
2236	15 MEET AN OFFICER	0	2	0
	17 TRAFFIC ACCIDENT	1	2	4
	41 SICK OR INJURED PERSON	33	27	30
	44 ATTEMPTED SUICIDE	2	0	0
	49 FIRE	3	2	2
TOTAL FOR GRID 2236		**39**	**33**	**36**
		Reported: 27 Not Reported: 87	Reported: 18 Not Reported: 92	Reported: 16 Not Reported: 88
TOTAL EMERGENCY		**114**	**110**	**104**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000040 - Deisy Pozo & Rene Casanova

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

PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2200	14 CONDUCT INVESTIGATION	4	9	2
	26 BURGLARY	1	0	0
	32 ASSAULT	6	4	7
	34 DISTURBANCE	2	0	9
	47 BOMB OR EXPLOSIVE ALERT	2	0	1
	49 FIRE	1	0	0
TOTAL FOR GRID 2200		**16**	**13**	**19**
2201	14 CONDUCT INVESTIGATION	8	6	7
	15 MEET AN OFFICER	0	1	1
	22 AUTO THEFT	1	0	1
	26 BURGLARY	1	5	5
	29 ROBBERY	0	0	1
	32 ASSAULT	8	6	2
	34 DISTURBANCE	11	18	11
	44 ATTEMPTED SUICIDE	0	1	1
	49 FIRE	5	0	0
	53 ABDUCTION	1	0	0
TOTAL FOR GRID 2201		**35**	**37**	**29**
2235	14 CONDUCT INVESTIGATION	1	2	2
	15 MEET AN OFFICER	2	0	0
	26 BURGLARY	1	1	1
	32 ASSAULT	3	1	0
	34 DISTURBANCE	3	3	2
TOTAL FOR GRID 2235		**10**	**7**	**5**
2236	14 CONDUCT INVESTIGATION	3	5	3
	26 BURGLARY	1	1	6
	29 ROBBERY	1	0	0
	32 ASSAULT	5	2	7
	34 DISTURBANCE	7	8	5
	49 FIRE	1	1	1
TOTAL FOR GRID 2236		**18**	**17**	**22**
		Reported: 32 Not Reported: 47	Reported: 29 Not Reported: 45	Reported: 27 Not Reported: 48
TOTAL PRIORITY		**79**	**74**	**75**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000040 - Deisy Pozo & Rene Casanova

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

ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2200	13 SPECIAL INFORMATION/ASSIGNMENT	38	42	25
	14 CONDUCT INVESTIGATION	42	66	50
	15 MEET AN OFFICER	4	2	4
	16 D.U.I.	0	1	0
	17 TRAFFIC ACCIDENT	10	12	11
	18 HIT AND RUN	5	5	3
	19 TRAFFIC STOP	48	80	75
	20 TRAFFIC DETAIL	8	6	2
	21 LOST OR STOLEN TAG	2	4	2
	22 AUTO THEFT	2	5	5
	25 BURGLAR ALARM RINGING	96	68	90
	26 BURGLARY	41	37	41
	27 LARCENY	11	17	13
	28 VANDALISM	2	7	4
	29 ROBBERY	1	0	1
	32 ASSAULT	13	11	8
	33 SEX OFFENSE	3	1	0
	34 DISTURBANCE	71	78	61
	36 MISSING PERSON	21	94	88
	37 SUSPICIOUS VEHICLE	17	9	15
	38 SUSPICIOUS PERSON	4	7	8
	39 PRISONER	3	2	5
	41 SICK OR INJURED PERSON	5	5	4
	43 BAKER ACT	10	1	2
	44 ATTEMPTED SUICIDE	1	0	0
	45 DEAD ON ARRIVAL	0	1	2
	52 NARCOTICS INVESTIGATION	5	18	6
	54 FRAUD	6	6	1
TOTAL FOR GRID 2200		**469**	**585**	**526**
2201	13 SPECIAL INFORMATION/ASSIGNMENT	78	83	73
	14 CONDUCT INVESTIGATION	92	94	96
	15 MEET AN OFFICER	5	4	2
	16 D.U.I.	0	1	0
	17 TRAFFIC ACCIDENT	41	23	16
	18 HIT AND RUN	4	4	9
	19 TRAFFIC STOP	127	92	65
	20 TRAFFIC DETAIL	15	17	11
	21 LOST OR STOLEN TAG	5	5	4
	22 AUTO THEFT	5	8	12

MIAMI DADE POLICE DEPARTMENT

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

Z2015000040 - Deisy Pozo & Rene Casanova

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

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2201	25 BURGLAR ALARM RINGING	53	32	39
	26 BURGLARY	52	52	37
	27 LARCENY	25	20	12
	28 VANDALISM	5	10	12
	29 ROBBERY	2	1	0
	32 ASSAULT	28	27	18
	33 SEX OFFENSE	4	2	1
	34 DISTURBANCE	147	145	139
	36 MISSING PERSON	7	5	9
	37 SUSPICIOUS VEHICLE	23	15	20
	38 SUSPICIOUS PERSON	10	11	12
	39 PRISONER	7	1	10
	41 SICK OR INJURED PERSON	15	17	10
	43 BAKER ACT	10	10	10
	44 ATTEMPTED SUICIDE	1	0	0
	45 DEAD ON ARRIVAL	1	3	2
	49 FIRE	0	1	5
	52 NARCOTICS INVESTIGATION	7	16	5
	54 FRAUD	10	15	13
	55 WEAPONS VIOLATION	2	0	0
TOTAL FOR GRID 2201		**781**	**714**	**642**
2235	13 SPECIAL INFORMATION/ASSIGNMENT	8	19	25
	14 CONDUCT INVESTIGATION	18	18	25
	15 MEET AN OFFICER	1	4	1
	17 TRAFFIC ACCIDENT	12	9	11
	18 HIT AND RUN	1	4	1
	19 TRAFFIC STOP	32	22	14
	20 TRAFFIC DETAIL	5	6	7
	21 LOST OR STOLEN TAG	0	2	0
	22 AUTO THEFT	2	3	3
	25 BURGLAR ALARM RINGING	43	38	37
	26 BURGLARY	12	9	16
	27 LARCENY	8	10	12
	28 VANDALISM	0	3	2
	32 ASSAULT	3	4	3
	34 DISTURBANCE	31	37	31
	36 MISSING PERSON	0	2	2
	37 SUSPICIOUS VEHICLE	7	6	8
	38 SUSPICIOUS PERSON	3	12	4
	39 PRISONER	2	4	1

MIAMI DADE POLICE DEPARTMENT

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

Z2015000040 - Deisy Pozo & Rene Casanova

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

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
2235	41 SICK OR INJURED PERSON	2	3	2
	43 BAKER ACT	5	3	6
	52 NARCOTICS INVESTIGATION	2	5	7
	54 FRAUD	4	7	11
TOTAL FOR GRID 2235		**201**	**230**	**229**
2236	13 SPECIAL INFORMATION/ASSIGNMENT	57	37	40
	14 CONDUCT INVESTIGATION	83	59	55
	15 MEET AN OFFICER	4	8	1
	16 D.U.I.	0	1	0
	17 TRAFFIC ACCIDENT	4	14	11
	18 HIT AND RUN	2	0	4
	19 TRAFFIC STOP	37	50	22
	20 TRAFFIC DETAIL	20	11	2
	21 LOST OR STOLEN TAG	3	2	8
	22 AUTO THEFT	6	12	11
	25 BURGLAR ALARM RINGING	73	64	70
	26 BURGLARY	48	33	31
	27 LARCENY	11	12	9
	28 VANDALISM	14	8	3
	29 ROBBERY	2	1	1
	32 ASSAULT	23	11	5
	33 SEX OFFENSE	0	2	0
	34 DISTURBANCE	142	123	126
	36 MISSING PERSON	9	7	13
	37 SUSPICIOUS VEHICLE	14	12	22
	38 SUSPICIOUS PERSON	12	11	11
	39 PRISONER	4	9	3
	41 SICK OR INJURED PERSON	14	20	16
	43 BAKER ACT	14	8	8
	44 ATTEMPTED SUICIDE	1	0	0
	45 DEAD ON ARRIVAL	2	0	1
	49 FIRE	0	4	1
	52 NARCOTICS INVESTIGATION	5	11	10
	54 FRAUD	7	10	10
TOTAL FOR GRID 2236		**611**	**540**	**494**
		Reported: 894 Not Reported: 1168	Reported: 834 Not Reported: 1235	Reported: 774 Not Reported: 1117
TOTAL ROUTINE		**2062**	**2069**	**1891**
GRAND TOTAL		**2255**	**2253**	**2070**

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: 2201, 2236, 2200, 2235
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:
District:
Call Type: PRIORITY, ROUTINE, EMERGENCY
Primary Unit: Primary Unit not contains '0000' 'SB' 'CR' or Primary Unit does not exits

CDW Package