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

PH: Z15-044 (15-9-CZ12-3) **September 1, 2015**
Item No. 3

Recommendation Summary	
Commission District	8
Applicants	James and Rosemary Hartigan
Summary of Requests	The applicants are seeking to permit a proposed guest house resulting in more rear lot coverage than is permitted by Code.
Location	8201 SW 111 Terrace, Miami-Dade County, Florida
Property Size	0.63 acre
Existing Zoning	EU-1; Single-Family One Acre Estate District
Existing Land Use	Single-family residence
2020-2030 CDMP Land Use Designation	Estate Density Residential (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions**

REQUESTS:

NON-USE VARIANCE to permit a proposed guest house resulting in a rear lot coverage of 10.6%. (5% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled, "Guest House Addition" as prepared by Jose Diaz Architect and dated stamped received May 18, 2015, consisting of two sheets.

PROJECT DESCRIPTION: The site plan shows an existing 7,573.86 sq ft. single family residence. In addition, the site plan shows an existing swimming pool and a proposed 890.14 sq. ft. guest house in the rear north area on the 0.63 acre subject property.

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

NEIGHBORHOOD COMPATIBILITY:

The subject property is a 0.63 acre site, located 8201 SW 111 Terrace, Miami-Dade County, Florida. The subject property is surrounded by EU-1, Single-Family One Acre Estate District zoned properties to north, east, south and west.

SUMMARY OF IMPACT:

The approval of this application will permit an existing single family residence with a guest house. Although the increased rear lot coverage could have a visual impact on the surrounding area, staff opines that landscaping as seen in photos submitted by the applicants would mitigate any negative visual impacts on the surrounding properties.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Estate Density Residential.** The application seeks to permit a guest house on the 0.63 acre subject property. However, approval of the request would result in an increase in rear lot coverage beyond what is permitted by the zoning district. Staff notes that the proposed guest house is a permitted use in the EU-1 zoning district. Therefore, staff opines that subject to a condition requiring the applicants to submit a Declaration of Use limiting the subject property to a single-family use prior to permitting, the approval of the application will not create additional parcelization on the subject site above which is not allowed, nor change the single-family residence use.

As such, staff opines that approval with conditions of the request would be **consistent** with the Uses allowed under the Estate Density Residential land use category text and the density threshold of the CDMP Estate Density Residential Communities LUP Map designation.

ZONING ANALYSIS:

The applicants are seeking to permit a proposed guest house resulting in a rear lot coverage of 10.6%. (5% maximum permitted). When the request is analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the request would be **compatible** with the surrounding area.

Staff opines that the increased rear lot coverage of 5.6% is internal to the subject site and that landscaping, as seen in photos submitted by the applicant along the rear and side property will mitigate any negative visual impacts on the neighboring properties. As such, staff opines that the approval of the request would not be detrimental to the neighborhood, and that the requested rear lot coverage would not affect the appearance of the community. Furthermore, staff's research of the area found similar or more intensive approvals for rear lot coverage in the surrounding area.

However, staff opines that approval of the request could allow future owners to easily convert the guest house into an additional residential unit. As such, staff recommends as a condition for approval that the applicants proffer a Declaration of Use Agreement restricting the subject property to a single-family use only. **Therefore, staff recommends approval with conditions of the application under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

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 Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Guest House Addition" as prepared by Jose Diaz Architect and dated stamped received May 18, 2015, consisting of two sheets.

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

4. That the landscaping as seen in photos by the applicant showing landscaping along the side and rear property lines be maintained.

5. That the applicants submits a Declaration of Use Agreement restricting the use of the subject property only to a single-family residence prior to the issuance of a building permit.

NK:MW:NN:CH:EJ

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

ZONING RECOMMENDATION ADDENDUM

James and Rosemary Hartigan (15-044)

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*
Public Works and Waste Management Department	*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)	*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.*

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*

3. JAMES & ROSEMARY HARTIGAN
(Applicant)

15-9-CZ12-3 (15-044)
Area 12/District 08
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:

Year	Applicant	Request	Board	Decision
1995	Stephen Musolino	- Non-Use Variance of lot area and depth.	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: June 10, 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 #Z2015000044
James and Rosemary Hartigan
8201 SW 111th Terrace
Non-Use Variance to permit a guest house addition resulting in rear lot coverage of 11%. (5% permitted)
(EU-1) (.63 Acres)
10-55-40

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

Potable Water Service

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 specimen tree resources protected by a covenant running with the land and recorded in official record book 16923 pages 0054 through 0061. This covenant requires preservation and maintenance of the 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 the Code 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

MIAMI-DADE COUNTY

Date: June 16, 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: Z2015000044
Name: James & Rosemary Hartigan
Location: 8201 SW 111 Terrace
Section 10 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 1, Block 1, Plat Book 148, Page 88.

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: June 30, 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: James and Rosemary Hartigan (#15_044)

The Public Works & Waste Management Department (PWWM), Waste Operations, review of the above-referenced item is provided below. Additional comments will be provided as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Manager, Intergovermental and External Affairs Division at 305-375-1354. **The PWWM has no objections to the proposed application.**

Application: ***James and Rosemary Hartigan*** request a non-use variance of setback requirements to permit a guest house on a property which currently contains a single family home.

Size: The subject property is approximately .63 acres.

Location: The subject property is located at 8201 SW 111 Terrace, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 18, 2014, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

Pursuant to Chapter 15 of the Miami-Dade County Code (Code), entitled Solid Waste Management, development of a guest house on a property which currently contains a single family home, meets the County Code definition of "residential unit." As such, residential units

constructed on the property will receive PWWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to residential units in the PWWM solid waste collection service area. Development of a guest house on the property will result in a total of two residential accounts on the property, one for the existing single family residence and the second for the additional guest house.

3. Recycling

The PWWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County through a private contractor. The single stream recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Further information may be obtained on the Department's website at http://www.miamidade.gov/publicworks/recycling.asp.

Applicants are ***strongly*** advised to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store their recycling carts).

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends")
b. "T" shaped turnaround 60 feet long by 10 feet wide
c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.

Memorandum

MIAMI-DADE COUNTY

Date: July 30, 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: Z2015000044: JAMES & ROSEMARY HARTIGAN
Revised Plans Submitted Dated Stamped Received 7/24/2015

Application Name: JAMES & ROSEMARY HARTIGAN

Project Location: The site is located at 8201 SW 111 TER, Miami-Dade County.

Proposed Development: The request is for NUV TO PERMIT A GUEST HOUSE for an existing single family dwelling unit.

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

REVISION 1

Memorandum

Date: 31-JUL-15

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

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

Subject: Z2015000044

Recommendation:

No objection to the site plan with a 7/24/15 RER received date.

Service Impact/Demand

Development for the above Z2015000044
located at 8201 SW 111 TER, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1895 is proposed as the following:

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

Based on this development information, estimated service impact is: No Impact. 0.27 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 23
The estimated average travel time is: 5:25 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

JAMES & ROSEMARY HARTIGAN	8201 SW 111 TER, MIAMI-DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
SEPTEMBER 1, 2015	Z2015000044
DATE	HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
July 22, 2015

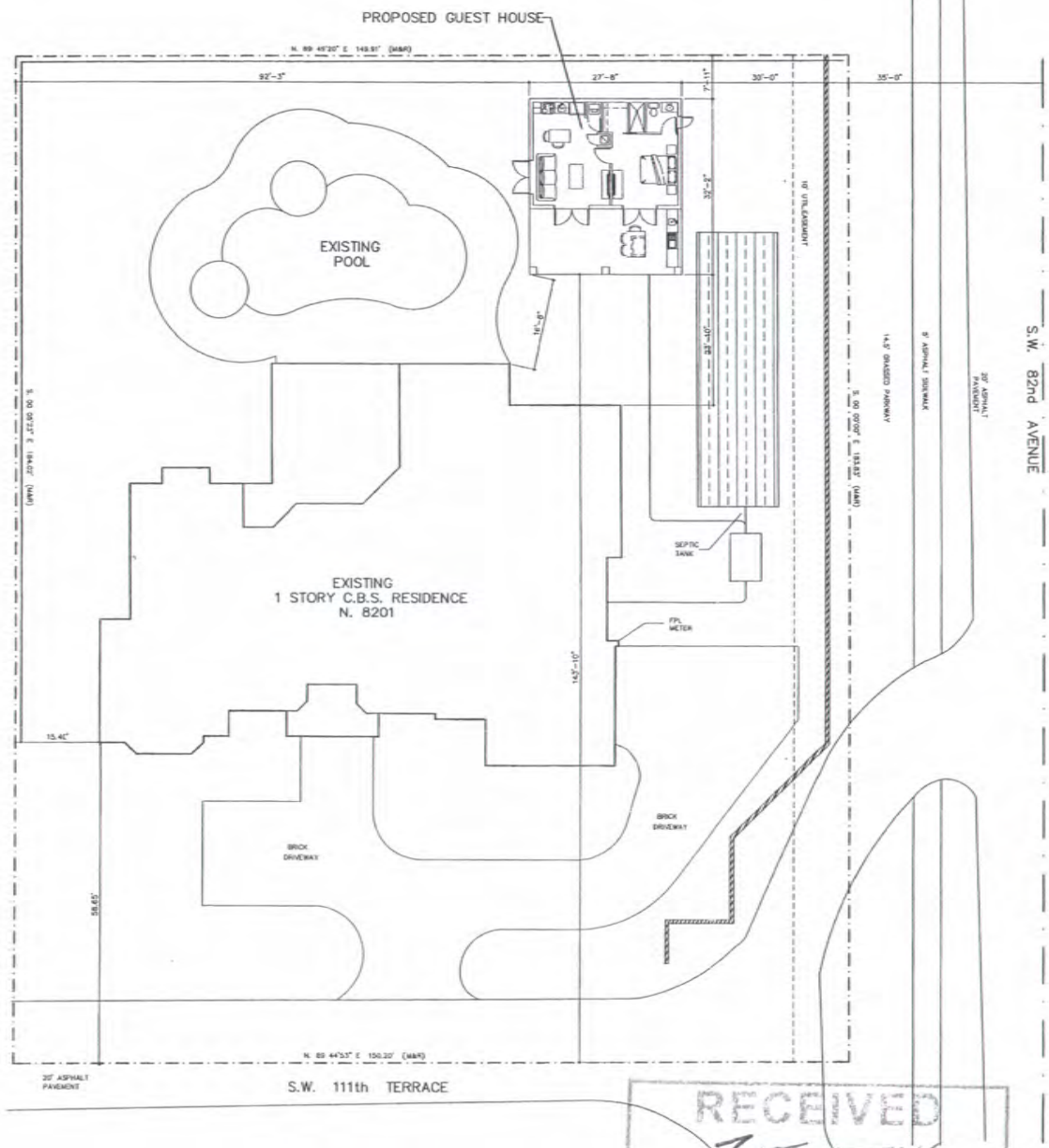
Neighborhood Regulations:
THERE ARE NO CURRENT OPEN OR CLOSED CASES

BUILDING SUPPORT REGULATIONS:
THERE AR NO CURRENT OPEN OR CLOSED CASES

VIOLATOR:
James & Rosemary Hartigan

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

14



N

SITE PLAN

SCALE: 3/32" = 1'-0"

ZONING LEGEND AS PER BU-1 DISTRICT		
DESCRIPTION	REQUIRED OR ALLOWED	PROPOSED OR EXISTING
MIN. LOT SIZE AREA (INCLUDING RIGHT OF WAY) FRONTAGE	 56,925 SQ FT 125 FT.	 27,548 SQ FT 150 FT.
SETBACKS ACCESSORY FRONT REAR SIDE STREET	 75 FT. 15 FT. 30 FT.	 149.82 FT. 7.41 FT. 30.00 FT.
MAX. BUILDING HEIGHT STORIES FEET	 2 25 FT. MAX.	 1 14.00 FT.
* MAX. REAR LOT COVERAGE	5% OF 8464 SQ. FT. 423 SQ. FT.	10.5% OF 8464 SQ. FT. 889 SQ. FT.

LEGAL DESCRIPTION:

LOT 1, BLOCK 1 OF SUBDIVISION OAK ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 148, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY.

* REQUIRES VARIANCE

RECEIVED
MAY 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

Z15-044

REVISION	BY

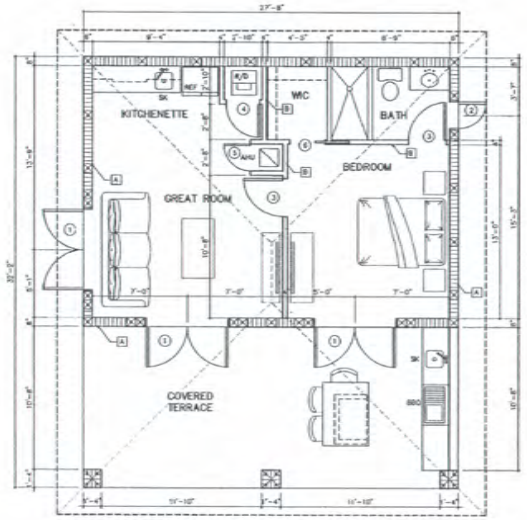
GUEST HOUSE ADDITION
FOR:
MR. AND MRS. HARTIGAN
LOCATED AT:
8201 SW 111 TERRACE MIAMI, FLORIDA

jose l. diaz
ARCHITECT
8592 s.w. 169th terrace
miami, florida 33157
(305) 392-3992
AR-0015547

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-1
OF SHEETS

COPYRIGHT © 2003 JOSE L. DIAZ ARCHITECT. The architectural design and plans shown and described in this document are the property of the architect and may not be used in whole or in part without his written consent. "AS IS" and "AS NOTED" are to be interpreted as stating to the project.

15

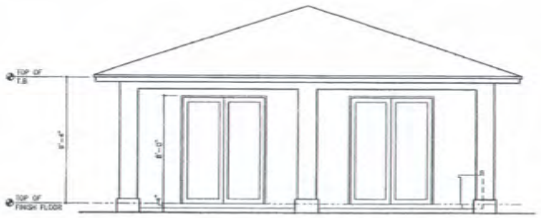


FLOOR PLAN

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

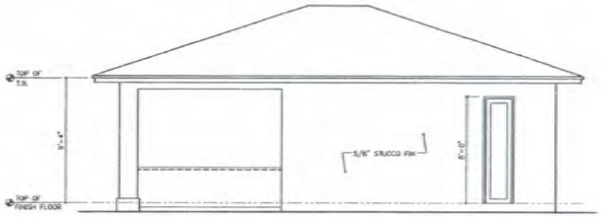
LEFT ELEVATION

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



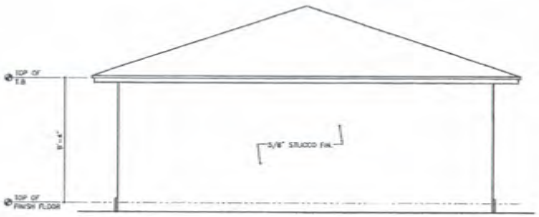
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

REVISION	BY

GUEST HOUSE ADDITION
FOR:
MR. AND MRS. HARTIGAN
LOCATED AT:
8201 SW 111 TERRACE MIAMI, FLORIDA

jose i. diaz
ARCHITECT
8992 s.w. 169th terrace
miami, florida 33157
(305) 310-5992
AR-0015547

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-2
OF SHEETS

RECEIVED
215-044
MAY 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000044

Legend

Subject Property Case

Zoning

N W E S

Section: 10 Township: 55 Range: 40
Applicant: JAMES & ROSEMARY HARTIGAN
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 28, 2015

REVISION	DATE	BY
		16

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000044

Legend

Subject Property

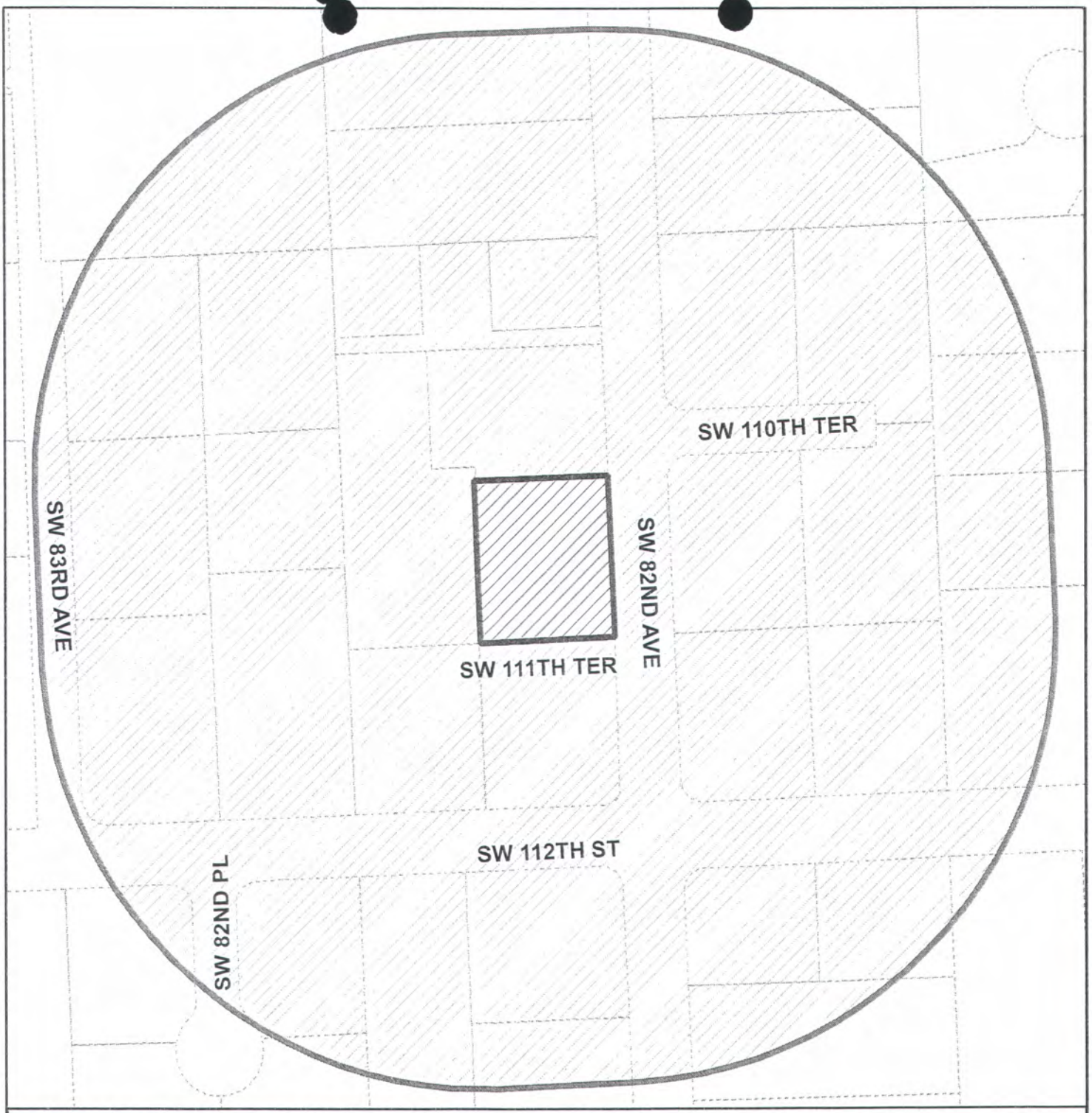
N W E S

Section: 10 Township: 55 Range: 40
Applicant: JAMES & ROSEMARY HARTIGAN
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 28, 2015

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000044

RADIUS: 500

Legend

- Subject Property
- Buffer
- Property Boundaries

N W E S

Section: 10 Township: 55 Range: 40
Applicant: JAMES & ROSEMARY HARTIGAN
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 28, 2015

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000044

Legend

Subject Property Case

N W E S

Section: 10 Township: 55 Range: 40
Applicant: JAMES & ROSEMARY HARTIGAN
Zoning Board: C12
Commission District: 7
Drafter ID:E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 28, 2015

REVISION	DATE	BY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2015000044

BOARD: C12

LOCATION OF SIGN: 8201 SW 111 TER, 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-CZ12-3 (15-44)

10-55-40
Council Area 12
Comm. Dist. 8

APPLICANT: JAMES & ROSEMARY HARTIGAN

(1) NON-USE VARIANCE to permit a proposed guest house resulting in a rear lot coverage of 10.6% (5% maximum permitted).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Guest House Addition" as prepared by Jose Diaz Architect dated stamped received 5/18/15 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 8201 SW 111 Terrace, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.63 Acre

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

XH

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2015000044

Legend
Subject Property Case
Zoning

N W E S

Section: 10 Township: 55 Range: 40
Applicant: JAMES & ROSEMARY HARTIGAN
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 28, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000044

Legend

Subject Property

N W E S

Section: 10 Township: 55 Range: 40
Applicant: JAMES & ROSEMARY HARTIGAN
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 28, 2015

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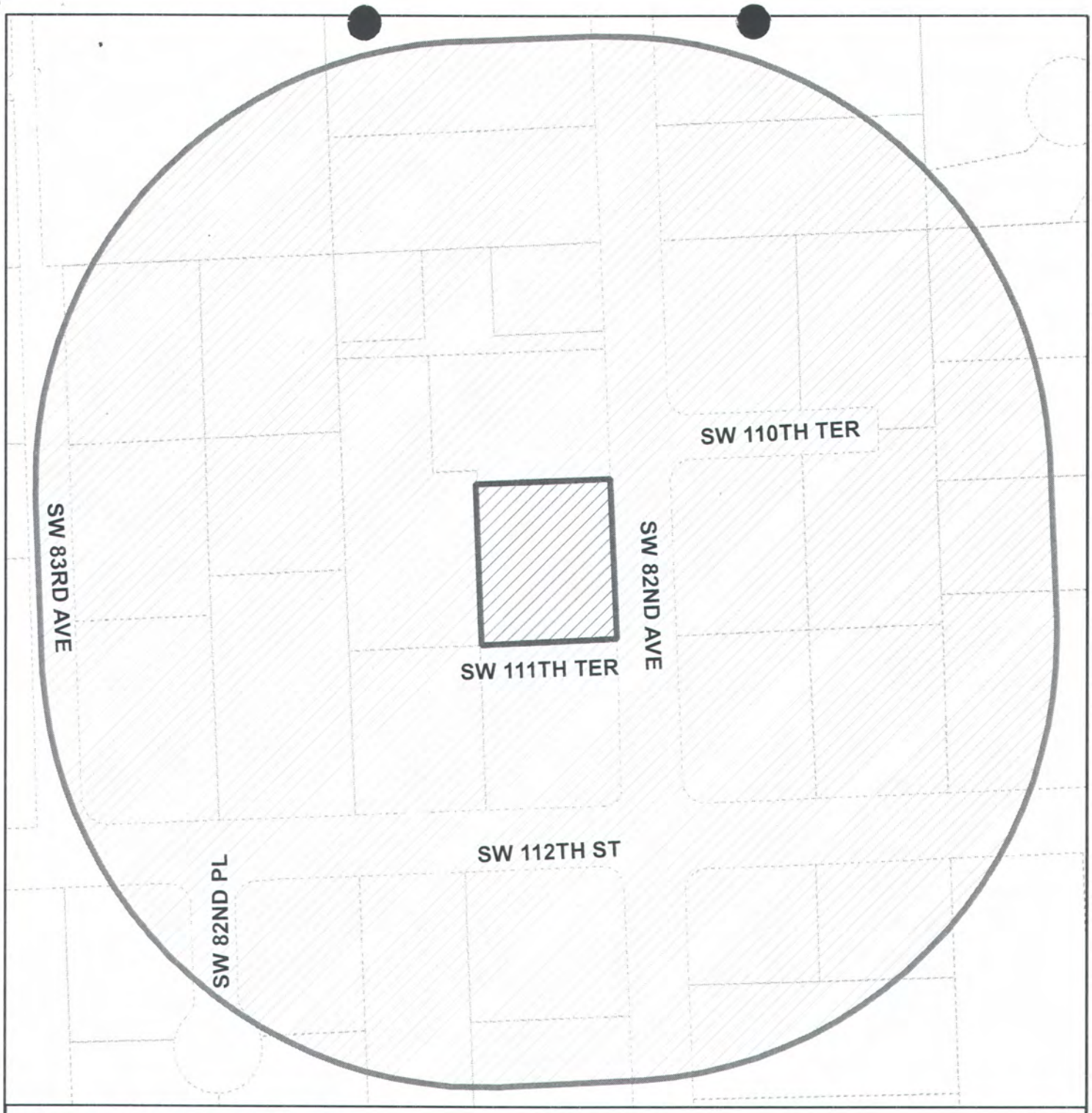

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000044

RADIUS: 500

Legend

- Subject Property
- Buffer
- Property Boundaries

N W E S

Section: 10 Township: 55 Range: 40
Applicant: JAMES & ROSEMARY HARTIGAN
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 28, 2015

REVISION	DATE	BY

MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000044

Legend

Subject Property Case

N W E S

Section: 10 Township: 55 Range: 40
Applicant: JAMES & ROSEMARY HARTIGAN
Zoning Board: C12
Commission District: 7
Drafter ID:E.CESPEDES
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 28, 2015

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MIAMI DADE POLICE DEPARTMENT

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

Z2015000044 - James & Rosemary Hartigan

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

EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1895	17 TRAFFIC ACCIDENT	2	2	0
	18 HIT AND RUN	1	0	0
	41 SICK OR INJURED PERSON	8	6	4
	49 FIRE	1	0	0
TOTAL FOR GRID 1895		**12**	**8**	**4**
1896	15 MEET AN OFFICER	3	1	0
	17 TRAFFIC ACCIDENT	3	4	5
	18 HIT AND RUN	0	0	1
	30 SHOOTING	1	0	0
	41 SICK OR INJURED PERSON	8	11	7
	49 FIRE	1	0	1
TOTAL FOR GRID 1896		**16**	**16**	**14**
1897	17 TRAFFIC ACCIDENT	0	0	1
	49 FIRE	0	0	1
TOTAL FOR GRID 1897		**0**	**0**	**2**
1927	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	2	6	4
	41 SICK OR INJURED PERSON	6	6	8
	49 FIRE	0	2	0
TOTAL FOR GRID 1927		**9**	**14**	**12**
1928	17 TRAFFIC ACCIDENT	2	0	2
	41 SICK OR INJURED PERSON	1	1	1
TOTAL FOR GRID 1928		**3**	**1**	**3**
		Reported: 5 Not Reported: 35	Reported: 5 Not Reported: 34	Reported: 4 Not Reported: 31
TOTAL EMERGENCY		**40**	**39**	**35**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000044 - James & Rosemary Hartigan

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

PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1895	14 CONDUCT INVESTIGATION	2	2	2
	26 BURGLARY	2	2	3
	32 ASSAULT	2	0	0
	34 DISTURBANCE	0	0	3
	47 BOMB OR EXPLOSIVE ALERT	1	0	1
TOTAL FOR GRID 1895		**7**	**4**	**9**
1896	14 CONDUCT INVESTIGATION	11	14	11
	15 MEET AN OFFICER	2	2	1
	17 TRAFFIC ACCIDENT	1	0	0
	26 BURGLARY	0	1	2
	27 LARCENY	0	0	1
	32 ASSAULT	6	6	2
	34 DISTURBANCE	2	0	1
	47 BOMB OR EXPLOSIVE ALERT	1	1	0
	49 FIRE	0	0	2
TOTAL FOR GRID 1896		**23**	**24**	**20**
1927	14 CONDUCT INVESTIGATION	6	8	4
	26 BURGLARY	0	3	2
	27 LARCENY	0	0	1
	32 ASSAULT	1	0	0
	34 DISTURBANCE	0	1	0
	49 FIRE	0	0	1
TOTAL FOR GRID 1927		**7**	**12**	**8**
1928	32 ASSAULT	0	1	0
TOTAL FOR GRID 1928		**0**	**1**	**0**
		Reported: 1 Not Reported: 36	Reported: 7 Not Reported: 34	Reported: 2 Not Reported: 35
TOTAL PRIORITY		**37**	**41**	**37**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000044 - James & Rosemary Hartigan

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

ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1895	13 SPECIAL INFORMATION/ASSIGNMENT	4	11	15
	14 CONDUCT INVESTIGATION	14	16	31
	15 MEET AN OFFICER	1	0	1
	17 TRAFFIC ACCIDENT	9	6	11
	18 HIT AND RUN	2	1	3
	19 TRAFFIC STOP	8	9	12
	20 TRAFFIC DETAIL	3	1	1
	21 LOST OR STOLEN TAG	0	1	2
	22 AUTO THEFT	2	0	0
	25 BURGLAR ALARM RINGING	85	73	94
	26 BURGLARY	26	14	25
	27 LARCENY	4	8	5
	28 VANDALISM	1	2	5
	32 ASSAULT	1	1	3
	34 DISTURBANCE	15	24	40
	35 INTOXICATED PERSON - MYERS ACT	0	1	0
	36 MISSING PERSON	0	1	1
	37 SUSPICIOUS VEHICLE	7	9	7
	38 SUSPICIOUS PERSON	4	7	13
	39 PRISONER	1	0	0
	41 SICK OR INJURED PERSON	0	2	5
	43 BAKER ACT	4	0	10
	45 DEAD ON ARRIVAL	0	2	3
	47 BOMB OR EXPLOSIVE ALERT	0	0	1
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	0	1	0
	54 FRAUD	1	1	2
TOTAL FOR GRID 1895		**192**	**191**	**291**
1896	13 SPECIAL DETAIL CHRISTMAS	1	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	20	27	16
	14 CONDUCT INVESTIGATION	54	29	38
	15 MEET AN OFFICER	3	3	5
	16 D.U.I.	5	6	0
	17 TRAFFIC ACCIDENT	41	27	29
	18 HIT AND RUN	6	6	6
	19 TRAFFIC STOP	25	24	42
	20 TRAFFIC DETAIL	13	8	14
	21 LOST OR STOLEN TAG	4	0	1
	22 AUTO THEFT	1	0	2

MIAMI DADE POLICE DEPARTMENT

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

Z2015000044 - James & Rosemary Hartigan

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

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1896	25 BURGLAR ALARM RINGING	40	32	73
	26 BURGLARY	4	10	7
	27 LARCENY	34	17	45
	28 VANDALISM	2	2	0
	29 ROBBERY	2	1	1
	32 ASSAULT	6	4	2
	33 SEX OFFENSE	3	1	2
	34 DISTURBANCE	40	31	71
	37 SUSPICIOUS VEHICLE	9	3	6
	38 SUSPICIOUS PERSON	5	6	6
	39 PRISONER	5	1	3
	41 SICK OR INJURED PERSON	4	5	4
	43 BAKER ACT	1	2	2
	44 ATTEMPTED SUICIDE	0	0	1
	45 DEAD ON ARRIVAL	1	0	0
	49 FIRE	0	1	3
	52 NARCOTICS INVESTIGATION	3	3	0
	53 ABDUCTION	0	0	1
	54 FRAUD	6	6	4
TOTAL FOR GRID 1896		**338**	**255**	**384**
1897	13 SPECIAL INFORMATION/ASSIGNMENT	1	6	1
	14 CONDUCT INVESTIGATION	1	0	1
	15 MEET AN OFFICER	0	1	2
	16 D.U.I.	1	2	1
	17 TRAFFIC ACCIDENT	2	0	0
	19 TRAFFIC STOP	3	3	4
	20 TRAFFIC DETAIL	1	0	1
	32 ASSAULT	1	0	0
	34 DISTURBANCE	1	1	0
	37 SUSPICIOUS VEHICLE	1	0	0
	39 PRISONER	1	2	0
	52 NARCOTICS INVESTIGATION	1	0	0
TOTAL FOR GRID 1897		**14**	**15**	**10**
1927	13 SPECIAL INFORMATION/ASSIGNMENT	19	30	23
	14 CONDUCT INVESTIGATION	32	19	33
	15 MEET AN OFFICER	6	2	4
	16 D.U.I.	6	1	2
	17 TRAFFIC ACCIDENT	30	15	15
	18 HIT AND RUN	2	4	6
	19 TRAFFIC STOP	28	14	19

MIAMI DADE POLICE DEPARTMENT

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

Z2015000044 - James & Rosemary Hartigan

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

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1927	20 TRAFFIC DETAIL	16	11	9
	21 LOST OR STOLEN TAG	0	3	1
	22 AUTO THEFT	2	1	1
	25 BURGLAR ALARM RINGING	63	52	72
	26 BURGLARY	11	5	18
	27 LARCENY	5	3	5
	28 VANDALISM	1	4	1
	29 ROBBERY	0	0	1
	32 ASSAULT	4	2	3
	33 SEX OFFENSE	0	0	1
	34 DISTURBANCE	20	18	40
	37 SUSPICIOUS VEHICLE	6	10	3
	38 SUSPICIOUS PERSON	6	5	13
	39 PRISONER	3	2	1
	41 SICK OR INJURED PERSON	4	0	1
	43 BAKER ACT	0	0	1
	48 EXPLOSION	1	0	0
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	1	2	1
	53 ABDUCTION	0	0	1
	54 FRAUD	4	2	3
TOTAL FOR GRID 1927		**270**	**205**	**279**
1928	13 SPECIAL DETAIL CHRISTMAS	1	0	0
	13 SPECIAL INFORMATION/ASSIGNMENT	2	5	4
	14 CONDUCT INVESTIGATION	5	2	1
	15 MEET AN OFFICER	3	1	3
	16 D.U.I.	1	0	1
	17 TRAFFIC ACCIDENT	4	0	3
	19 TRAFFIC STOP	2	2	3
	20 TRAFFIC DETAIL	0	0	1
	27 LARCENY	0	2	0
	29 ROBBERY	1	0	0
	34 DISTURBANCE	1	1	0
	39 PRISONER	0	1	0
	41 SICK OR INJURED PERSON	0	1	1
	45 DEAD ON ARRIVAL	0	0	1
	49 FIRE	1	1	0
	54 FRAUD	0	1	3
TOTAL FOR GRID 1928		**21**	**17**	**21**
		Reported: 349 Not Reported: 486	Reported: 252 Not Reported: 431	Reported: 394 Not Reported: 591

MIAMI DADE POLICE DEPARTMENT

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

Z2015000044 - James & Rosemary Hartigan

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

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
TOTAL ROUTINE		835	683	985
GRAND TOTAL		912	763	1057

Complaint Date Range: Jan 1, 2014 - Dec 31, 2014
Grid: 1895, 1896, 1897, 1928, 1927
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