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

PH: Z15-075 (16-4-CZ12-1) **April 5, 2016**
Item No. 1

Recommendation Summary	
Commission District	7
Applicants	Nicole Guinea
Summary of Requests	The applicant is seeking approval to permit existing and proposed additions to a single family residence & a Jacuzzi setback less than required from the rear property line.
Location	9020 SW 103 Ave, Miami-Dade County, FL 33176.
Property Size	0.23 acres
Existing Zoning	RU-1, Single Family Residential 7,500 sq. ft. net
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 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 *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval with conditions.**

REQUESTS:

(1) NON-USE VARIANCE to permit a proposed covered terrace addition setback 18.49' (25' required) from the rear (west) property line.

(2) NON-USE VARIANCE to permit existing planters walls setback 20.33' (25' required) from the front (east) property line.

(3) NON-USE VARIANCE to permit a proposed jacuzzi setback 5' (7.5' required) from the rear (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Covered Terrace for: Nicole Guinea Residence" as prepared by Jose Ramos Architects & Associates. Sheet A-2 dated stamped received 07/20/15 and the remaining 2 sheets dated stamped received 02/01/16 for a total of 3 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The submitted plans show the existing single-family residence with an existing planters wall front side addition and proposed rear side additions consisting of a covered terrace and a jacuzzi.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-1, single-family residence	Low Density Residential (2.5 to 6 dua)

North	RU-1, single-family residence	Low Density Residential (2.5 to 6 dua)
South	RU-1, single-family residence	Low Density Residential (2.5 to 6 dua)
East	RU-1, single-family residence	Low Density Residential (2.5 to 6 dua)
West	RU-1, single-family residence	Low Density Residential (2.5 to 6 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject property is located in an area characterized by single-family residences developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

Staff opines that the approval of this application will not create any new visual impacts on the area. Further, the variances requested are not out of character with the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for **Low Density Residential.** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.* The approval of the requests sought in the application 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. Since the applicant is not requesting to add additional dwelling units or change the single-family detached use, 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:

Staff supports this application under Section 33-311(A)(4)(b), Non-Use Variance Standards. The plans submitted in conjunction with this application depict the existing single-family residence with an existing planters wall front addition and proposed rear additions consisting of a covered terrace and a jacuzzi. Staff further notes that these additions consist of the existing residence that, in staff's opinion, will continue to provide the applicant with indoor living area and outdoor recreational area.

Additionally, in staff's opinion, the approval of the requested setback variances to the single family residence that will allow the existing planters walls setback 20.33' (25' required) from the front (east) and a proposed covered terrace setback 18.49' (25' required), along with a proposed jacuzzi addition setback 5' (7.5' required), from the rear (west) property line will not be out of character with other approvals in the surrounding area. Additionally, there is a canal located immediately to the rear (west) of the property that would provide sufficient spacing to mitigate any visual impact. Therefore, staff opines that approval of the subject application would not be an obvious departure from the aesthetic character of the immediate vicinity, and is not likely to have a major visual impact on the abutting properties.

Furthermore, the architectural style and scale of the proposed covered terrace addition has been designed in a manner that is consistent with that of the original house, and in staff's opinion, also adds curb appeal to the subject property as both the addition and the house are architecturally compatible with the surrounding residences. Staff is of the opinion that approval with conditions of these requests will not result in an obvious departure from the aesthetic character of the surrounding neighborhood and would be **compatible** with the surrounding residential developments. **Staff therefore, recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b), Non-Use Variance standards.**

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 upon the submittal of an application for a building permit; 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 "Proposed Covered Terrace for: Nicole Guinea Residence" as prepared by Jose Ramos Architects & Associates. Sheet A-2 dated stamped received 07/20/15 and the remaining 2 sheets dated stamped received 02/01/16 for a total of 3 sheets.

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

4. That the applicant obtain a building permit for all non-permitted structures, if applicable, from the Department of Regulatory and Economic Resources within 90 days of the expiration of the final appeal period of this application, unless a time extension is granted by the Director of the Department.

5. That the fence be relocated within the property along the rear (west) property line.

6. That the proposed covered terrace addition to a single-family residence remain open-sided and not be enclosed in any manner except for approved insect screen materials.

NK:MW:NN:JV:SS

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

ZONING RECOMMENDATION ADDENDUM

Nicole Guinea
Z15-075

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Platting and Traffic Review Section (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Space	No comment
Fire Rescue	No objection
Police	No objection
Schools	No comment

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

Low Density Residential (Pg. I-29)	*The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the site for* ***Low Density Residential.*** *This category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

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. NICOLE GUINEA
(Applicant)

16-4-CZ12-1 (15-075)
Area 12/District 07
Hearing Date: 04/05/16

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
1960	Arvida Realty Co	- Zone change from AU, GU to RU-1.	BCC	Approved with Condition(s)
1973	Joseph & Betty Kelly	- Variance for setback.	ZAB	Approved

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: February 8, 2016

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 #Z2015000075-1st Revision
Nicole Guinea
9020 SW 103rd Avenue, Miami, FL 33176
Non-Use Variance to permit an addition to a single family residence setback less than required from property line; Non-Use Variance to permit an accessory use setback less than required from property lines.
(RU-1) (0.24 Acres)
05-55-40

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.

Wellfield Protection

The subject property is located within the Average Pumpage Wellfield Protection Area for the Alexander Orr Wellfield Complex. Development of the subject property shall be in accordance with the regulations established in Section 24-43 of the Code.

Since the subject request is for a residential zoning district a covenant prohibiting hazardous materials is not required. However, all development shall comply with the requirements of Section 24-43 of the Code.

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 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

MIAMI-DADE COUNTY

Date: August 5, 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: Z201500075
Name: Nicole Guinea
Location: 9020 SW 103 Avneue
Section 05 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 Lots 8 Block 1, Plat Book 81, Page 61.

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

Memorandum

MIAMI-DADE COUNTY

Date: August 7, 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: Nicole Guinea (#15_075)

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 to permit a porch on 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.

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Memorandum

MIAMI-DADE COUNTY

Date: February 9, 2016

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

From: Maria I. Nardi, Chief
Planning and Design Excellence Division
Parks, Recreation and Open Spaces Department

Subject: Z2015000075: NICOLE GUINEA
Revised Plans Submitted Dated 2-01-2016

Application Name: NICOLE GUINEA

Project Location: The site is located at 9020 SW 103 AVE, Miami-Dade County.

Proposed Development: The request is for a NUV TO PERMIT A PORCH ADDITION.

Impact and demand: This application does not generate any additional residential population and therefore would not result in any impact to the CDMP Open Space Spatial Standards.

Recommendation: 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: 09-FEB-16

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

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

Subject: Z2015000075

Recommendation:

Fire Engineering & Water Supply Bureau reviewed and approved the site plan dated 02/01/16.

Service Impact/Demand

Development for the above Z2015000075
located at 9020 SW 103 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 4826 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. 0.28 alarms-annually.

Existing services

The Fire station responding to an alarm in the proposed development will be: Station # 13
The estimated average travel time is: 7.12 minutes

Planned Service Expansions:

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

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

NICOLE GUINEA	9020 SW 103 AVENUE, MIAMI-DADE COUNTY, FLORIDA
APPLICANT	ADDRESS
APRIL 5, 2016	Z20150000075
DATE	HEARING NUMBER

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 9, 2016

NEIGHBORHOOD REGULATIONS:
There are no current open or closed cases

BUILDING SUPPORT REGULATIONS:
There are no current open or closed cases

VIOLATOR:
Nicole Guinea

OUTSTANDING LIENS AND FINES:
As of March 9, 2016, There are no Outstanding Liens, Fines, or Fees

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215-075
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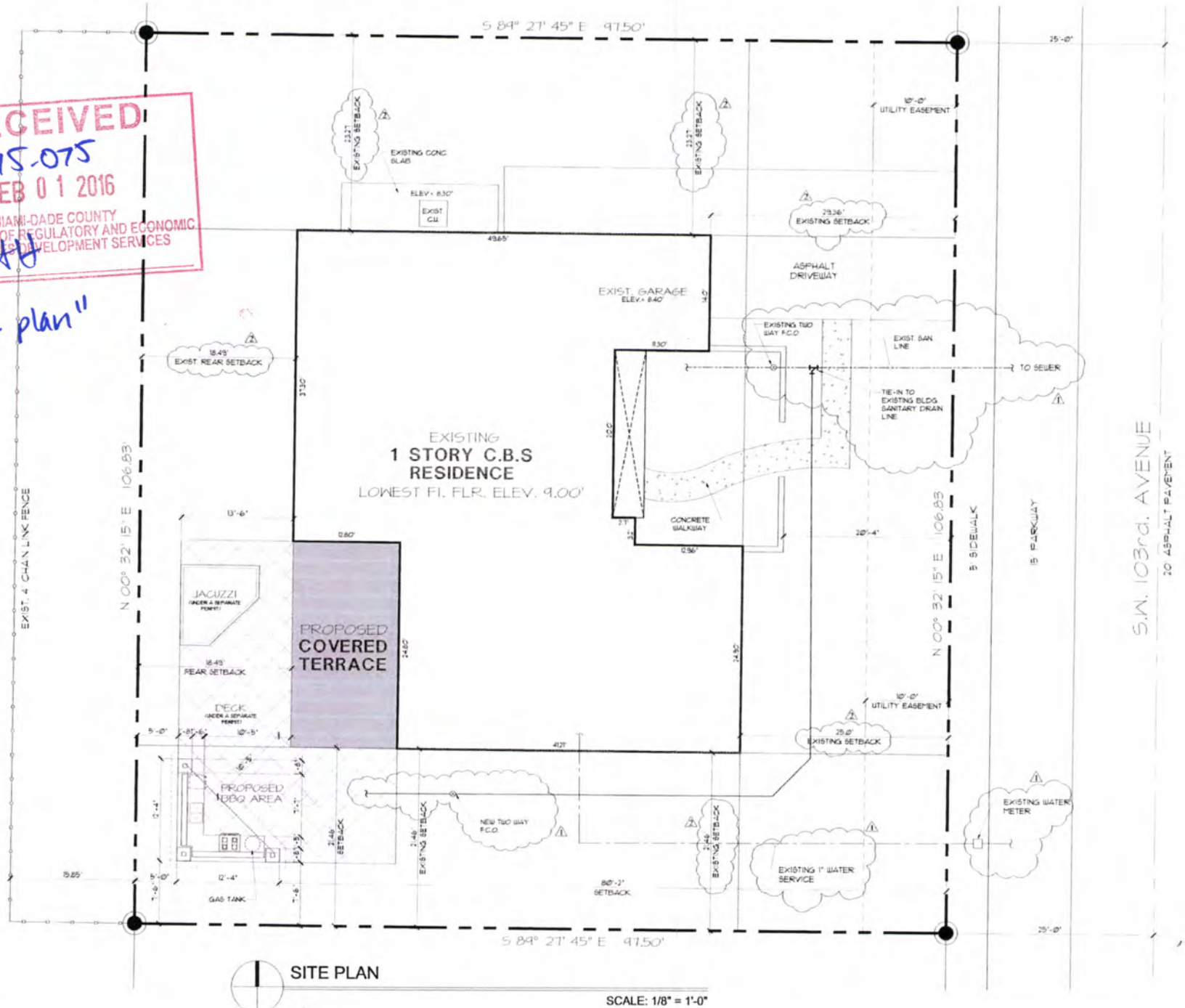
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

"enlarge site plan"



SITE PLAN

SCALE: 1/8" = 1'-0"

14

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GENERAL CONSTRUCTION NOTES:

1. WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLIANCES CODES, ORDINANCES, STANDARDS OR RESTRICTIONS.

2. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. USE FIGURED DIMENSIONS ONLY. DO NOT SCALE THE DRAWINGS NOTIFY THE ARCHITECT IMMEDIATELY OF ANY VARIATIONS ON THE PLANS AND / OR THE SPECIFICATIONS.

3. APPLY AND / OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURES PUBLISHED INSTRUCTIONS.

4. SUBMIT A COPY OF THE CONTRACT DOCUMENTS ISSUED FOR PERMIT BY THE BUILDING DEPARTMENT TO THE ARCHITECT, TO ALLOW HIM TO INCORPORATE THOSE BUILDING DEPARTMENT MODIFICATIONS INTO THE PLANS PRIOR TO CONSTRUCTION.

5. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF THE STUD.

6. ALL DOOR AND WINDOWS OPENINGS ARE NOMINAL, VERIFY MANUFACTURE'S ACTUAL AND / OR ROUGH OPENING DIMENSIONS.

7. INSULATE MASONRY WALLS, EXTERIOR STUD WALLS AND ATTIC SPACES IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS. EXTERIOR MASONRY R-4.1, ATTIC R-19 & STUD WALLS R-11.

8. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED.

9. A TERMITE TREATMENT PROTECTION SHALL BE PROVIDED AS PER SECTION R4103.13.5 A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".

10. PROPOSED CONSTRUCTION IS DESIGNED AS PER THE 2010 FLORIDA BUILDING CODE.

SITE DATA:

EXISTING ZONING ..... = RU-1
LOT AREA ..... = 10,417 SQ.FT.
EXISTING LOT COVERAGE ..... = 2,294 SQ.FT. (22.02%)
NEW LOT COVERAGE ..... = 2,679 SQ.FT. (25.72%)

AREAS:
EXISTING RESIDENCE: ..... = 2,294 SQ.FT.
NEW COVERED TERRACE: ..... = 317 SQ.FT.
NEW BBQ AREA: ..... = 68 SQ.FT.

TOTAL AREA: ..... = 2,679 SQ.FT.

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
SIDE SIDE	5'-0"	21'-46"
SIDE SIDE	5'-0"	23'-27"
REAR	25'-0"	18'-6"
(SETBACK VARIANCE # 4-ZAB-500-73, DATED SEPT. 1973)		
ACCESSORY BUILDING (BBQ)		
FRONT	75'-0"	80'-2"
REAR	5'-0"	5'-0"
BETWEEN BLDGS.	10'-0"	10'-5"

LOCATION MAP

N.T.S.

LEGAL DESCRIPTION:

LOT 8, OF BLOCK 1, OF "KENDALE COUNTRY CLUB ESTATES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 , PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

OCCUPANCY TYPE : R-3

CONSTRUCTION TYPE: V-B UNPROTECTED - LEVEL 2 ALTERATION

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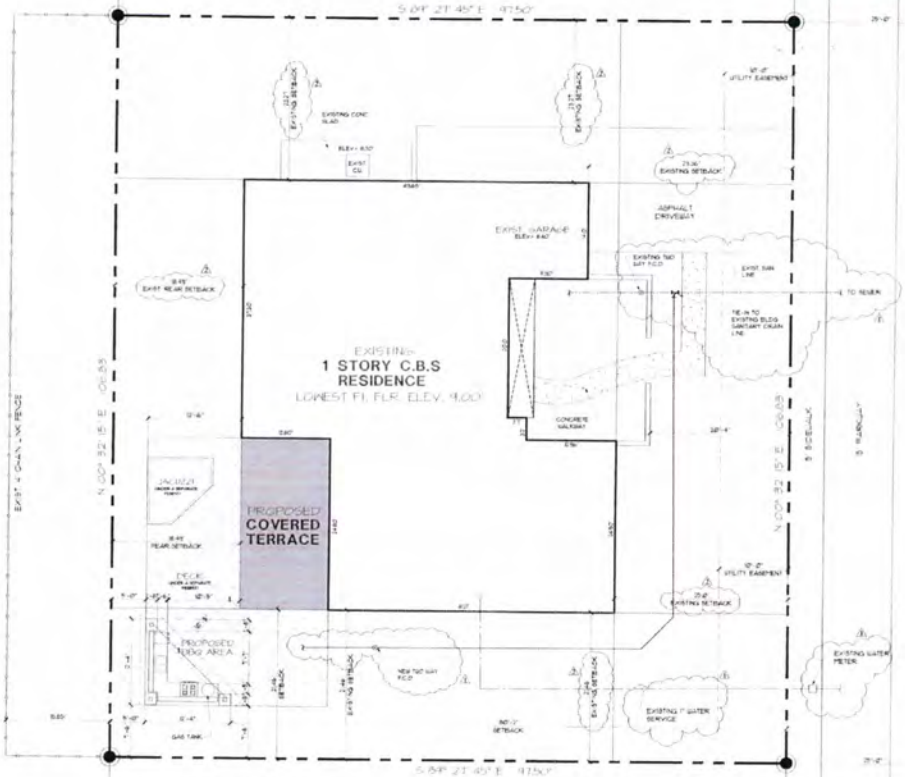
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH



SITE PLAN

SCALE: 1/8" = 1'-0"

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215-075
FEB 01 2016
AH

STATE OF FLORIDA
REGISTERED

PROJECT ARCHITECT
JOSE RAMOS
FLA. REG. AR11115
AAC1595

PROPOSED COVERED TERRACE FOR
NICOLE GUINEA RESIDENCE
9920 S.W. 103rd. AVENUE MIAMI, FLORIDA 33176

Ramos Architects & Associates ■ architects and planners
8825 MIAMI LAKES DR. No. 412 MIAMI LAKES, FL. 33014 ■ (305) 779-9584

date	
	6/27/15
REV.1 (CITY COM.)	08/17/15
REV.2 (CITY COM.)	12/8/15

project number
14098

sheet
A-1 of

DOOR SCHEDULE								
DOOR NO.	SIZE W	SIZE H	SIZE TH	MAT'L	FRAME MAT'L	FRAME TYPE	LOCATION	REMARKS
1	(2) 3'-0"	6'-8"	1 3/4"	ALUMINUM & GLASS	METAL	EXT.	FAMILY RM.	IMPACT RESISTANT FRENCH DOOR
E	-	-	-	-	-	-	-	EXISTING TO REMAIN

WINDOW SCHEDULE								
MARK NO.	SIZE W	SIZE H	TYPE	MAT'L	LOCATION	GLASS	SILL HEIGHT	REMARKS
E	-	-	-	-	-	-	-	EXISTING TO REMAIN

SCOPE OF WORK:

THE PURPOSE OF THIS PERMIT IS TO ADD A COVERED TERRACE TO THE EXISTING HOME:

1. BUILD NEW ROOF TO MATCH EXISTING
2. INSTALL NEW DOOR AS SHOWN ON PLAN
3. BUILD NEW ACCESSORY BUILDING (BBQ) AS SHOWN ON PLAN.
4. NEW ELECTRICAL WORK TO BE DONE. REFER TO ELECTRICAL PLAN.
5. NEW PLUMBING WORK TO BE DONE. REFER TO PLUMBING PLAN.
6. NO MECHANICAL TO BE DONE.

WALL LEGEND

- EXISTING 8" CMU WALL
- NEW 8" CMU WALL
- NOT IN SCOPE

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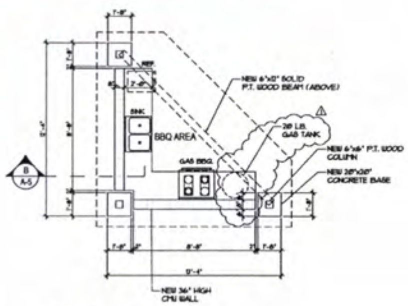
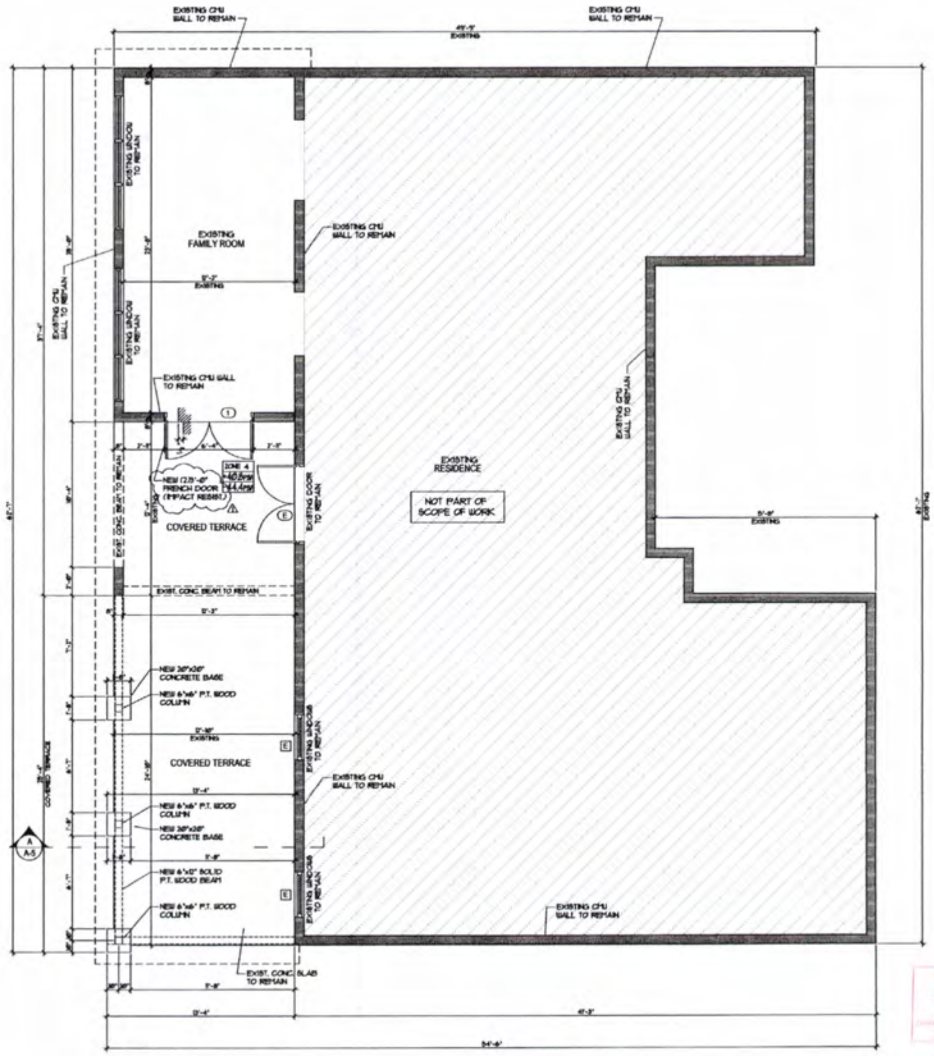
215-075
JUL 20 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By



FLOOR PLAN
BBQ AREA SCALE: 1/4" = 1'-0"



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

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215-45
JUL 20 2015

PROPOSED COVERED TERRACE FOR:
NICOLE GUINEA RESIDENCE
9020 S.W. 103rd. AVENUE, MIAMI, FLORIDA 33176

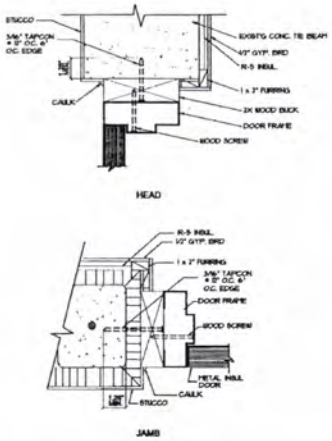
PROJECT ARCHITECT
JOSE RAMOS
FLA. REG. AR11115
AAC1595

Ramos Architects & Associates ■ architects and planners
6625 MIAMI LAKES DR. No. 412 MIAMI LAKES, FL 33014 ■ (305) 779-8584

date	03/27/15
REV.1 (CITY COM.)	06/17/15

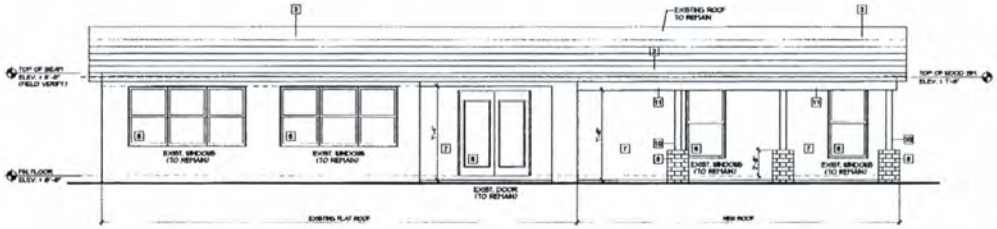
project number 14098

sheet A-2



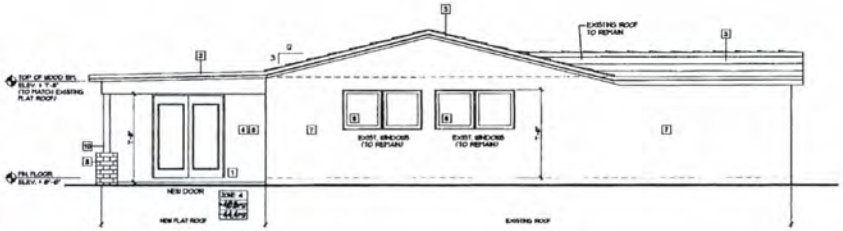
DOOR DETAILS

N.T.S.



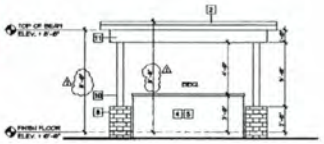
PROPOSED REAR ELEVATION (EAST)

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



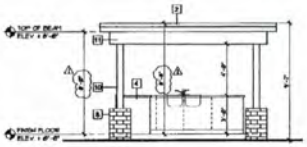
PROPOSED SIDE ELEVATION (SOUTH)

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



PROPOSED NORTH-EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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

ELEVATION LEGEND:

1. NEW DOOR
2. NEW FLAT ROOF (TO MATCH EXISTING)
3. EXISTING ROOF
4. NEW CMU WALL
5. NEW STUCCO FINISH TO MATCH EXISTING
6. EXISTING WINDOW
7. EXISTING CMU WALL
8. NEW CONCRETE BASE W/ DECORATIVE STONE
9. EXISTING DOOR
10. NEW 4"x4" WOOD COLUMN
11. NEW 6"x12" SOLID WOOD BEAM

RECEIVED
215-075
FEB 01 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By AH

RECEIVED
215-075
FEB 01 2016
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

PROJECT ARCHITECT
JOSE RAMOS
FLA. REG. AR11115
AAC1595

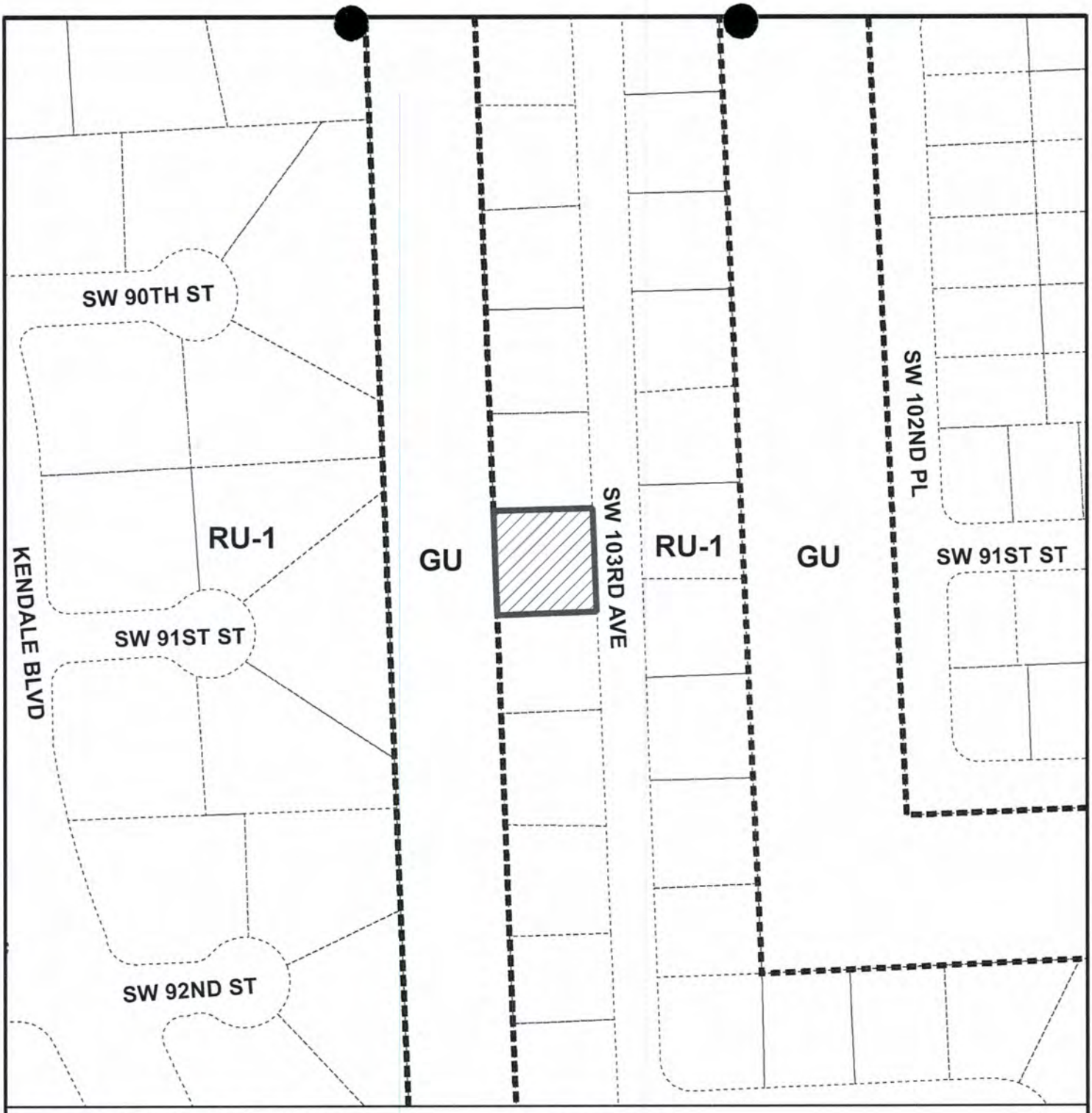
PROPOSED COVERED TERRACE FOR:
NICOLE GUINEA RESIDENCE
8093 S.W. 103rd AVENUE,
MIAMI, FLORIDA 33156

Ramos Architects & Associates
8083 WEST FLAGLER ST. SUITE 6 - A2
MIAMI, FLORIDA, FL 33144
■ ARCHITECTURE AND PLANNING
■ (305) 795-2004

date	03/27/15
REV.1 (CITY COM.)	12/01/15

project number
14098

sheet
A-4
of



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000075

Section: 05 Township: 55 Range: 40
Applicant: NICOLE GUINEA
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

Legend

Subject Property Case

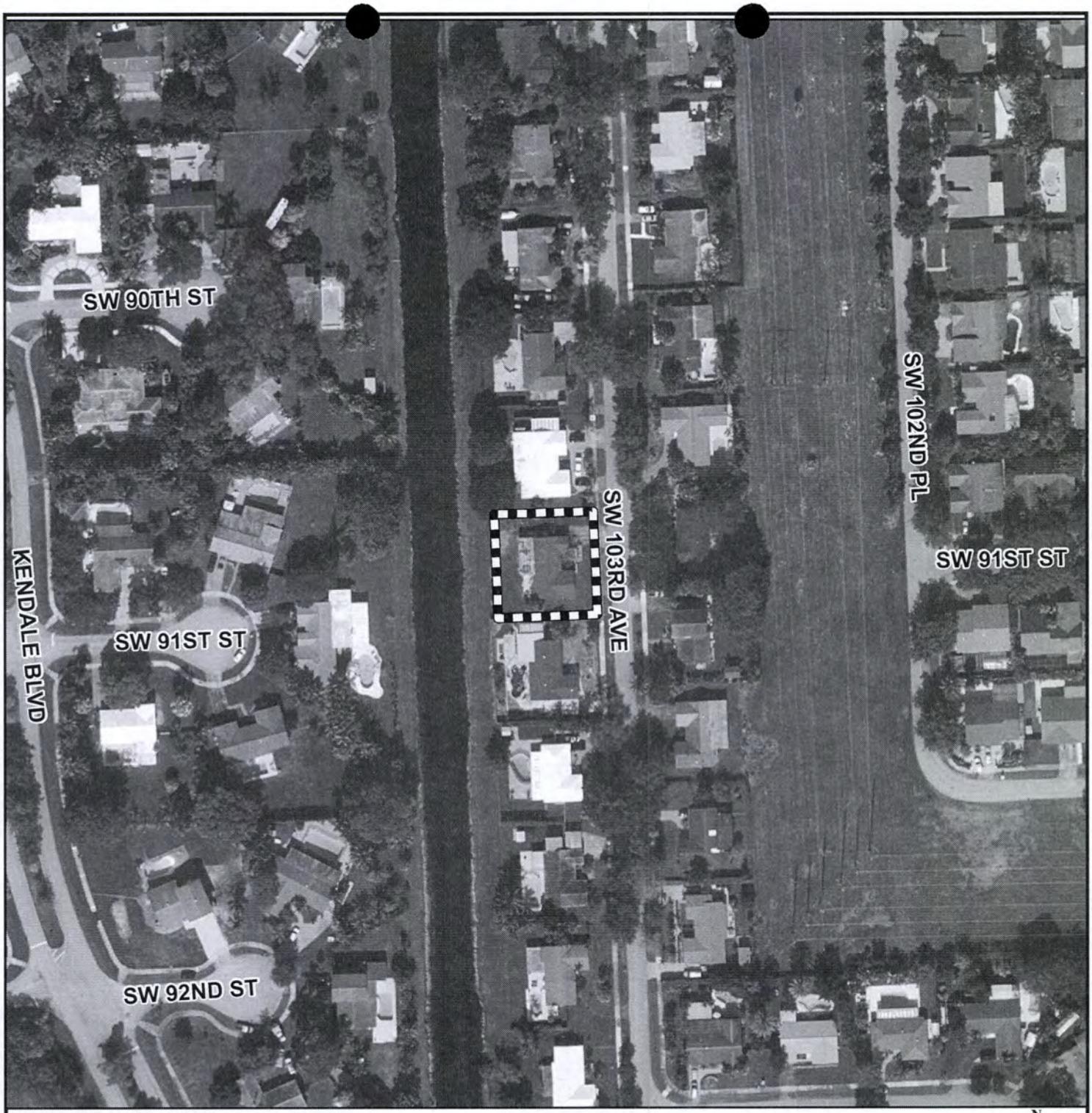
Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 4, 2015

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2014

Process Number
Z2015000075

Legend
Subject Property

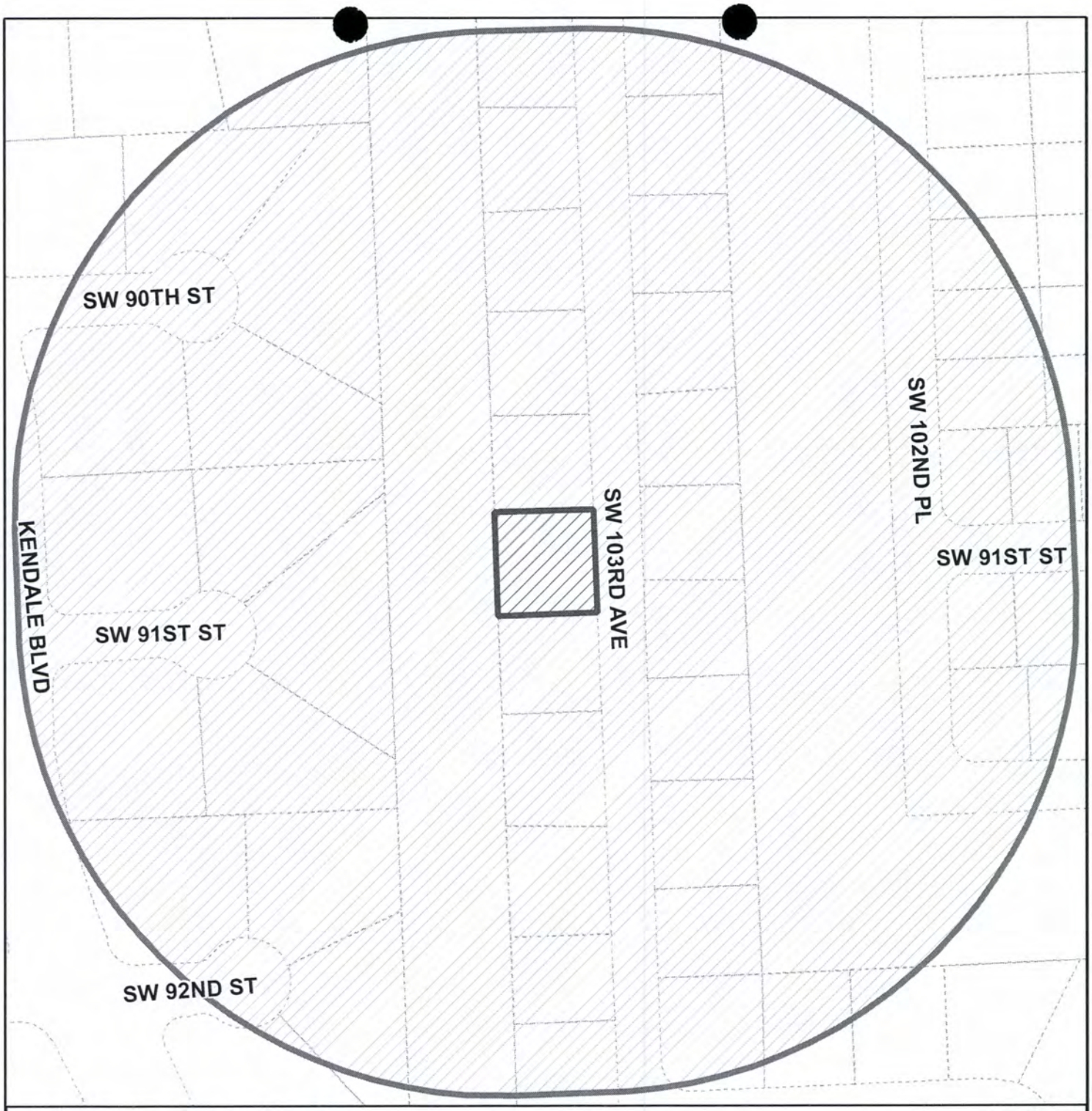
N
W E
S

Section: 05 Township: 55 Range: 40
Applicant: NICOLE GUINEA
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 4, 2015

REVISION	DATE	BY
		19



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2015000075

RADIUS: 500

Section: 05 Township: 55 Range: 40
Applicant: NICOLE GUINEA
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

Legend

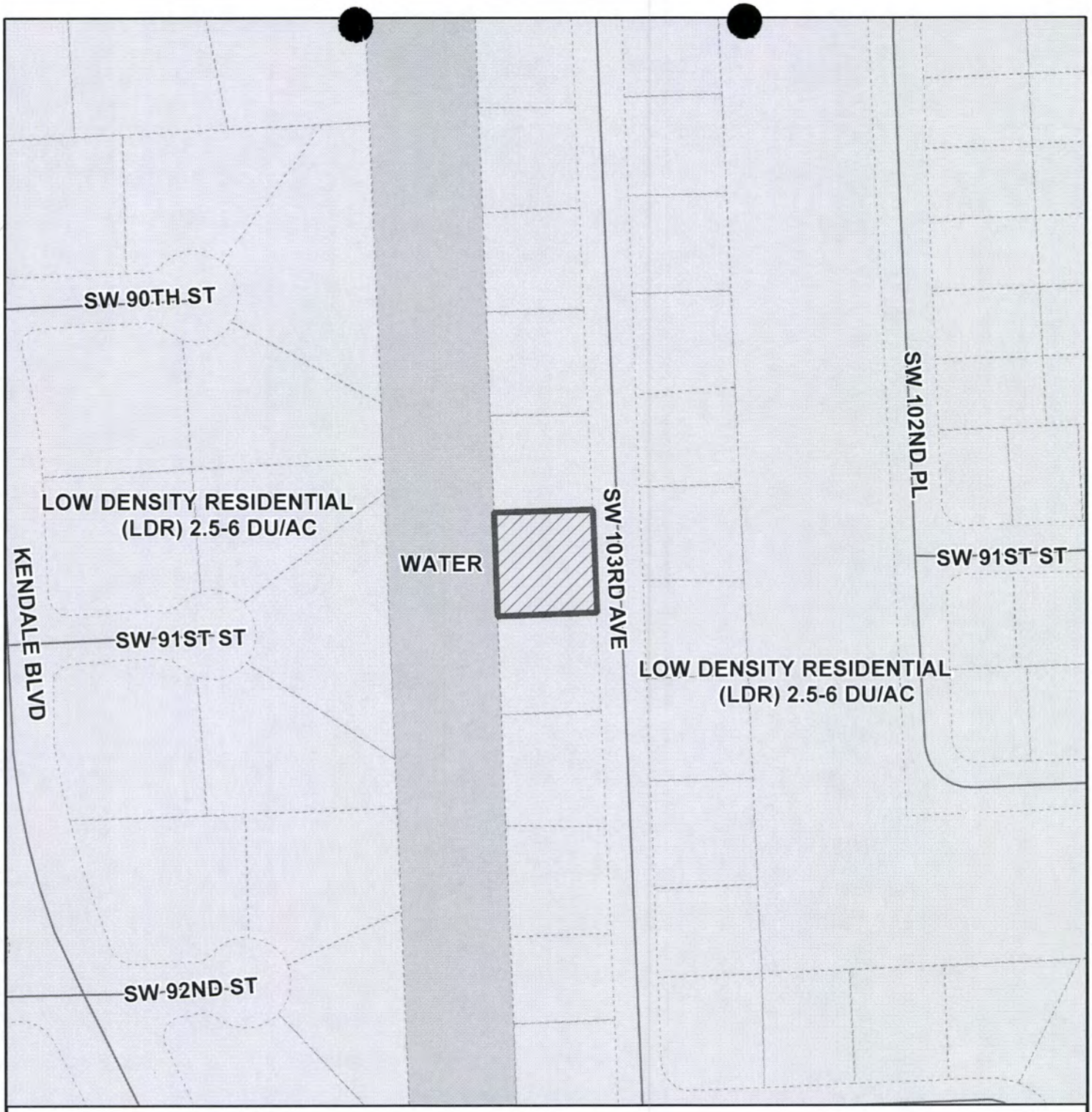
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 4, 2015

REVISION	DATE	BY
		20



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000075

Legend

Subject Property Case

N
W E
S

Section: 05 Township: 55 Range: 40
Applicant: NICOLE GUINEA
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 4, 2015

REVISION	DATE	BY

Miami-Dade County
Department of Regulatory and Economic Resources

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING

HEARING NUMBER: Z2015000075

BOARD: C12

LOCATION OF SIGN: 9020 SW 103 AVE, MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 14-MAR-16

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. 16-4-CZ12-1 (15-75)

05-55-40
Council Area 12
Comm. Dist. 7

APPLICANT: NICOLE GUINEA

(1) NON-USE VARIANCE to permit a proposed covered terrace addition setback 18.49' (25' required) from the rear (west) property line.

(2) NON-USE VARIANCE to permit existing planter walls setback 20.33' (25' required) from the rear (east) property line.

(3) NON-USE VARIANCE to permit a proposed Jacuzzi setback 5' (7.5' required) from the rear (west) property line.

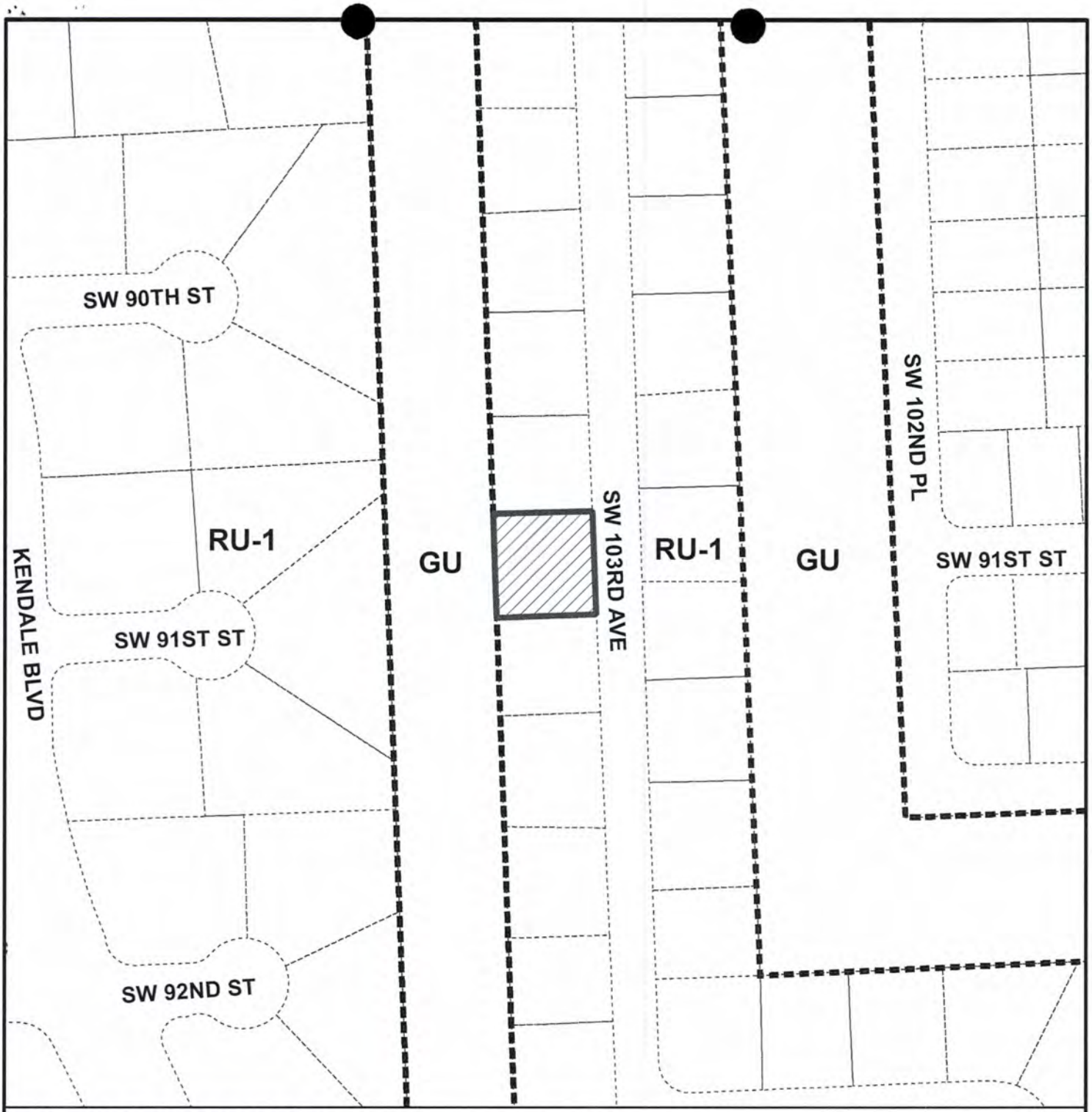
Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed Covered Terrace for: Nicole Guinea Residence" as prepared by Jose Ramos. Sheet A-2 dated stamped received 7/20/15 and the remaining 2 sheets dated stamped received 2/1/16 for a total of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 1, KENDALE COUNTRY CLUB ESTATES, PB 81-61.

LOCATION: 9020 SW 103 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 97.50' X 106.83'

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



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2015000075

Section: 05 Township: 55 Range: 40
Applicant: NICOLE GUINEA
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

Legend

Subject Property Case

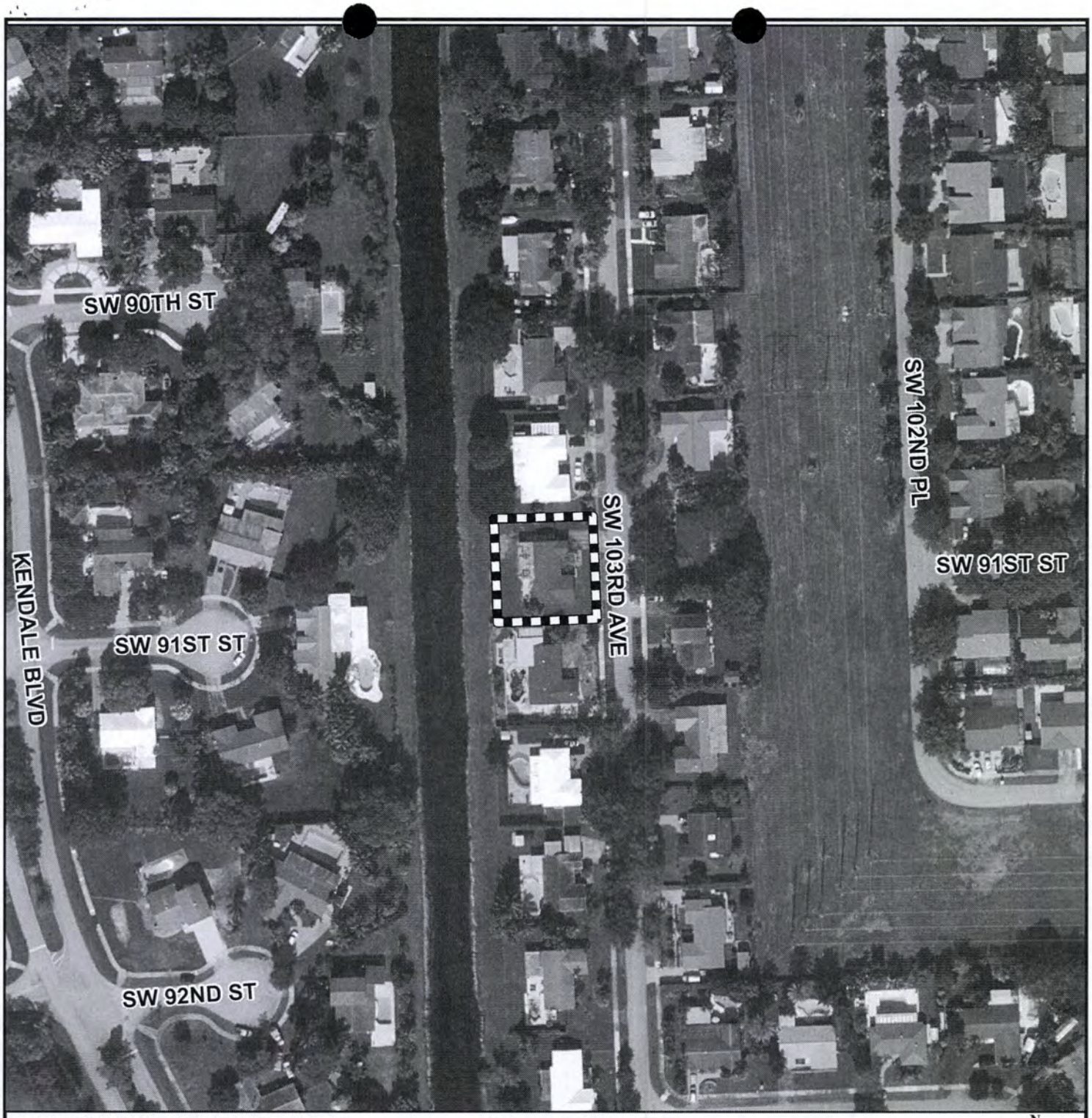
Zoning

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 4, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2014

Process Number

Z2015000075

Legend

Subject Property

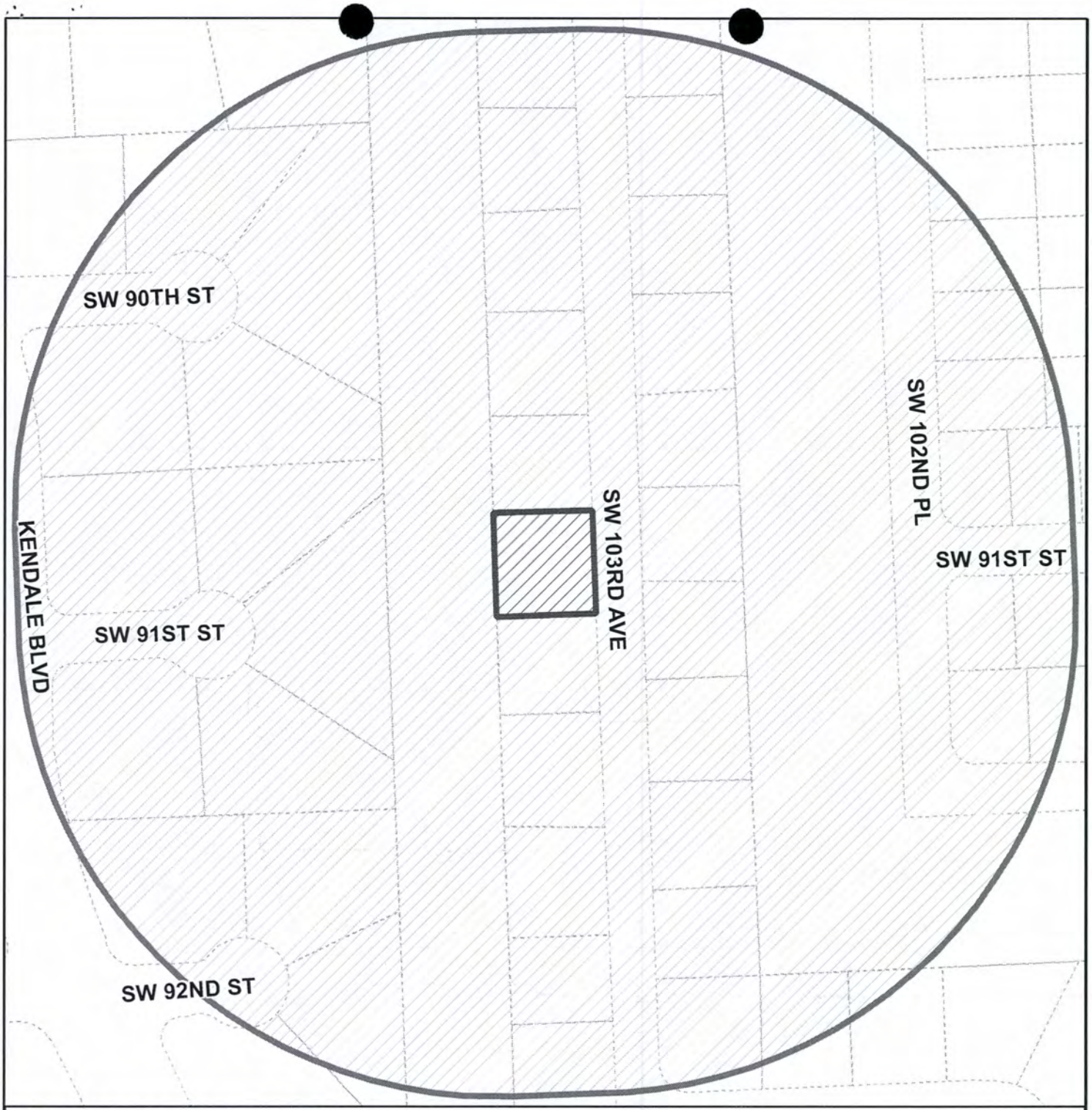
N W E S

Section: 05 Township: 55 Range: 40
Applicant: NICOLE GUINEA
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 4, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Section: 05 Township: 55 Range: 40
Applicant: NICOLE GUINEA
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

Process Number

Z2015000075

RADIUS: 500

Legend

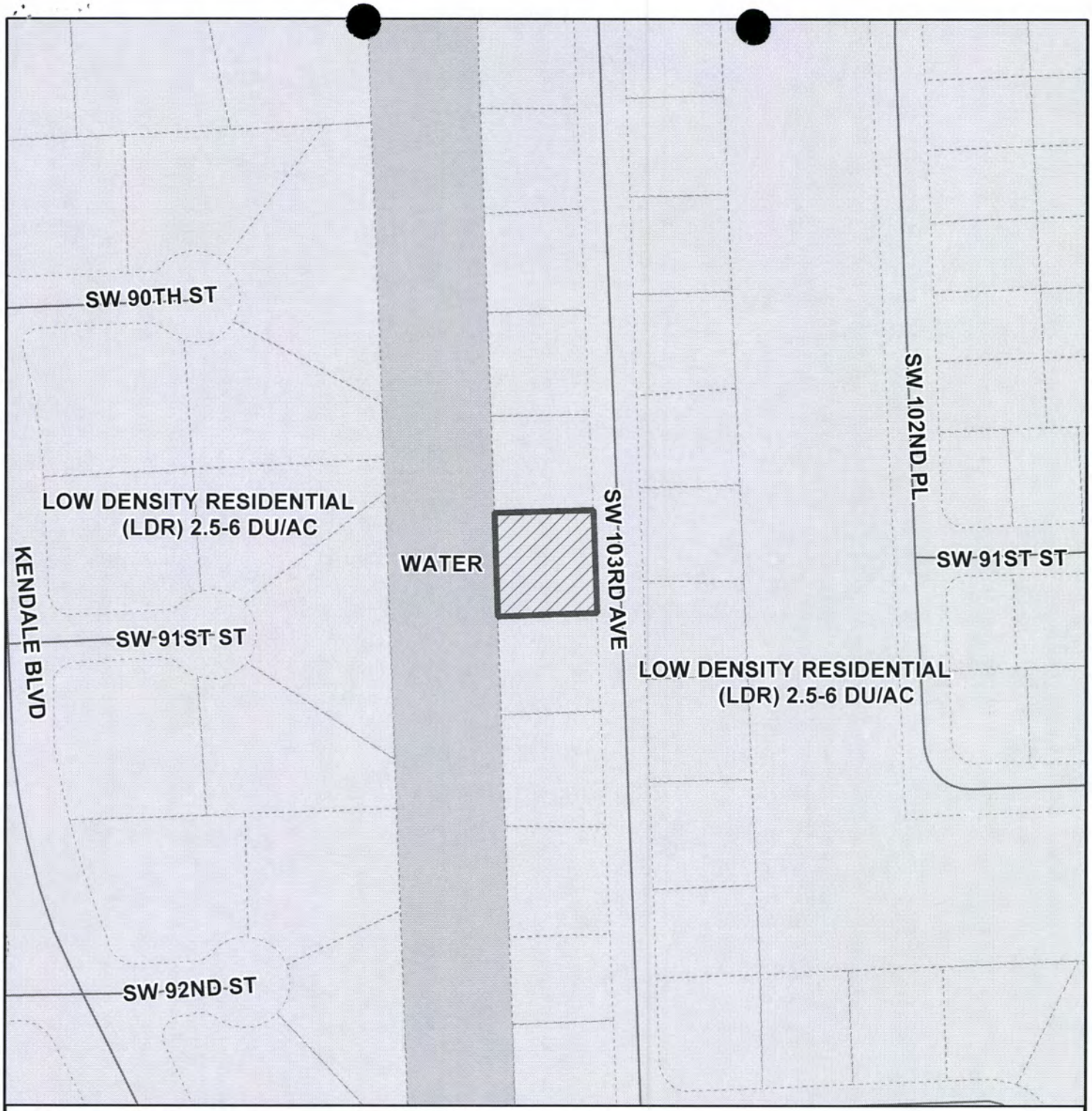
- Subject Property
- Buffer
- Property Boundaries

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 4, 2015

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2015000075

Legend

Subject Property Case

N W E S

Section: 05 Township: 55 Range: 40
Applicant: NICOLE GUINEA
Zoning Board: C12
Commission District: 7
Drafter ID: E.CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 4, 2015

REVISION	DATE	BY

MIAMI DADE POLICE DEPARTMENT

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

Z2015000075 - Nicole Guinea

Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

EMERGENCY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1789	17 TRAFFIC ACCIDENT	2	1	3
	32 ASSAULT	0	1	0
	41 SICK OR INJURED PERSON	39	29	20
	44 ATTEMPTED SUICIDE	0	0	1
	49 FIRE	1	1	1
TOTAL FOR GRID 1789		**42**	**32**	**25**
1826	15 MEET AN OFFICER	0	4	4
	17 TRAFFIC ACCIDENT	3	9	8
	32 ASSAULT	2	0	1
	41 SICK OR INJURED PERSON	22	23	14
	44 ATTEMPTED SUICIDE	0	0	1
	49 FIRE	2	0	0
TOTAL FOR GRID 1826		**29**	**36**	**28**
3789	15 MEET AN OFFICER	1	0	0
	17 TRAFFIC ACCIDENT	8	7	4
	30 SHOOTING	0	1	1
	32 ASSAULT	3	2	2
	41 SICK OR INJURED PERSON	109	73	61
	44 ATTEMPTED SUICIDE	0	1	1
	49 FIRE	7	4	5
TOTAL FOR GRID 3789		**128**	**88**	**74**
4826	15 MEET AN OFFICER	7	3	1
	17 TRAFFIC ACCIDENT	6	6	6
	32 ASSAULT	1	0	0
	33 SEX OFFENSE	1	0	0
	41 SICK OR INJURED PERSON	95	97	100
	44 ATTEMPTED SUICIDE	0	1	2
	49 FIRE	0	2	3
TOTAL FOR GRID 4826		**110**	**109**	**112**
		Reported: 33 Not Reported: 276	Reported: 30 Not Reported: 235	Reported: 25 Not Reported: 214
TOTAL EMERGENCY		**309**	**265**	**239**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000075 - Nicole Guinea

Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

PRIORITY

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1789	14 CONDUCT INVESTIGATION	4	2	1
	26 BURGLARY	3	1	1
	32 ASSAULT	1	2	2
	34 DISTURBANCE	3	9	5
	47 BOMB OR EXPLOSIVE ALERT	4	0	0
	49 FIRE	0	0	1
TOTAL FOR GRID 1789		**15**	**14**	**10**
1826	14 CONDUCT INVESTIGATION	8	16	11
	15 MEET AN OFFICER	0	1	1
	18 HIT AND RUN	0	1	1
	26 BURGLARY	0	1	0
	27 LARCENY	1	2	3
	32 ASSAULT	3	9	9
	34 DISTURBANCE	5	6	1
	44 ATTEMPTED SUICIDE	1	0	0
	47 BOMB OR EXPLOSIVE ALERT	1	0	0
TOTAL FOR GRID 1826		**19**	**36**	**26**
3789	14 CONDUCT INVESTIGATION	12	11	11
	15 MEET AN OFFICER	0	0	1
	17 TRAFFIC ACCIDENT	0	0	1
	26 BURGLARY	5	6	4
	32 ASSAULT	13	12	9
	34 DISTURBANCE	36	34	28
	44 ATTEMPTED SUICIDE	1	1	0
	47 BOMB OR EXPLOSIVE ALERT	1	1	2
	49 FIRE	3	2	3
TOTAL FOR GRID 3789		**71**	**67**	**59**
4826	14 CONDUCT INVESTIGATION	12	12	9
	15 MEET AN OFFICER	2	0	1
	26 BURGLARY	3	2	2
	32 ASSAULT	6	8	5
	34 DISTURBANCE	18	12	14
	44 ATTEMPTED SUICIDE	0	0	1
	49 FIRE	3	0	1
TOTAL FOR GRID 4826		**44**	**34**	**33**
		Reported: 47 Not Reported: 102	Reported: 39 Not Reported: 112	Reported: 34 Not Reported: 94
TOTAL PRIORITY		**149**	**151**	**128**

MIAMI DADE POLICE DEPARTMENT

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

Z2015000075 - Nicole Guinea

Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

ROUTINE

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1789	13 SPECIAL INFORMATION/ASSIGNMENT	14	35	24
	14 CONDUCT INVESTIGATION	42	59	52
	15 MEET AN OFFICER	4	6	7
	16 D.U.I.	3	2	1
	17 TRAFFIC ACCIDENT	14	20	26
	18 HIT AND RUN	1	3	2
	19 TRAFFIC STOP	12	21	13
	20 TRAFFIC DETAIL	2	15	27
	21 LOST OR STOLEN TAG	3	1	3
	22 AUTO THEFT	2	7	4
	25 BURGLAR ALARM RINGING	124	127	126
	26 BURGLARY	26	23	38
	27 LARCENY	12	20	24
	28 VANDALISM	4	0	8
	29 ROBBERY	1	1	0
	32 ASSAULT	3	3	9
	33 SEX OFFENSE	1	1	0
	34 DISTURBANCE	58	65	103
	35 INTOXICATED PERSON - MYERS ACT	1	0	0
	36 MISSING PERSON	7	1	4
	37 SUSPICIOUS VEHICLE	27	27	32
	38 SUSPICIOUS PERSON	16	16	14
	39 PRISONER	0	2	0
	41 SICK OR INJURED PERSON	5	6	13
	43 BAKER ACT	5	5	3
	44 ATTEMPTED SUICIDE	2	1	1
	45 DEAD ON ARRIVAL	4	5	4
	49 FIRE	0	1	1
	52 NARCOTICS INVESTIGATION	5	6	4
	53 ABDUCTION	1	1	0
	54 FRAUD	13	5	4
TOTAL FOR GRID 1789		**412**	**485**	**547**
1826	13 SPECIAL INFORMATION/ASSIGNMENT	35	46	74
	14 CONDUCT INVESTIGATION	39	85	84
	15 MEET AN OFFICER	1	6	6
	17 TRAFFIC ACCIDENT	67	154	132
	18 HIT AND RUN	10	33	25
	19 TRAFFIC STOP	26	44	71
	20 TRAFFIC DETAIL	5	11	13

MIAMI DADE POLICE DEPARTMENT

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

Z2015000075 - Nicole Guinea

Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
1826	21 LOST OR STOLEN TAG	2	0	3
	22 AUTO THEFT	7	10	1
	25 BURGLAR ALARM RINGING	101	113	136
	26 BURGLARY	17	19	25
	27 LARCENY	35	61	80
	28 VANDALISM	2	3	7
	29 ROBBERY	2	3	5
	32 ASSAULT	9	20	22
	33 SEX OFFENSE	3	2	1
	34 DISTURBANCE	50	121	144
	36 MISSING PERSON	7	5	2
	37 SUSPICIOUS VEHICLE	7	14	16
	38 SUSPICIOUS PERSON	14	14	22
	39 PRISONER	3	7	5
	41 SICK OR INJURED PERSON	5	13	7
	43 BAKER ACT	8	5	10
	45 DEAD ON ARRIVAL	0	1	1
	47 BOMB OR EXPLOSIVE ALERT	0	1	0
	49 FIRE	1	1	1
	52 NARCOTICS INVESTIGATION	5	1	3
	54 FRAUD	21	16	12
TOTAL FOR GRID 1826		**482**	**809**	**908**
3789	13 SPECIAL INFORMATION/ASSIGNMENT	74	52	77
	14 CONDUCT INVESTIGATION	172	158	159
	15 MEET AN OFFICER	12	9	7
	17 TRAFFIC ACCIDENT	69	63	63
	18 HIT AND RUN	19	23	16
	19 TRAFFIC STOP	31	31	35
	20 TRAFFIC DETAIL	14	9	10
	21 LOST OR STOLEN TAG	11	15	8
	22 AUTO THEFT	23	26	22
	25 BURGLAR ALARM RINGING	144	142	175
	26 BURGLARY	66	45	58
	27 LARCENY	46	41	46
	28 VANDALISM	22	13	15
	29 ROBBERY	1	1	1
	32 ASSAULT	34	33	34
	33 SEX OFFENSE	5	9	4
	34 DISTURBANCE	253	226	280
	36 MISSING PERSON	15	18	18

MIAMI DADE POLICE DEPARTMENT

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

Z2015000075 - Nicole Guinea

Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
3789	37 SUSPICIOUS VEHICLE	14	11	12
	38 SUSPICIOUS PERSON	22	20	19
	39 PRISONER	7	14	6
	41 SICK OR INJURED PERSON	14	20	16
	43 BAKER ACT	14	13	16
	44 ATTEMPTED SUICIDE	2	4	6
	45 DEAD ON ARRIVAL	5	3	5
	49 FIRE	0	0	1
	52 NARCOTICS INVESTIGATION	12	8	10
	54 FRAUD	32	35	37
TOTAL FOR GRID 3789		**1133**	**1042**	**1156**
4826	13 SPECIAL INFORMATION/ASSIGNMENT	50	38	48
	14 CONDUCT INVESTIGATION	129	115	110
	15 MEET AN OFFICER	32	16	11
	16 D.U.I.	13	8	2
	17 TRAFFIC ACCIDENT	42	38	38
	18 HIT AND RUN	5	11	13
	19 TRAFFIC STOP	94	68	65
	20 TRAFFIC DETAIL	12	9	7
	21 LOST OR STOLEN TAG	2	6	12
	22 AUTO THEFT	5	6	7
	25 BURGLAR ALARM RINGING	96	96	78
	26 BURGLARY	22	30	51
	27 LARCENY	22	23	16
	28 VANDALISM	6	11	11
	29 ROBBERY	1	1	0
	32 ASSAULT	15	10	16
	33 SEX OFFENSE	2	2	1
	34 DISTURBANCE	91	120	147
	35 INTOXICATED PERSON - MYERS ACT	1	0	0
	36 MISSING PERSON	4	8	8
	37 SUSPICIOUS VEHICLE	17	19	16
	38 SUSPICIOUS PERSON	15	16	17
	39 PRISONER	4	1	1
	41 SICK OR INJURED PERSON	12	22	19
	43 BAKER ACT	17	13	9
	44 ATTEMPTED SUICIDE	0	2	2
	45 DEAD ON ARRIVAL	30	25	24
	48 EXPLOSION	1	0	0
	49 FIRE	7	7	8

MIAMI DADE POLICE DEPARTMENT

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

Z2015000075 - Nicole Guinea

Complaint Date Range: Jan 1, 2014 - Jun 30, 2015

Grid Code	CAD Signal Code	YTD 2014	LYTD 2013	P_LYTD 2012
4826	52 NARCOTICS INVESTIGATION	8	5	4
	53 ABDUCTION	1	1	0
	54 FRAUD	13	7	9
TOTAL FOR GRID 4826		**769**	**734**	**750**
		Reported: 1351 Not Reported: 1445	Reported: 1406 Not Reported: 1664	Reported: 1490 Not Reported: 1871
TOTAL ROUTINE		**2796**	**3070**	**3361**
GRAND TOTAL		**3254**	**3486**	**3728**