



CITY OF MIAMI GARDENS ZONING AGENDA

Meeting Date: May 5, 2010
1515 NW 167th St., Bldg. 5, Suite 200,
Miami Gardens, Florida 33169
Phone: (305) 622-8000 Fax: (305) 622-8001
Website: www.miamigardens-fl.gov
Time: 7:00 p.m.

Mayor Shirley Gibson
Vice Mayor Aaron Campbell Jr.
Councilwoman Barbara Watson
Councilman André Williams
Councilman Melvin L. Bratton
Councilwoman Sharon Pritchett
Councilman Oliver G. Gilbert III
City Manager Dr. Danny O. Crew
City Attorney Sonja K. Dickens
City Clerk Ronetta Taylor, MMC

City of Miami Gardens Ordinance No. 2007-09-115, requires all lobbyists before engaging in any lobbying activities to register with the City Clerk and pay an annual fee of \$250.00. This applies to all persons who are retained (whether paid or not) to represent a business entity or organization to influence “City” action. “City” action is broadly described to include the ranking and selection of professional consultants, and virtually all-legislative, quasi-judicial and administrative action. All not-for-profit organizations, local chamber and merchant groups, homeowner associations, or trade associations and unions must also register however an annual fee is not required.

1. **CALL TO ORDER/ROLL CALL OF MEMBERS:**
2. **INVOCATION:**
3. **PLEDGE OF ALLEGIANCE:**
4. **APPROVAL OF MINUTES:**
4-A) April 7, 2010 – Regular Zoning Minutes
5. **AGENDA ORDER OF BUSINESS
(ADDITIONS/DELETIONS/AMENDMENTS) BUSINESS (Items shall be pulled from the Consent Agenda at this time):**

6. PRESENTATION(S)

7. CONSENT AGENDA

None

8. FIRST READING (ORDINANCE)/PUBLIC HEARING(S)

None

9. ORDINANCE(S) SECOND READING/PUBLIC HEARING(S)

None

10. RESOLUTION(S)/PUBLIC HEARING(S):

10-A) A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY JORGE ABURTO FOR PROPERTY LOCATED AT 1990 N.W. 154 STREET, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FOR A NON-USE VARIANCE OF SECTION 33-50 TO ALLOW AN EXISTING ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE WITH A SIDE STREET SETBACK OF 9.66' WHERE A MINIMUM 15.0 SETBACK IS REQUIRED; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE. (SPONSORED BY THE CITY MANAGER)

11. CITY MANAGER'S REPORT

12. ADJOURNMENT

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED AND WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT RONETTA TAYLOR, CITY CLERK (305) 622-8003, NOT LATER THAN 48 HOURS PRIOR TO SUCH PROCEEDING. TDD NUMBER 1-800-955-8771.

ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM MAY CONTACT RONETTA TAYLOR, MMC, CITY CLERK (305) 622-8003.

ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE CITY OF MIAMI GARDENS WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Please turn-off all beepers and cellular telephones to avoid interrupting the council meeting.



1515 N.W. 167TH STREET, BUILDING 5 SUITE 200
MIAMI GARDENS, FLORIDA 33169

**City of Miami Gardens
Agenda Cover Memo**

Council Meeting Date:	May 5, 2010		Item Type:	Resolution	Ordinance	Other	
				X			
Fiscal Impact:	Yes	No	Ordinance Reading:	1st Reading		2nd Reading	
		X		Public Hearing:	Yes	No	Yes
Funding Source:			Advertising Requirement:	Yes		No	
				X			
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:				
Sponsor Name	City Manager		Department:	Planning and Zoning			

Short Title:

RESOLUTION No. 2010-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY JORGE ABURTO FOR PROPERTY LOCATED AT 1990 N.W. 154 STREET, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FOR A NON-USE VARIANCE OF SECTION 33-50 TO ALLOW AN EXISTING ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE WITH A SIDE STREET SETBACK OF 9.66' WHERE A MINIMUM 15.0 SETBACK IS REQUIRED; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

At the March 3, 2010 meeting, at the request of staff, the Council deferred this application to allow time to evaluate previous administrative variance approval granted on the property by the County. Additionally, the submission of this application predates the adoption of the City's new Land Development Regulations by the Council on April 7, 2010. As such, the application was reviewed

**ITEM 10A) RESOLUTION
PUBLIC HEARING
Application of Jorge Aburto**

under the criteria set forth in the Miami-Dade County's Zoning Code, which the City had previously adopted.

The applicant, Jorge Aburto, is the co-owner of a single-family residence located at 1990 N.W. 15th Street. On August 21st, 2009, the Code Enforcement Department issued a Civil Violation Notice (CVN 11843, attached) to Mr. Aburto for violating Section 104-8-1 of the Florida Building Code for installing a roof, performing electrical work and adding a master bedroom to his existing home without first obtaining a permit from the City's Building Department. On October 7, 2009, Mr. Aburto then applied with the Building Department for the necessary permit. However, the permit was eventually denied by Zoning because the illegal addition sets back 9'-8" from the street, instead of the minimum 15 foot required by Section 33-50 of the Zoning Code. Several non-use variances were considered and acted upon by Miami-Dade County in 2002. Mr. Aburto is seeking approval for a non-use variance of setback requirements to resume the building permitting process and eventually comply with the requirements of the other trades involved.

Proposed Action:

Given approvals granted in a similar non-use variance request considered by Miami-Dade County in 2002, as well as the existing character of the immediately impacted neighborhood, staff recommends approval of the Resolution based on findings contained in Exhibit "B" Staff Recommendation.

Attachment:

RESOLUTION
EXHIBIT "A" LEGAL DESCRIPTION
EXHIBIT "B" STAFF RECOMMENDATION

JORGE ABURTO

PH-2009-0000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT

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RESOLUTION

RESOLUTION No. 2010-

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY JORGE ABURTO FOR PROPERTY LOCATED AT 1990 N.W. 154 STREET, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FOR A NON-USE VARIANCE OF SECTION 33-50 TO ALLOW AN EXISTING ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE WITH A SIDE STREET SETBACK OF 9.66' WHERE A MINIMUM 15.0 SETBACK IS REQUIRED; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jorge Aburto ("Applicant"), has applied for variances of Section 33-50 of the Zoning Code for a non-use variance of section 33-50 to allow an existing addition to an existing single family residence with a side street setback of 9.66' where a minimum 15.0 setback is required, and

WHEREAS, City Council held a public hearing on the Application on May 5, 2010, and

WHEREAS, Planning and Zoning staff recommends approval of the Application, and

WHEREAS, City Council considered the testimony of the Applicant, if any, and

WHEREAS, City Council also considered the testimony of the City's Planning and Zoning staff and the Staff Report is attached hereto as Exhibit "B," incorporated herein by reference,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, AS FOLLOWS:

1 Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas
2 paragraphs are hereby ratified and confirmed as being true, and the same are hereby
3 made a specific part of this Resolution.

4 Section 2. APPROVAL: The City Council of the City of Miami Gardens
5 hereby approves the Application submitted by Jorge Aburto for a non-use variance of
6 section 33-50 to allow an existing addition to an existing single-family residence with a
7 side street setback of 9.66' where a minimum 15.0 setback is required.

8 Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately
9 upon its final passage.

10 PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS
11 AT ITS ZONING MEETING HELD ON MAY 5, 2010.

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ATTEST:

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RONETTA TAYLOR, MMC, CITY CLERK

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PREPARED BY: SONJA KNIGHTON DICKENS, ESQ., CITY ATTORNEY

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SPONSORED BY: DANNY CREW, CITY MANAGER

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MOVED BY:_____

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2 **VOTE:** _____

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- | | | |
|----------------------------------|----------|---------|
| 4 Mayor Shirley Gibson | ___(Yes) | ___(No) |
| 5 Vice Mayor Aaron Campbell | ___(Yes) | ___(No) |
| 6 Councilman Melvin L. Bratton | ___(Yes) | ___(No) |
| 7 Councilman Oliver Gilbert, III | ___(Yes) | ___(No) |
| 8 Councilwoman Barbara Watson | ___(Yes) | ___(No) |
| 9 Councilwoman Sharon Pritchett | ___(Yes) | ___(No) |
| 10 Councilman André Williams | ___(Yes) | ___(No) |

JORGE ABURTO

PH-2009-0000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT

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EXHIBIT "A"
LEGAL DESCRIPTION

JORGE ABURTO

PH-2009-0000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT

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EXHIBIT "A" LEGAL DESCRIPTION

Lot 12, Block 4 of Subdivision "First Addition Magnolia Subdivision," according to the Plat thereof as recorded in Plat Book 44 at Page 16 of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"
STAFF RECOMMENDATION

STAFF RECOMMENDATION
PH-2009-000047 Jorge Aburto

APPLICATION INFORMATION

Applicant: Jorge Aburto
Property Location: 1990 N.W. 154 Street
Property Size: 5,000 square feet
Future Land Use: Neighborhood
Existing Zoning: RU-1, Single-Family Residential District
Requested Action(s):

1. Non-use variance of section 33-50 to allow an existing addition to an existing single family residence with a side street setback of 9'-8" where a minimum setback of 15' is required.

RECOMMENDATION:

Recommend approval of the Resolution with the following condition:

- ✓ That the applicant secure and obtain a building permit for the master bedroom addition within 180 days of the adoption of this Resolution, unless a time extension is granted by the Development Services Director.

REVIEW AND ANALYSIS

Neighborhood Land Use Characteristics

Property	Future Land Use Designation	Zoning Classification	Existing Use
Site	Neighborhood	RU-1, Single-Family Residential Zone	Single-Family Dwelling
North	Neighborhood	RU-1, Single-Family Residential Zone	Single-Family Dwelling
South	Neighborhood	RU-1, Single-Family Residential Zone	Single-Family Dwelling
East	Neighborhood	RU-1, Single-Family Residential Zone	Single-Family Dwelling
West	Neighborhood	RU-1, Single-Family Residential Zone	Single-Family Dwelling

The subject property is located at the southeast corner of N.W. 154th Street and N.W. 20th Avenue and. The properties surrounding the site are all developed with single-family homes.

Project Summary/Background

The subject property is a 5,000-square foot corner lot developed with a single-family residence. Built in 1954, this one-story residence covers almost 1,500 square feet and features three bedrooms and two baths. The applicant, Mr. Aburto, is seeking to complete an ongoing 200-square foot master bedroom addition to his home, which sets back 9'-8" from the property line abutting N.W.

20th Avenue. On August 21st, 2009, Mr. Aburto was issued a Civil Violation Notice (CVN 11843) for failing to obtain the necessary permit from the City's Building Department for the construction of said addition. Upon applying for the permit with the Building Department, the submitted plans were denied by the Zoning reviewer for non-compliance with the side street setback requirements. This public hearing application was subsequently submitted to secure the zoning approval, without which the building review process to ensure that the structure meets the Florida Building Code requirements cannot occur and the granting of the permit, approved.

Zoning History

On January 7, 2002, the Miami Dade County Department of Planning and Zoning approved administrative adjustment application V2001000164 (See Approval Letter, attached) granting the following:

- A non-use variance of setback requirements to permit an existing single-family residence to set back 23' from the front (north) property line where a minimum of 25' is required;
- A non-use variance of setback requirements to permit an existing covered entry to an existing single-family residence to have a setback ranging from 13.25' to 18' from the front (north) property line where a minimum of 25' is required; and
- A non-use variance of setback requirements to permit an existing master bedroom and bathroom addition to an existing single-family residence to a setback ranging from 18.2' to 22.25' from the rear (south) property line where minimum of 25' is required.

Additionally, on May 15, 1992, the Metropolitan Dade County Zoning Appeals Board passed and adopted Resolution 4-ZAB-164-92 (attached), which, among other approvals, granted a non-use variance of setback requirements to permit the house on one of the through-lots directly across N.W. 154th Street (Block 3, Lot 9) to have a front setback of 12.25', slightly fifty percent less than the minimum setback requirement of 25 feet.

Consistency with City of Miami Gardens Comprehensive Development Master Plan

The subject property is designated Neighborhood on the Future Land Use Map of the Future Land Use Element of the City of Miami Gardens Comprehensive Development Master Plan (CDMP). Locational policies and criteria for low-density residential development apply to the site and surrounding neighborhood.

Conclusion: The requested variance does not change the use of the property as a single-family home. Therefore, the request does not impact policies of the CDMP and is consistent with same.

Zoning Review and Analysis

Section 33-311(A)(4)(b) Non-use variances from other than airport regulations, states in relevant terms that:

Upon appeal or direct application in specific cases to hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations, the Board (following a public hearing) 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. For the purpose of this subsection, the term "non-use variances" involves matters such as setback lines, frontage requirements, subdivision regulations, height limitations, lot size restrictions, yard requirements and other variances which have no relation to change of use of the property in question.

The requested side street non-use variance will allow the applicant to complete the bedroom addition to his existing single-family residence, which, as noted above, was approved by the County's Department of Planning and Zoning in January 2002. Notwithstanding the fact that the building plans that the applicant submitted for permit match those which were approved by the County, review of these plans reveals however, that County staff omitted to include and review the side street setback non-use variance sought through this application. While the accompanying plans clearly depicted a side street setback of 9'-8" instead of the minimum 15-foot side street setback, no mention of this variance was made in the administrative adjustment application submitted to the County and the subsequent approval letter issued to the applicant. A conversation with Mr. Fred Endara, Zoning Development Specialist with the County's Department of Planning and Zoning on March 29, 2010, confirmed that the failure to include said variance was an oversight and that there was not any language in the Zoning Code then, which could have otherwise warranted said omission.

In the light of these findings, this request is not, in essence, a new one and will not contribute to or create materially greater adverse privacy impacts on the adjacent residences. Furthermore, it will neither alter the architectural design, scale, mass, and building materials of the existing residence nor result in additional reduction of the setback lines or increase in the footprint of the residence beyond what the County had already approved. The purpose of this application is basically to allow the City Council to correct this previous approval, which was granted inaccurately. While it needed to be rectified, the omission of the side setback variance request in the County's prior approval did not mislead anyone in a way that would cause them to be prejudiced as the immediate neighbors were given the opportunity to sign both the consent form attached to the Administrative Variance application, as well as the accompanying plans, which showed then the same building footprint and side street setback as in the plans submitted with this public hearing application. It should also be noted that, as per Section 33-36.1(g), the County's decision was published in the Daily Business Review on January 7, 2002 and did not become final until January 22, 2002 so as to allow any aggrieved property owner to appeal said decision and no objection was filed.

Conclusion: Given the inaccuracy of the original variance request considered by Miami-Dade County, as well as the existing character of the immediately impacted neighborhood at this time, the requested non-use variance of side street setback requirements will not disrupt the general appearance and character of the neighborhood and is in keeping with the purpose and intent of the Zoning Code.

Anticipated Facilities Impact

JORGE ABURTO

PH-2009-0000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT

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The subject application pertains to an existing accessory structure in connection with an existing single-family residence and, as such, will not create additional impact upon the existing public services and facilities.

Public Notification/Comments

In accordance with the zoning code, notification of the applicant's requests was mailed to property owners within a 500 foot radius of the subject site to provide them an opportunity to comment on the application. No comments were received from property owners within that radius. (See Mailed Notice Radius Map, attached).

Attachments:

Public Hearing Checklist

Letter of Intent

Hearing Map-Zoning

Hearing Map-Aerial

Mailed Notice Affidavit

Mailed Notice Radius Map

Submitted Plans and Survey

Civil Violation Notice CVN 11843

Administrative Variance (V2001000164) Approval Letter, Consent Form and Approved Plans

Resolution 4-ZAB-164-92

Transmittal Notice

JORGE ABURTO

PH-2009-000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT

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PUBLIC HEARING CHECKLIST



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The City Of Miami Gardens

Development Services

Public Hearing Departmental Checklist

APPLICATION INFORMATION

Applicant Name: Jorge Aburto

Project Name: Jorge Aburto

Project Location: 1998 NW 154 Street

Process Number: PH-2009-000047 Public Hearing Scheduled Date: March 3, 2010

Public Hearing Representative:

APPLICANT'S REQUEST

District Boundary Change
 Use Variance
 Non-Use Variance
 Unusual Use
 Special Exception

Small-Scale Amendment
 Modification of Resolution
 Modification of Declaration or Covenant

DEPARTMENT REVIEW

Departmental procedures prior to public hearing

Mandatory	<input checked="" type="checkbox"/> Site Plan Review	If applicable
<input checked="" type="checkbox"/> Completed Application	1. Electronic Plans (.pdf & .dwg)	<input type="checkbox"/> School Checklist
<input checked="" type="checkbox"/> Letter of Intent	2. Site Plan	<input type="checkbox"/> School Board Report
<input checked="" type="checkbox"/> Legal Description (electronic)	3. Floor Plan	<input type="checkbox"/> Traffic Study
<input checked="" type="checkbox"/> Fees Collected	4. Elevation Plan	<input type="checkbox"/> Economic Impact Analysis
<input checked="" type="checkbox"/> 2 Sets of Original Plans	5. Landscape Plan	<input type="checkbox"/> Environmental Impact Statement
<input checked="" type="checkbox"/> 1 set of 8½ x 11 of Plans	6. Survey	<input type="checkbox"/> Neighborhood Outreach
<input checked="" type="checkbox"/> Digital copies of plans	7. Architectural Renderings	<input type="checkbox"/> Proffered Community Amenities
<input checked="" type="checkbox"/> Survey		<input type="checkbox"/> Liquor Survey

ADMINISTRATIVE ACTIONS

<input type="checkbox"/> DIC Meeting (if applicable) <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Zoning Map <input checked="" type="checkbox"/> Aerial Map <input type="checkbox"/> Site Visit Date: <u>1/19/10</u> By: <u>Cyril Saiphoo</u> Title: <u>Zoning Admin.</u>	<input checked="" type="checkbox"/> Preliminary Notice <input checked="" type="checkbox"/> Final Notice <input checked="" type="checkbox"/> Layman's Notice <input type="checkbox"/> Full Legal Advertisement	<input checked="" type="checkbox"/> Posting Signs (Public Works) <input checked="" type="checkbox"/> Staff Recommendation <input checked="" type="checkbox"/> Notify Applicant <input type="checkbox"/> Proposed Resolution or Ordinance
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RECOMMENDATION OUTLINE

<p>1. Summary</p> <p>2. City Council Action – (2nd reading)</p> <p>3. Recommendation</p> <p>4. Review and Analysis</p> <ul style="list-style-type: none"> • Neighborhood Land Use Characteristics • Zoning History <ul style="list-style-type: none"> <input type="checkbox"/> City <input checked="" type="checkbox"/> County • Land Use Analysis (consistency with CDMP) • Zoning Analysis (compliance with zoning code) • Concurrency Analysis (water & sewer, traffic, schools and/or drainage/irrigation) • Code Enforcement Violation Notice <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Yes (attached) <input type="checkbox"/> No 	<p>5. Attachments</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Letter of Intent <input checked="" type="checkbox"/> Zoning Map <input checked="" type="checkbox"/> Aerial Map <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Plans <input type="checkbox"/> School Board Report (if any) <input type="checkbox"/> Traffic Study (if any) <input type="checkbox"/> Economic Analysis (if any) <input type="checkbox"/> Environmental Impact Statement (if any) <input type="checkbox"/> Historical Information - (if any) <ul style="list-style-type: none"> • Declaration of Restriction • Unity of Title • Resolution <input type="checkbox"/> Proposed Resolution or Ordinance <input type="checkbox"/> Proffered Declaration of Restrictions
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ZONING AGENDA DECISION

Date: 3/3/10

Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading

Result: Approved Approved with Conditions Denied

Date:

Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading

Result: Approved Approved with Conditions Denied

Date:

Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading

Result: Approved Approved with Conditions Denied

Date:

Action: Introduction Deferred Rescheduled Resolution 1st Reading 2nd Reading

Result: Approved Approved with Conditions Denied

Permit number	Permit type co. ▲	Permit description	Permit Address	Customer Number	Customer First Name
BN-2009-000672	b3	LEGALIZE ADDITION INCLUDING ELECTRICAL ROOFING WINDOWS AND DOOR **ROUTED TO DENIED SHELF 12/4/09; 7:09 AM. MR**	1990 NW 154 ST	00004685	ANA CAROLINA & MANUE
CE-2009-019007	ce-spe	FBC 104-8-1 - INSTALLATION OF ROOF, ELECTRICAL AND BUILDING ADDITION, CVN 11843 ISSUED	1990 NW 154 ST	00004685	ANA CAROLINA & MANUE
CE-2007-005657	ce-vio	abandoned property parked on public property to wit; white van parked on westside of right of way	1990 NW 154 ST	00004685	ANA CAROLINA & MANUE
CE-2007-005730	ce-vio	failure to maintain property and landscaping to wit; overgrown grass at right of way	1990 NW 154 ST	00004685	ANA CAROLINA & MANUE
CE-2009-018832	ce-vio	FBC 104-8-1 - INSTALLATION OF ROOF, ELECTRICAL AND BUILDING ADDITION, CVN 11843 ISSUED	1990 NW 154 ST	00004685	ANA CAROLINA & MANUE
PH-2009-000047	pz-ph	Front, Rear & Side Setback Variance	1990 NW 154 ST	00004685	ANA CAROLINA & MANUE
Count: 6					
<Filter is Empty>					

Customer Last Name	Application date	Issue date	Approval state
JORGE A ABURTO & DARLING &	10/7/2009		pending
JORGE A ABURTO & DARLING &	8/21/2009		pending
JORGE A ABURTO & DARLING &	9/21/2007		pending
JORGE A ABURTO & DARLING &	9/24/2007	11/2/2007	final
JORGE A ABURTO & DARLING &	7/28/2009	8/21/2009	final
JORGE A ABURTO & DARLING &	12/15/2009		pending

LETTER OF INTENT

December 14th, 2009

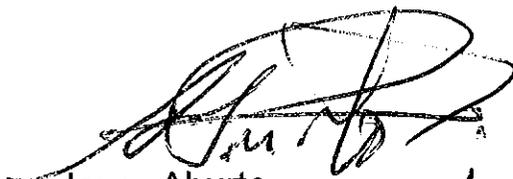
Building Official
Miami Gardens Zoning Department
1515 NW 167th Street
Miami Gardens, FL 33169

Re: Letter of Intent for
Legalization of Addition to Residence for
Jorge Aburto
1990 NW 154th Street
Miami, Florida 33167

Dear Building Official:

In reference to the legalization of addition project, I requested a variance of the front, sides, and rear setbacks of my residence and setbacks of the shed. I reside in my home with my family for many years. I am aged, retired, no longer provide financial income. Due to financial hardship, it was difficult for me to complete the construction in 2001. I want to improve and beautified my home for my family. Today, I am imploring and asking you, members of the city Council to approve these variances, and let me complete the construction.

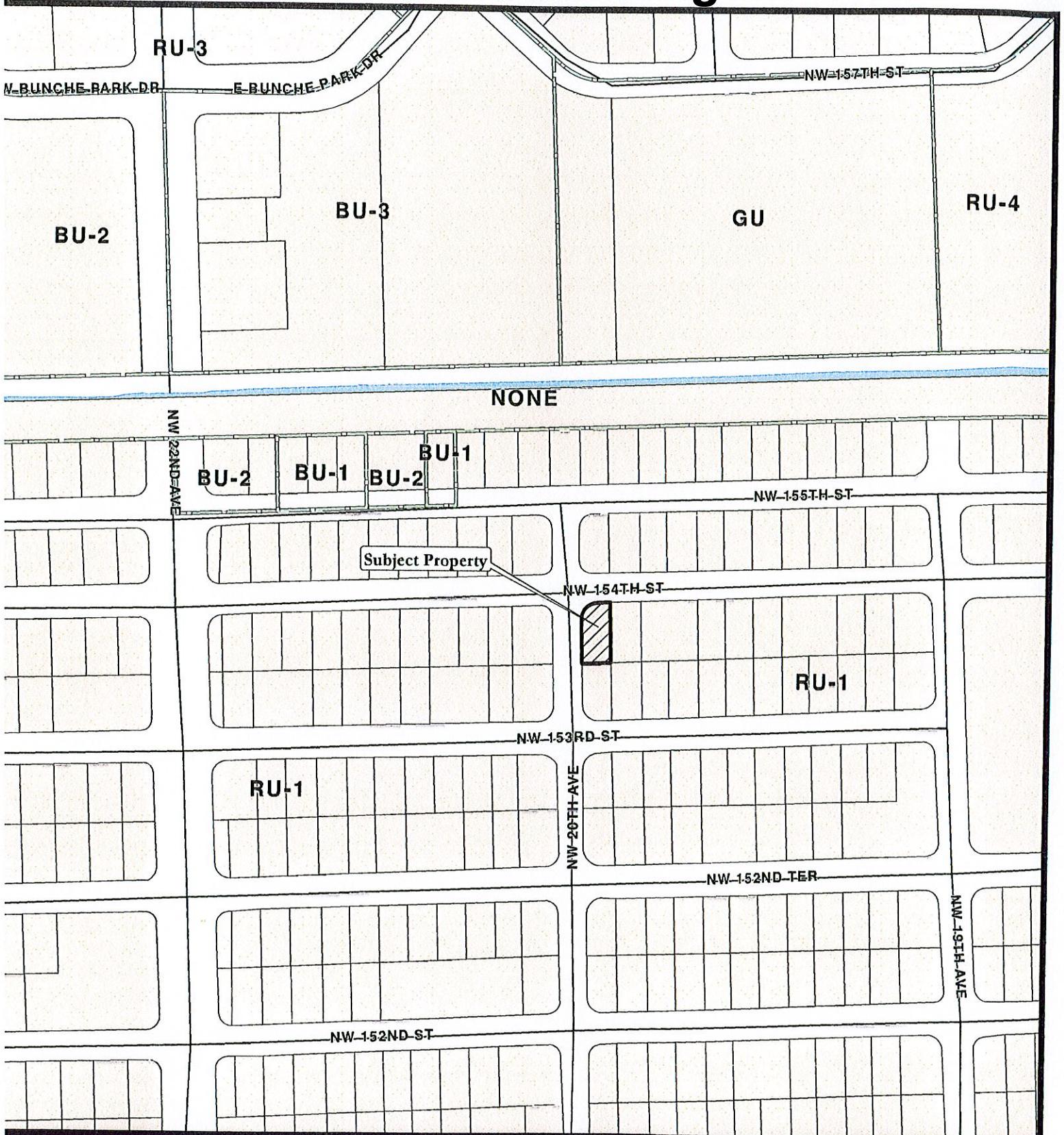
Sincerely,



Jorge Aburto
Home Owner

12/-15-09.

HEARING MAP-ZONING



HEARING MAP: ZONING

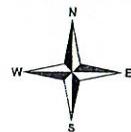


City of Miami Gardens
 Planning & Zoning Services

 Subject Property Zoning: RU-1

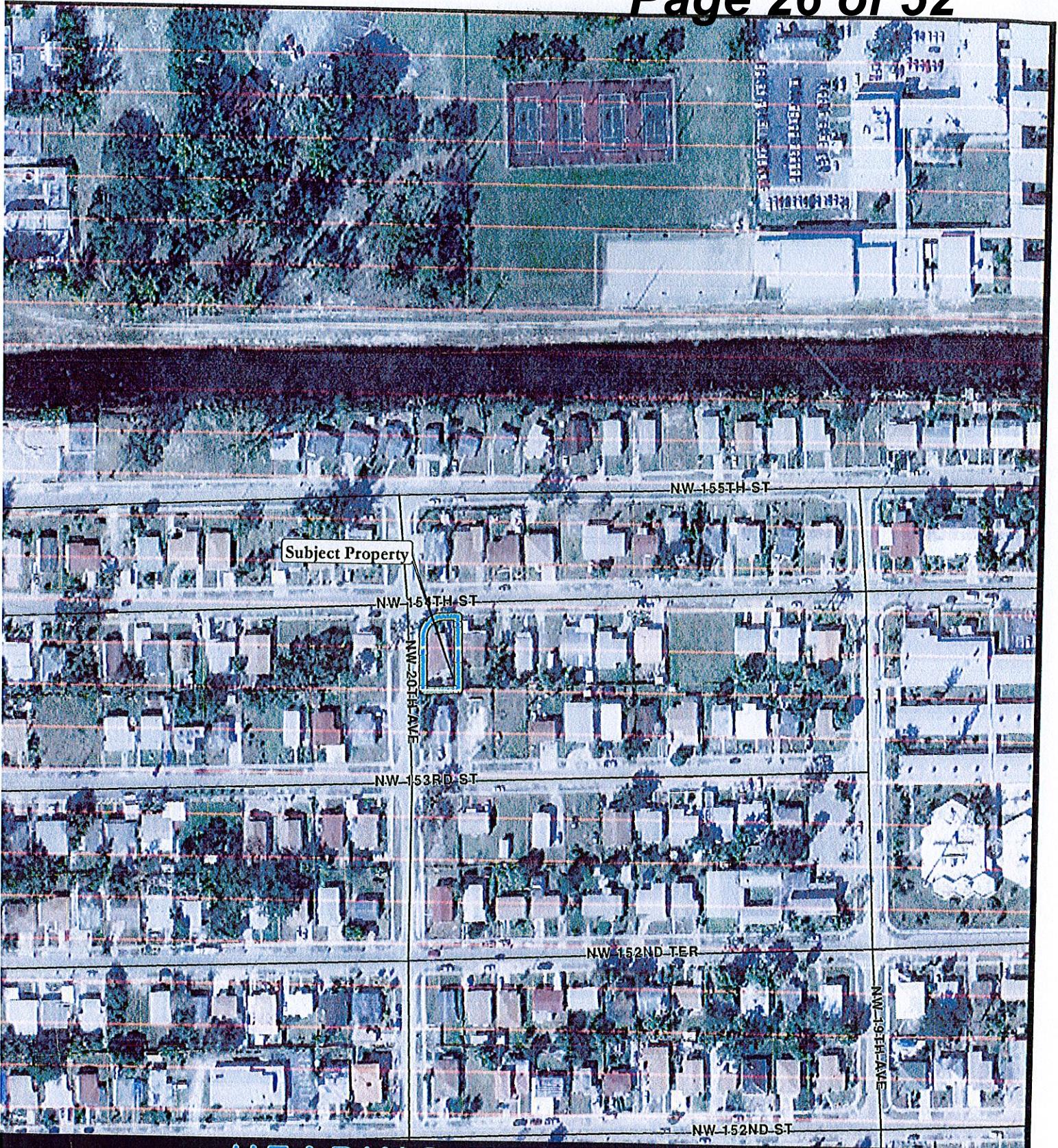
Applicant:
 Jorge Aburto

Project Location:
 1990 NW 154 ST
 Miami Gardens, FL 33054



1 inch = 218 feet
 December 2009

HEARING MAP- AERIAL



Subject Property

NW-155TH ST

NW-154TH ST

NW-20TH AVE

NW-153RD ST

NW-152ND TER

NW-19TH AVE

NW-152ND ST

HEARING MAP: AERIAL



City of Miami Gardens
Planning & Zoning Services

 Subject Property

Applicant:
Jorge Aburto

Project Location:
1990 NW 154 ST
Miami Gardens, FL 33054



1 inch = 179.357022 feet

December 2009

JORGE ABURTO
PH-2009-0000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT
PAGE 15 OF 21

MAILED NOTICE AFFIDAVIT



The City of Miami Gardens

Development Services Department

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: Hearing No.: PH-2009-000047

Applicant Name: Jorge Aburto

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- 500'
- 1/2 mile
- 1 mile

minimum radius of the property described in the above-referenced file has been input into the computer system prior to the deadline for the mailing of notices.

Name (Print): BHAIRAVI PANDYA

Signature: B.A. Pandya
(GIS Analyst)

Date: 02/4/2010

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were emailed and/or otherwise delivered to **Post-It Inc. 1480 NE 129th Street North Miami, FL. 33161** info@postitinc.com for postmarking and mailing.

Name (Print): Marilyn Nancy Gress

Signature: [Signature]
(Zoning Technician)

Date: 2/4/10

I, as the undersigned individual, do hereby affirm that on the date referenced below, a notice for the aforementioned file was received from and postmarked date: 1/27/10 through the US Postal Service.

Name (Print): CYRIL SAIBDO

Signature: [Signature]
(Zoning Administrator)

Date: 2/4/10



ZONING HEARING NOTICE
City of Miami Gardens
Wednesday, March 03, 2010, 7:00 PM
City Hall, City Council Chambers
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, Florida 33169

FINAL NOTICE

APPLICANT: Jorge Aburto

PROCESS #: PH-2009-000047

FOLIO: 34-2115-005-0570

PROJECT LOCATION: 1990 NW 154 STREET MIAMI GARDENS, FL 33054

SIZE OF PROPERTY: 5,000 SQUARE FEET (± .11 ACRES)

REQUEST(S):

1. Non-use variance of section 33-50 to allow an existing single family residence with a front setback of 18.1 feet where 25.0' minimum setback is required.
2. Non-use variance of section 33-50 to allow an existing single family residence with a rear setback of 18.0 feet where 25.0 minimum setback is required.
3. Non-use variance of section 33-50 to allow an existing addition to an existing single family residence with a side street setback of 9.66' where a minimum 15.0 setback is required.

LEGAL DESCRIPTION: 15 52 41 PB 44-16 1ST ADD TO MAGNOLIA SUB LOT 12 BLK 4 LOT SIZE SITE VALUE OR 19191-2877 0700 4 OR 21574-4816 0703 01

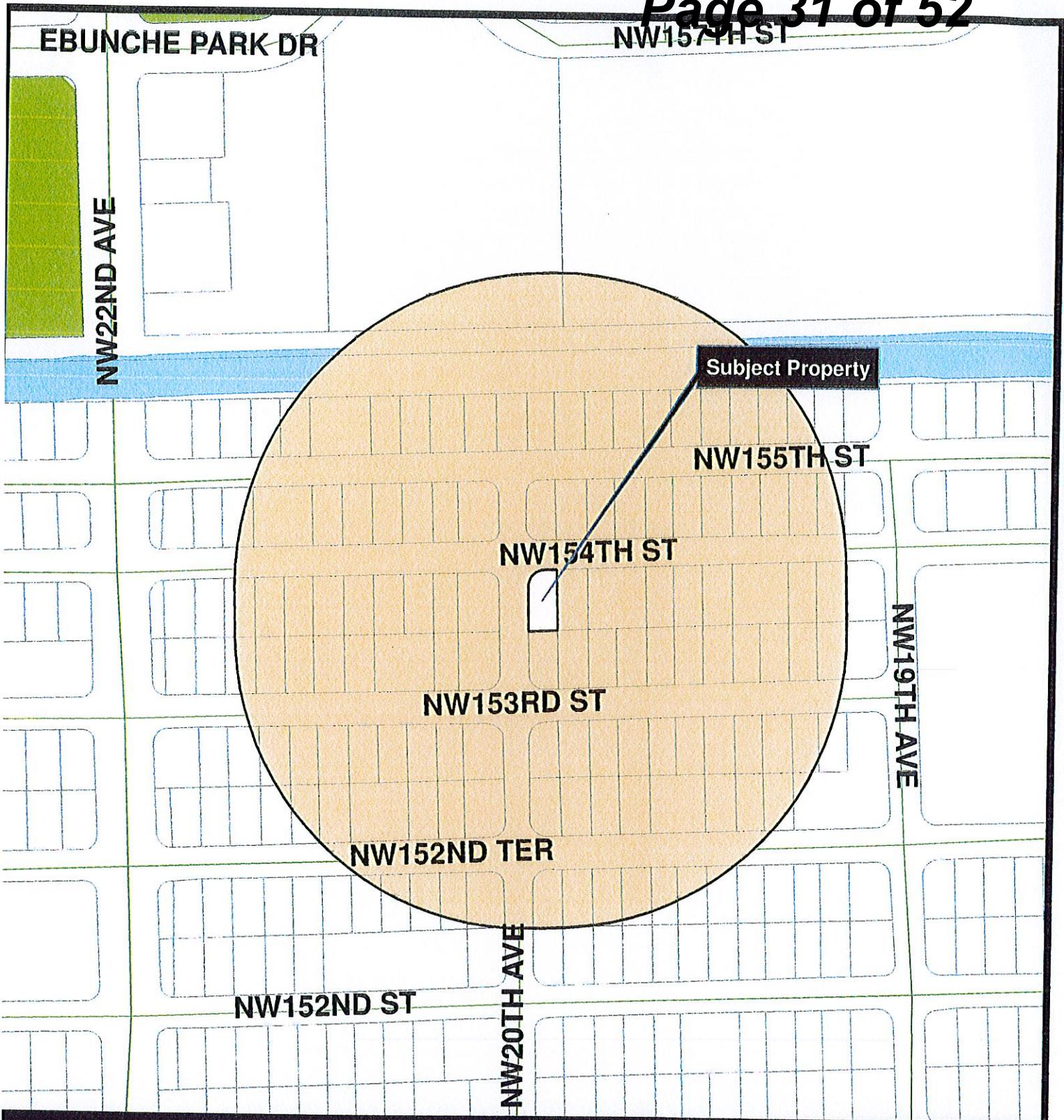
This notice is to advise you that a zoning hearing application has been filed with the City of Miami Gardens, Department of Planning and Zoning which may be of interest to you and your immediate neighborhood. This information is provided to assist you in determining if you want to participate in the zoning hearing process. Please note that the application may change during the Hearing Process.

Please note this is for your information only. You are not required to respond to this notice; however comments may be made in person at the hearing or filed in writing prior to the hearing date. Correspondence may be mailed to:

Department of Planning and Zoning
City of Miami Gardens
1515 NW 167th Street, Building 5, Suite 200
Miami Gardens, Florida 33169
For further information, call 305-622-8023

JORGE ABURTO
PH-2009-0000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT
PAGE 16 OF 21

MAILED NOTICE RADIUS MAP



Subject Property

MAILED NOTICE RADIUS MAP



 Subject Property

Applicant:
Jorge Aburto

Project Location:
1990 NW 154 Street
Miami Gardens 33054



1 inch = 219 feet

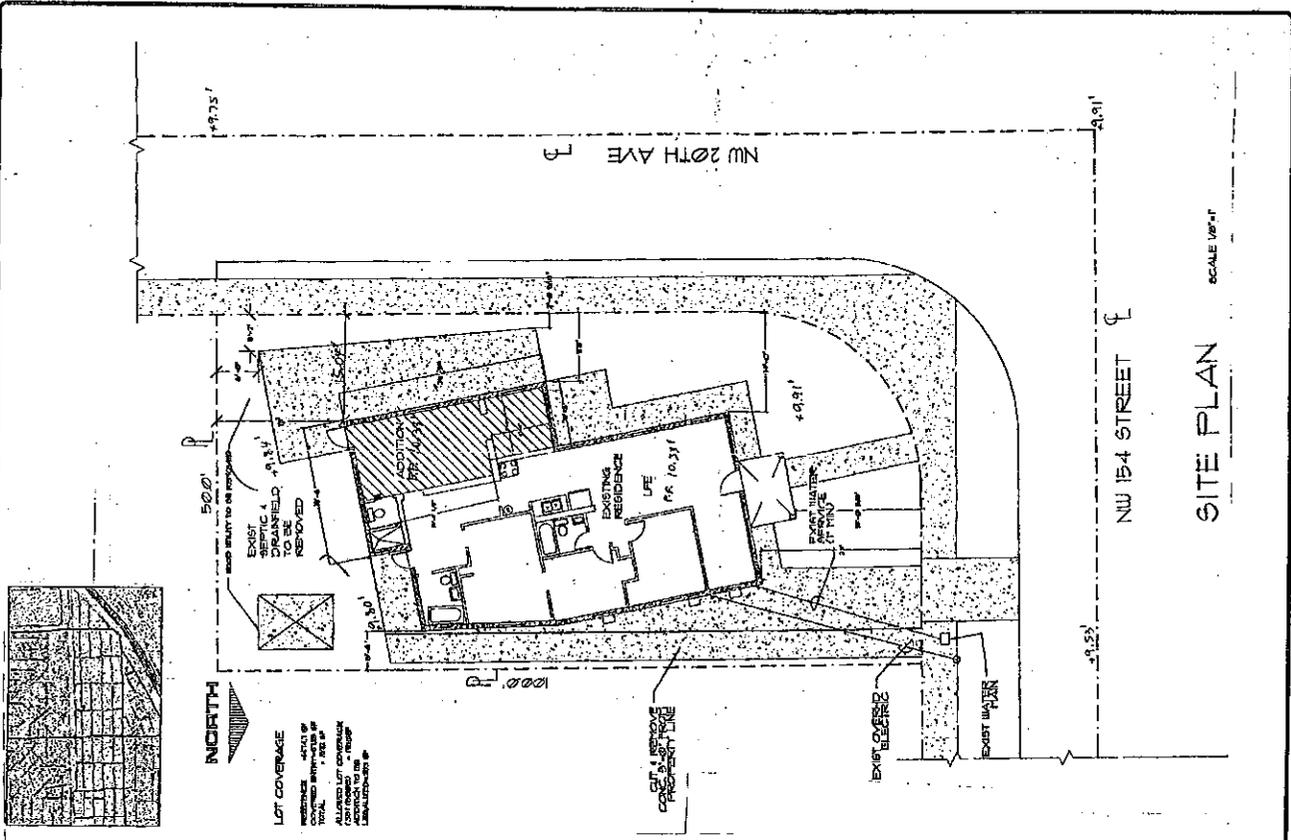
December 2009

SUBMITTED PLANS AND SURVEY

A-1

Charles C. Mitchell, P. E.
 Consulting Engineer No. 11127
 305.945.0202 / 305.628.0140
 1590 NW 134th Street, Suite 235
 Miami, Florida 33169

ALL APPLICABLE CODES:
 FLORIDA BUILDING CODE AND
 FLORIDA ELECTRICAL CODE
 AND ALL CITY, COUNTY, STATE AND
 FEDERAL REGULATIONS, ORDINANCES,
 AND ALL APPLICABLE PERMITS
 AND REGULATIONS.



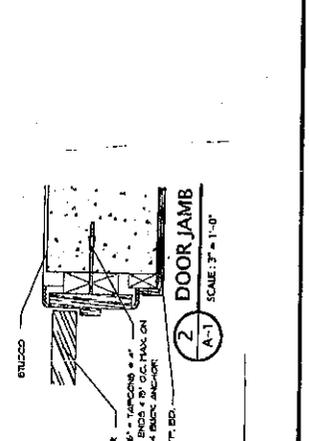
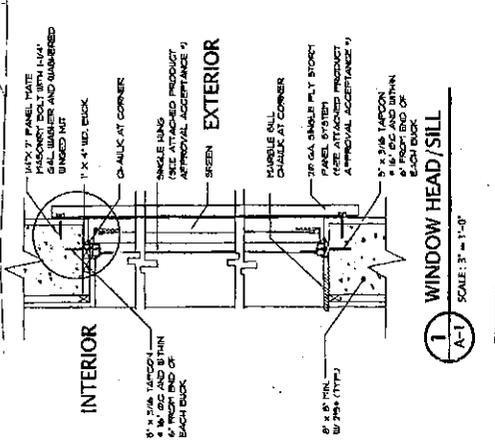
SITE PLAN SCALE: 1/8" = 1'-0"

FLOOD LEGEND
 Additions, Remodeling, Repairs & Combination

PROJECT NO.: 1810 NW 154th St. MIAMI, FLORIDA
 DATE: 08/12/2019
 SHEET NO.: 33 OF 33

SYMBOL	DESCRIPTION
(Symbol)	EXISTING
(Symbol)	REMOVED
(Symbol)	FLOOD ZONE X

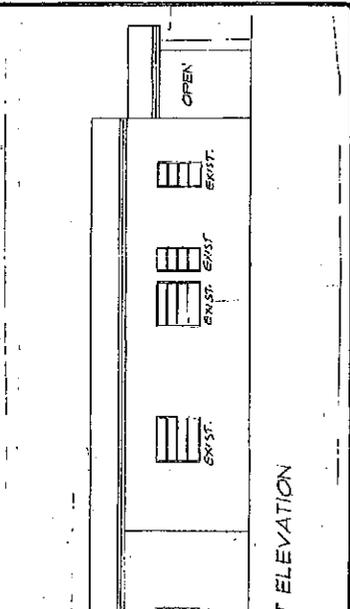
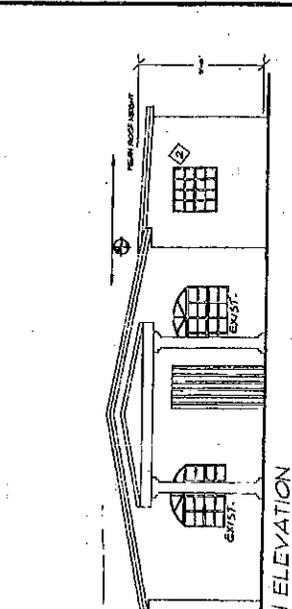
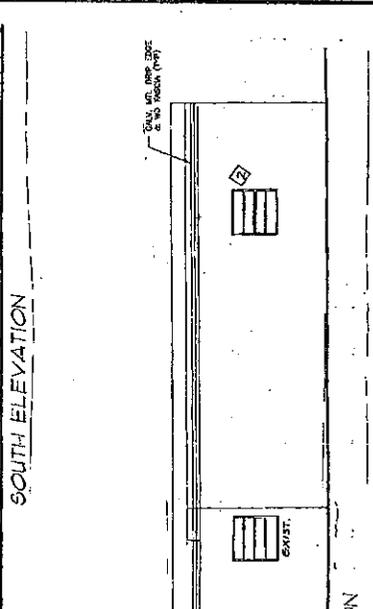
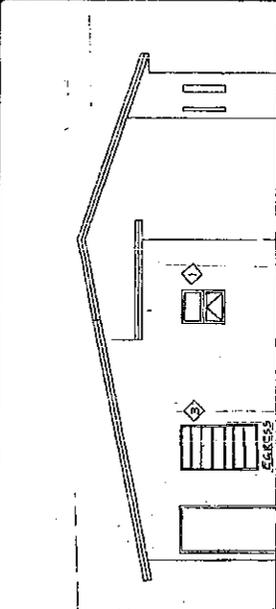
THE OWNER OF THIS PROPERTY HEREBY WARRANTS THAT THE WORK SHOWN HEREON WAS PREPARED BY THE ARCHITECT OR ENGINEER AND THAT THE SAME COMES TO BE ADDED TO THE EXISTING RECORD DRAWING AS OF THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITIONAL REPAIRS, RECONSTRUCTION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE, THE ARCHITECT OR ENGINEER SHALL BE NOTIFIED IN WRITING AND THE WORK SHALL BE SUBMITTED TO THE CITY OF MIAMI FOR REVIEW AND APPROVAL. THE STRUCTURE WILL BE ELEVATED IN ACCORDANCE WITH CHAPTER 110 OF THE MIAMI-DADE COUNTY CODE.



- GENERAL NOTES**
- DO NOT SCALE DRAWINGS. USE DIMENSIONS INDICATED ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. IN EVENT OF CONFLICT, NOTES AND SPECIFICATIONS SHALL PREVAIL.
 - CONTRACTOR SHALL COORDINATE WITH OWNER AND VARIOUS TRADERS SO THAT PROPER OPERATIONS AND CHANGES SHALL BE PROVIDED.
 - PERMITS AND APPROVALS SHALL BE OBTAINED FROM THE CITY OF MIAMI, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL WORK SHALL BE APPROVED BY THE CITY OF MIAMI, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THE BUILDING DEPARTMENT OF THE LICENSED ARCHITECTURAL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:
 "THE ARCHITECT HAS RECEIVED A COMPLETE TREATMENT FOR THE PROJECT AND HAS REVIEWED THE DRAWINGS AND SPECIFICATIONS AND HAS APPROVED THE SAME IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
 CONCRETE SHALL HAVE A SLAB OF 5" MAX. AND A 1% COMPRESSIVE STRENGTH IN 28 DAYS AS FOLLOWS:
 FOUNDATIONS AND SLABS ON GRADE: 3000 PSI
 CONCRETE COVER FOR ALL FORMED IN PLACE CONCRETE SHALL BE AS FOLLOWS:
 FOUNDATIONS: 4 INCHES
 SLABS ON FILL: 1 1/2 INCHES
 WALLS: 2 INCHES
 SLABS ON GROUND: 1 1/2 INCHES
 ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A618, AS A MINIMUM. ALL REINFORCING STEEL SHALL BE EPOXY COATED AND SHALL BE PROTECTED FROM CORROSION. IT SHALL BE PROTECTED, FABRICATED AND PLACED AS RECOMMENDED BY A.C.I.
 ALL WELDED WIRE FABRIC (W.F.) SHALL CONFORM TO ASTM A-185, DOUBLE WIRE. WELDED WIRE FABRIC SHALL BE USED ON REINFORCING BARS AND FOR ANCHORS PREVENTING OF HOLOGRAPHIC POINTS.
 CONCRETE MAINTAIN UNITS BE LOAD BEARING TYPE CONCRETE TO ASTM C-1190, TYPE 1.
 ALL STRUCTURAL LUMBER SHALL BE 7' SOUTHERN PINE OR BETTER. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVED TREATED.
 ALL WOOD JOISTS, TRUSSES, OUTLOOKERS, BEAMS AND GIRDERS SHALL BE PRESERVED TREATED. THIS CLIP AND ANCHORS TO ITS BEARING OR BEARING STRUCTURE. PRESERVE PROTECTIVE COVER. NOTICE OF ACCEPTANCE.
 WELDED WIRE FABRIC SHALL BE USED TO REINFORCE ALL CONCRETE. ALL CHILDREN CAN OPEN THE LOCKS. LOCK SHALL BE SUCH THAT CHILDREN CAN OPEN THE LOCKS. LOCK SHALL BE SUCH THAT CHILDREN CAN OPEN THE LOCKS. LOCK SHALL BE SUCH THAT CHILDREN CAN OPEN THE LOCKS.
 ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
 THERMITE TREATMENT: TREAT ALL SOIL UNDER SLAB AND WITHIN A DIVISIVE. THERMITE TREATMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, CHAPTER 110.
 ALL WINDOWS AND EXTERIOR SLIDING GLASS DOORS TO BE EQUIPPED WITH SCREENS OF INSIDE OF FOOTING.
 ALL WINDS AND EXTERIOR SLIDING GLASS DOORS TO BE EQUIPPED WITH SCREENS OF INSIDE OF FOOTING.
 THE CONTRACTOR SHALL VERIFY AND HAVE USED PREPARED IN ACCORDANCE WITH THE RESPECTIVE MOST EDITION OF IBC.

Charles C. Mitchell, P. E.
 Consulting Engineer No. 1127
 905.945.0202 / 905.628.0140
 401 W. FEDERAL STREET
 SUITE 200
 TAMPA, FLORIDA 33609
 LEGALIZATION OF EXISTING ADDITION
 1999 NW 15th Street
 Miami, Florida 33169

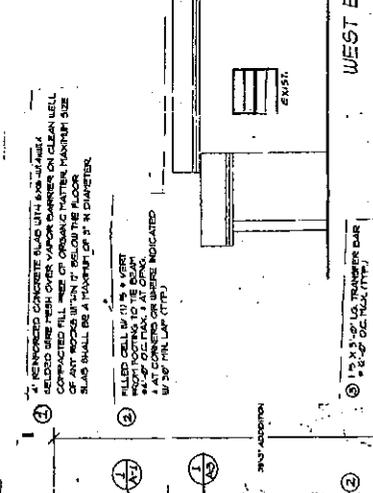
NO.	REVISION
1	
2	
3	



WINDOW SCHEDULE

MARK	SIZE	GLASS	FRAME	MATERIAL	FINISH	REMARKS
1	84 1/2" x 2'-0"	1/2" GLASS	ALUM.	ALUM.	BRONZE EMP.	SHINGLE HAND
2	84 1/2" x 2'-0"	1/2" GLASS	ALUM.	ALUM.	BRONZE EMP.	SHINGLE HAND
3	84 1/2" x 2'-0"	1/2" GLASS	ALUM.	ALUM.	BRONZE EMP.	SHINGLE HAND

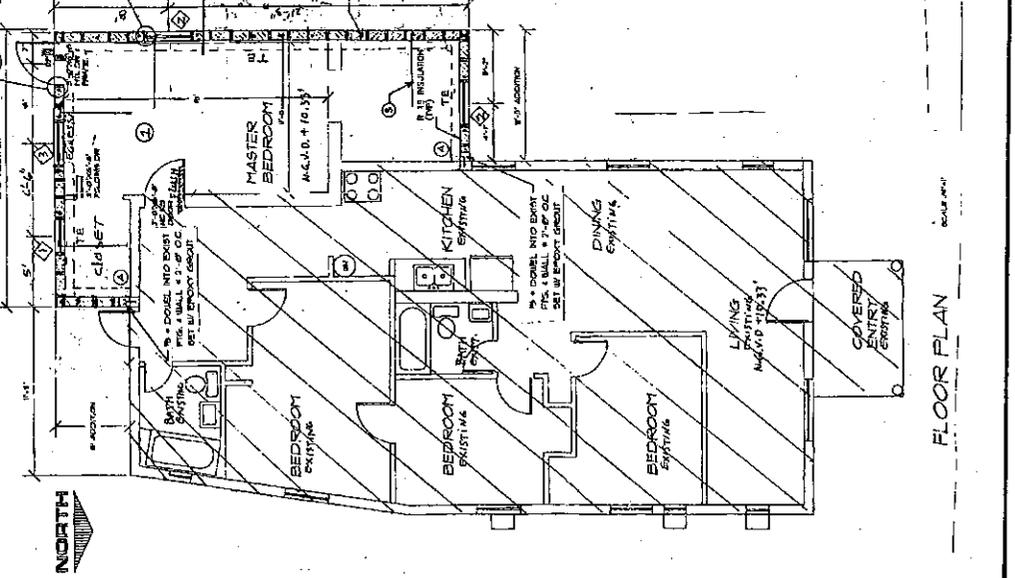
NOTE:
 ALL SCREENS TO BE READY, OBTAINABLE PRIOR TO THE INHIRE
 THROUGH THE USE OF A NET OR SPECIAL KNOWLEDGE OR EFFORT.
 TERMINATE PROTECTION:
 THE BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST
 AND AN ANTI-MOLD TREATMENT. A CERTIFICATE OF COMPLIANCE SHALL BE OBTAINED TO THE
 THE FOLLOWING STATEMENT: I, CHARLES C. MITCHELL, P. E., REGISTERED PROFESSIONAL
 ENGINEER IN THE STATE OF FLORIDA, HAVE RECEIVED A COMPLETE TREATMENT FOR THE PROTECTION OF
 SUSCEPTIBLE MATERIALS AND HAVE RECEIVED A COMPLETE TREATMENT FOR THE PROTECTION OF
 ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.



FINISH SCHEDULE

AREA	FLOOR	WALLS	CEILINGS	PAINT	REMARKS
BATHROOM	TILE	4" TILE	TYP. 3/4" GYP. BOARD	4" TILE	
LIVING DEN	TILE	PAINT ON PLASTER ON OUTPOST BOARD	4" TILE	PAINT ON PL.	
BEDROOMS	CARPET	PAINT ON PLASTER ON OUTPOST BOARD	4" TILE	PAINT ON PL.	
KITCHEN	TILE	PAINT ON PLASTER ON OUTPOST BOARD	4" TILE	PAINT ON PL.	

GREEN BOARD SHALL NOT BE USED IN MOISTURE PRONE AREAS



FLOOR PLAN

JORGE ABURTO
PH-2009-000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT
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CIVIL VIOLATION NOTICE CVN-11843

CODE ENFORCEMENT DEPARTMENT 1515 NW 167th Street Bldg. 5,
 Suite 200 Miami Gardens, FL 33169 305-622-8020

DATE ISSUED 7/27/09	TIME 1:15	CODE ENFORCEMENT OFFICER W.E. Miller	CODE ENFORCEMENT DEPARTMENT CE	BADGE # CE44
NAME OF VIOLATOR(S) Sergio Alberto Darling & ANA COLINA (and) Manuel Agustin		11843		
REPEAT/RECURRING VIOLATION YES NO		REF #		
MAILING ADDRESS OF VIOLATOR (Street, City, State, and Zip) 1990 NW 154ST MIAMI GARDENS FL				
DOB	SEX	RACE	WT	HT
HAIR	DRIVER'S LICENSE #			
THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON 7/27/09 1:15 PM YOU COMMITTED A VIOLATION OF SECTION FBC 104-81 CODE OF CITY OF MIAMI GARDENS AND/OR METROPOLITAN DADE COUNTY TO WIT: Failure of Property owner to obtain Required permit, to wit: Installation of Roof, Electrical & Building Additions LOCATION OF VIOLATION SAME AS ABOVE				
YOU SHALL:				
1. PAY THE CIVIL PENALTY OF 500.00 ON OR BEFORE 8/4/09				
AND CORRECT THE ABOVE VIOLATION ON OR BEFORE 8/4/09 OR:				
2. YOU MAY REQUEST AN ADMINISTRATIVE HEARING BEFORE A SPECIAL MASTER TO APPEAL THE DECISION OF THE INSPECTOR/CODE ENFORCEMENT OFFICER ON OR BEFORE SEVEN (7) CALENDAR DAYS UPON SERVICE OF THIS CIVIL VIOLATION NOTICE.				
(SEE INSTRUCTIONS ON REVERSE SIDE)				
FAILURE TO PAY THE CIVIL PENALTY AND CORRECT THE VIOLATION OR FILE A REQUEST FOR AN ADMINISTRATIVE HEARING BY THE DATES SHOW SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF THE VIOLATION. EACH DAY OF CONTINUED VIOLATION AFTER THE TIME PERIOD FOR CORRECTION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO AN ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICES.				
I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS CIVIL VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.				
VIOLATOR W.E. Miller		DATE 7/27/09		SERVICE: PERSONAL MAIL POSTING
CODE INSPECTOR SIGNATURE		DATE		
CE 2009-018832		34-2115-005-0970		

WHITE-VIOLATOR'S COPY / YELLOW-OFFICER / CARD-CASE FILE

JORGE ABURTO
PH-2009-0000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT
PAGE 19 OF 21

**ADMINISTRATIVE VARIANCE (V2001000164)
APPROVAL LETTER, CONSENT FORM AND
APPROVED PLANS**

MIAMI-DADE COUNTY, FLORIDA



STEPHEN P. CLARK CENTER



January 7, 2002

DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1ST STREET
SUITE 1210
MIAMI, FLORIDA 33128-1972
(305) 375-2800

Jorge Aburto
1990 N.W. 154th Street
Miami, Florida 33054

RE: **JORGE ABURTO**
V2001000164

LEGAL DESCRIPTION: Lot 12, Block 4, FIRST ADDITION MAGNOLIA SUBDIVISION, Plat book 44, Page 16.

Dear Mr. Aburto:

This department has processed the above referenced Administrative Variance application.

Attached is a copy of the report from staff approved and accepted by the Director which constitutes approval of your application. The condition(s) specified therein are an integral part of the approval as provided for under Section 33-36, Code of Miami-Dade County, and failure to comply shall automatically void the approval of this administrative variance.

The legal advertisement of your request was published in the Daily Business Review on Monday, January 7, 2002.

The deadline for receipt of appeals from an aggrieved property owner is January 22, 2002. Your variance will become final the following day and you or your contractor may then apply for a permit.

Sincerely,

A handwritten signature in cursive script that reads "Lynne Talleda".

Lynne V. Talleda, Supervisor
Zoning Hearings Section

LVT/sbl



MEMORANDUM

107.07-17A

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
for Alberto J. Torres
FROM: Acting Assistant Director for Zoning
Department of Planning and Zoning

DATE: December 31, 2001
SUBJECT: Jorge Aburto
(V2001000164)
Administrative
Variance

PURPOSE:

The above named applicant is seeking administrative approval, in accordance with Section 33-36.1 of the Code of Miami-Dade County, for variances of setback requirements in connection with an existing single family residence and additions thereto.

REQUESTS:

1. Non-use variance of setback requirements to permit an existing single family residence to setback a minimum of 23' from the front (north) property line where 25' is required.
2. Non-use variance of setback requirements to permit an existing covered entry addition to an existing single family residence to setback ranging from 16.25' to 18' from the front (north) property line where 25' is required.
3. Non-use variance of setback requirements to permit an existing master bedroom and bathroom addition to an existing single family residence to setback ranging from 18.2' to 22.25' from the rear (south) property line where 25' is required.

LOCATION : 1990 N.W. 154 Street, Miami-Dade County, Florida.

EXISTING ZONING: RU-1, Single-Family Residential District.

SIZE OF PROPERTY: 50' x 100'

IMPACT ON ADJACENT PROPERTIES:

The property is a corner lot in this single-family area, and all the surrounding properties are developed. Owners of the surrounding properties have signed the required waiver form.

Staff has no objections to the proposed variances, subject to conditions. More than half of the required front setback is being provided and the existing single family residence, as well as the covered entry addition to same, are well space from the abutting residential

V2001000164

Page Two

parcel to the north, on the opposite side of N.W. 154 Street. Only a portion of the existing master bedroom and bathroom addition is setback a minimum of 18.2' from the rear (south) property line and said addition is adequately spaced from the abutting residential parcel to the south. Additionally, the proposed variances are similar to other variances of front and rear setback requirements which have been approved in this area.

RECOMMENDATION:

Based upon the review of the plans for the existing single family residence and the existing additions thereto, I find the following exists:

1. That the variances will be in harmony with the general appearance and character of the community.
2. That the variances will not be injurious to the area involved or otherwise detrimental to the public welfare.
3. That the existing single family residence and the existing additions thereto, are designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent residences while affording the applicant reasonable use of this land.

I, therefore, recommend your **approval** of this request for an Administrative Variance, subject to the following conditions:

1. That the applicant apply for and secure a building permit for the existing covered entry addition and the existing master bedroom and bathroom addition from the Building Department within 120 days of the expiration of the appeal period for this Administrative Variance, unless a time extension is granted by the Director of the Department of Planning and Zoning.

V2001000164

Page Three

2. That the existing shed in the southeast corner of the property be removed or relocated to conform with zoning requirements within 90 days of the expiration of the appeal period for this Administrative Variance, unless a time extension is granted by the Director of the Department of Planning and Zoning, and prior to further permit issuance for the existing covered entry addition and the existing master bedroom and bathroom addition; should same be relocated, then the applicant must obtain a building permit for the same from the Building Department prior to its relocation.

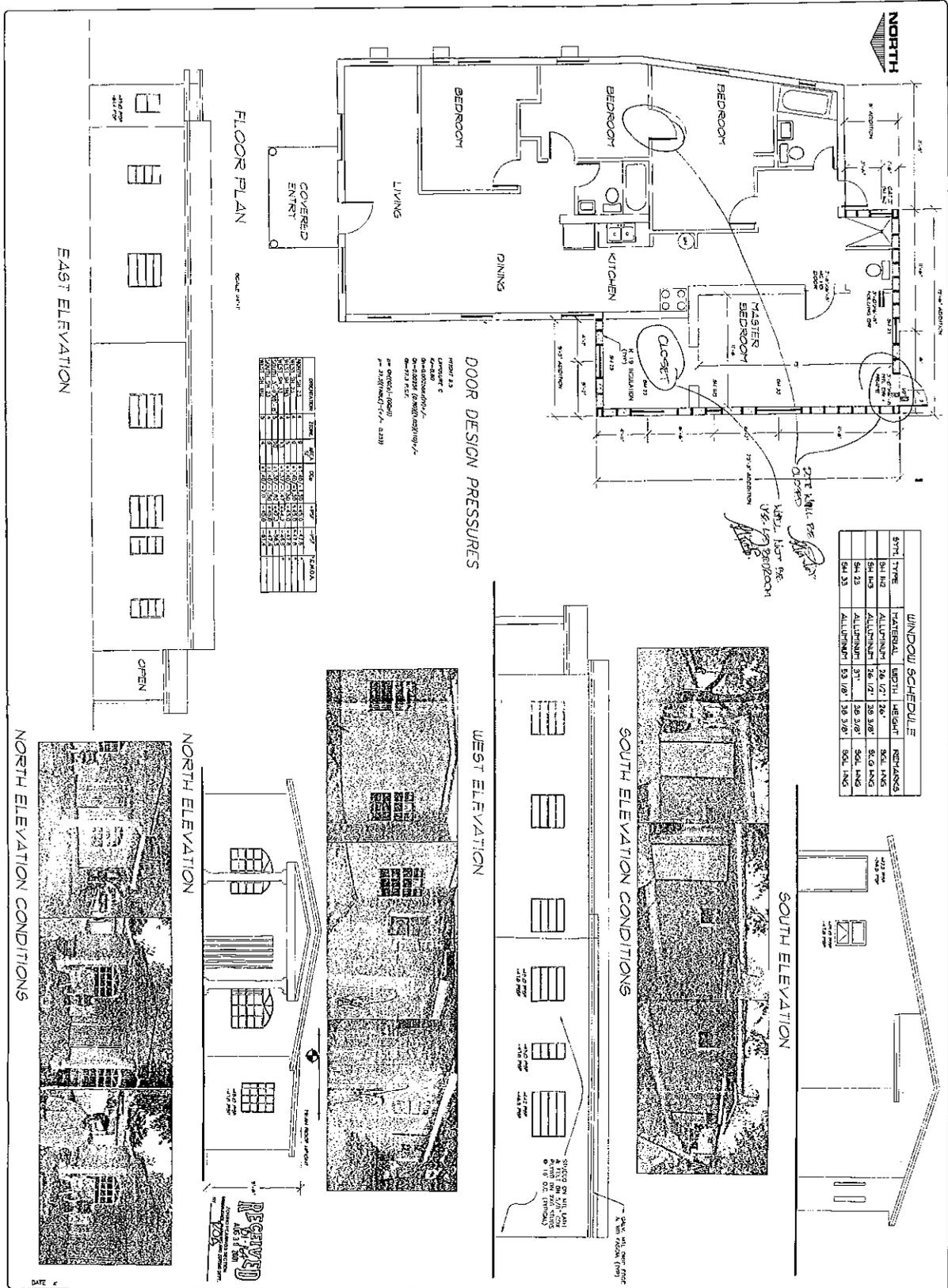
DIRECTOR'S DECISION

- Approved as requested.
- Approved subject to the conditions stated above.
- Denied.



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

DO'QW:AJT:MTF:DBM



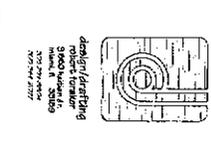
PROJECT No.	17-171
SCALE	1/4" = 1'
SHEET No.	3
OF	3

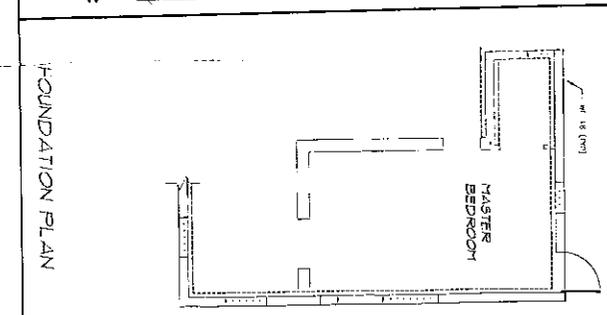
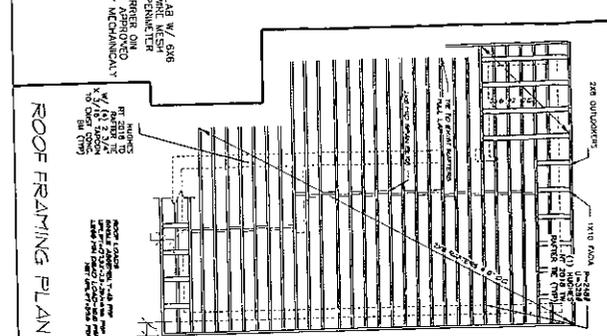
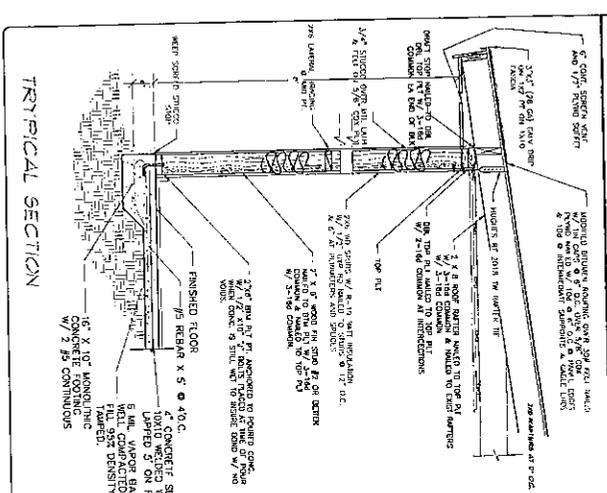
SHEET TITLE EXISTING FLOOR PLAN/ELEVATIONS

PROJECT NAME LEGALIZATION-ADDITION TO RESIDENCE
 PROJECT ADDRESS 1950 NW 154 ST MIAMI, FLORIDA
 PROJECT OWNER MR AND MRS JORGE ABUOTO
 OWNER ADDRESS SAME
 OWNER PHONE 305 682-3719

RUBEN J. PUJOL ARCHITECT, P.A.
 ARCHITECT
 3500 UNIVERSITY BLVD., SUITE 200
 MIAMI, FLORIDA 33135
 (305) 551-1111

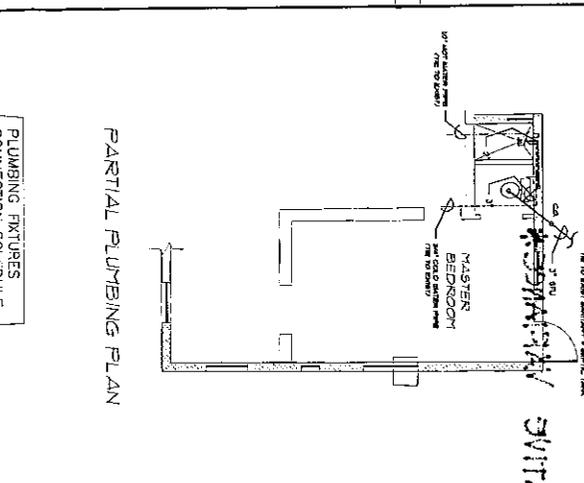
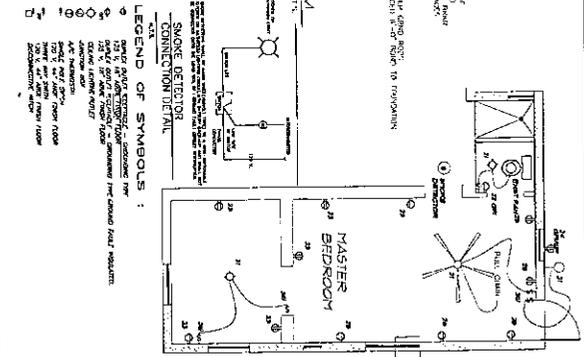
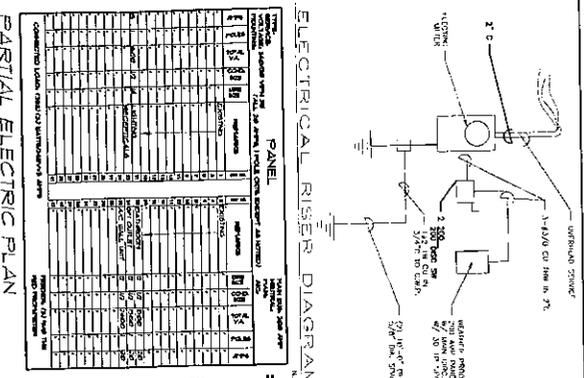
No.	DATE	DESCRIPTION





GENERAL INSTRUCTIONS:

1. All work shall be in accordance with the latest editions of the National Electrical Code (NEC) and the National Electrical Safety Code (NESC).
2. All work shall be done in accordance with the approved plans and specifications.
3. All work shall be done in accordance with the approved plans and specifications.
4. All work shall be done in accordance with the approved plans and specifications.
5. All work shall be done in accordance with the approved plans and specifications.
6. All work shall be done in accordance with the approved plans and specifications.
7. All work shall be done in accordance with the approved plans and specifications.
8. All work shall be done in accordance with the approved plans and specifications.
9. All work shall be done in accordance with the approved plans and specifications.
10. All work shall be done in accordance with the approved plans and specifications.



PLUMBING NOTES:

1. All work shall be in accordance with the approved plans and specifications.
2. All work shall be done in accordance with the approved plans and specifications.
3. All work shall be done in accordance with the approved plans and specifications.
4. All work shall be done in accordance with the approved plans and specifications.
5. All work shall be done in accordance with the approved plans and specifications.
6. All work shall be done in accordance with the approved plans and specifications.
7. All work shall be done in accordance with the approved plans and specifications.
8. All work shall be done in accordance with the approved plans and specifications.
9. All work shall be done in accordance with the approved plans and specifications.
10. All work shall be done in accordance with the approved plans and specifications.



PROJECT No.	1/2-11
SHEET No.	3 OF 3
DATE	3/20/2011

SHEET TITLE SECTION

PROJECT NAME LEGALIZATION - ADDITION TO RESIDENCE

PROJECT ADDRESS 1990 NW 154 ST. MIAMI, FLORIDA

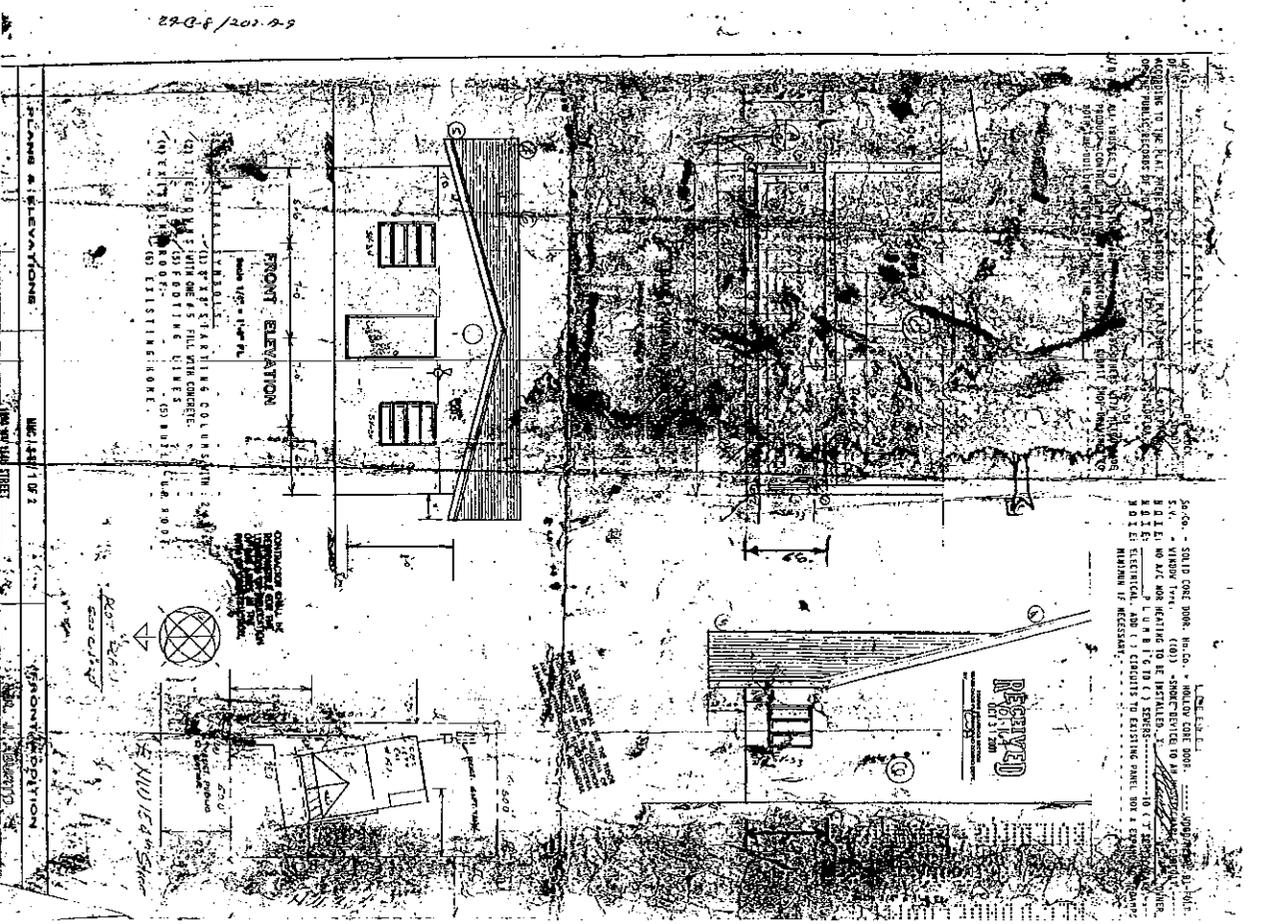
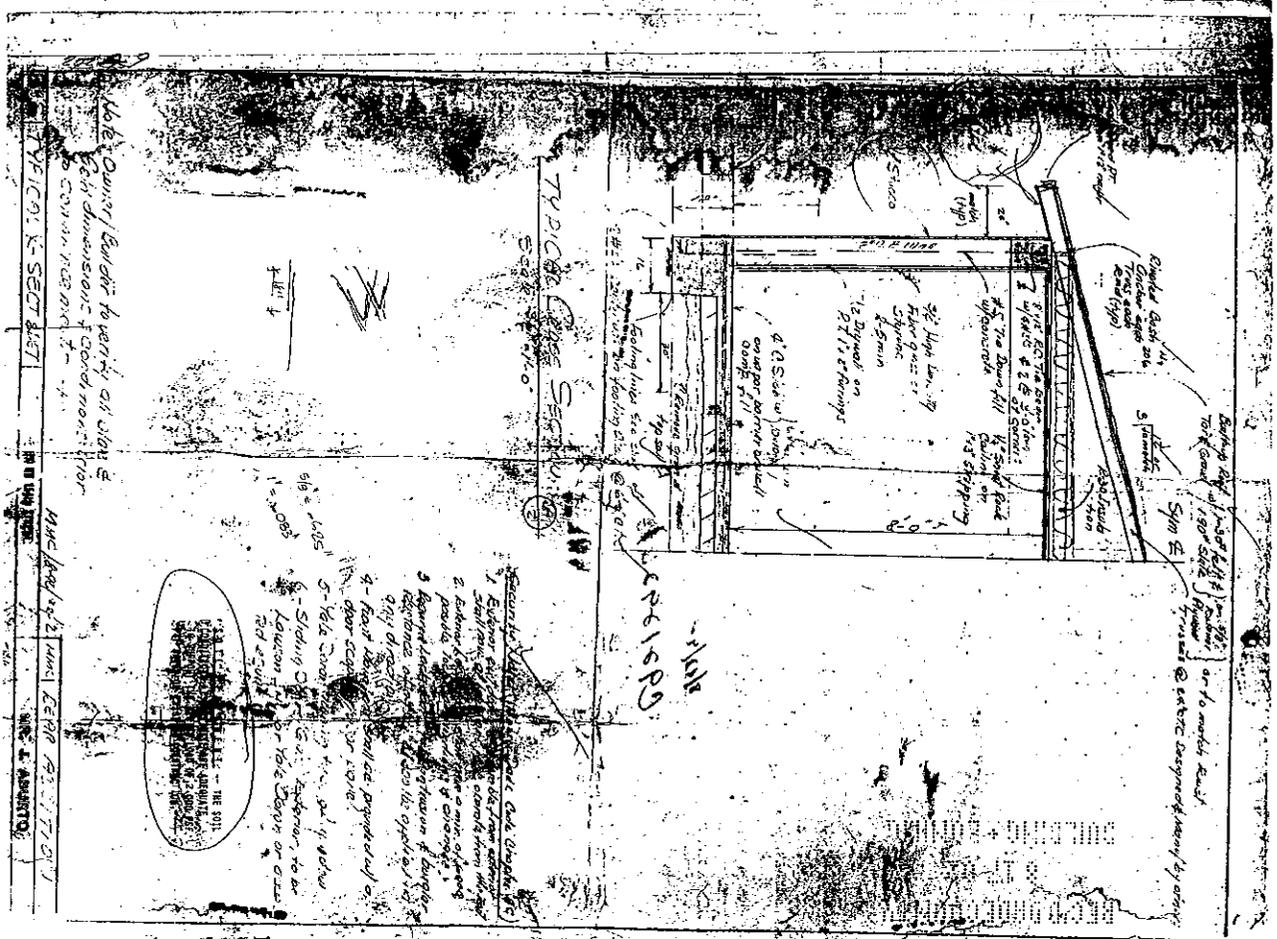
PROJECT OWNER MR & MRS. JORGE ABURTO

OWNER ADDRESS SAME

OWNER PHONE 305 665-3719

RUBEN J. PUJOL
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
License No. 12345

REVISIONS	No.	DATE	DESCRIPTION
	1	3/20/2011	INC. LIT.



RESOLUTION 4-ZAB-164-92

15-52-41/92-18

RESOLUTION NO. 4-ZAB-164-92

The following resolution was offered by Mavel Cruz seconded by Scott Notowitz and upon poll of members present, the vote was as follows:

Humberto Amaro	aye	William Losner	aye
Mavel Cruz	aye	Scott Notowitz	aye
Shelly Gassner	aye	Johnny Williams	aye
Colleen Griffin	aye	Dean Oddy	aye
Angela P. Lannes	aye		

WHEREAS, FRANCES FIELDS had applied for the following:

- (1) NON-USE VARIANCE OF LOT FRONTAGE AND LOT AREA REQUIREMENTS to permit a proposed single family residential building site with a lot frontage of 50' (75' required) and a lot area of 5,000 sq. ft. (7,500 sq. ft. required).
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed single family residence setback 12.5' (25' required) from the front (north) property line (through lot).
- (3) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a total lot coverage of 45% (35% permitted).

Plans are on file and may be examined in the Zoning Department entitled "Residence for Frances Fields," as prepared by Wheeler + Wheeler, dated 9-26-91; and survey as prepared by J.F. Lopez & Associates, Inc., dated 7-19-91. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 3, FIRST ADDITION TO MAGNOLIA SUBDIVISION, Plat book 44, Page 16.

LOCATION: Lying between N.W. 154 Street and N.W. 155 Street and approximately 175' east of N.W. 20 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

4-ZAB-164-92
15-52-41/92-18

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested non-use variances would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the application be and the same is hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, location of building or buildings, 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 "Residence for Frances Fields," as prepared by Wheeler + Wheeler, dated 9-26-91; and survey as prepared by J.F. Lopez & Associates, Inc., dated 7-19-91, as it pertains to the variance related construction. Any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.
3. That the use be established and maintained in accordance with the approved plan.
4. That the front of the residence and its entrance be oriented toward N.W. 154 Street and that any future accessory structures be limited to the north side of the residence.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

4-ZAB-164-92

Page Three

15-52-41/92-18

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 15th day of May, 1992.

Hearing No. 92-5-2
Typed 5/19/92 bn

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

May 21, 1992

Frances Fields
3115 N.W. 81 Terrace
Miami, FL 33147

Re: Hearing No: 92-5-2
Location: Lying between NW 154 Street & NW 155 Street & approximately
175' east of NW 20 Avenue

Ms. Fields:

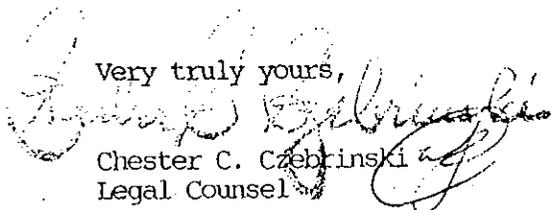
Enclosed herewith is a copy of Resolution No. 4-ZAB-164-92, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application on the above-described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party within 14 days (June 1, 1992) or by the Directors of the Dade County Building and Zoning Department and Planning Department within 18 days (June 5, 1992), as is provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits or Certificates of Use and Occupancy can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits and/or Certificate of Use and Occupancy permits should be made with this Department.

Very truly yours,


Chester C. Czabinski
Legal Counsel

CCC/bn
Enclosures

cc: Enforcement

JORGE ABURTO
PH-2009-0000047: NON-USE VARIANCE OF SIDE STREET SETBACK REQUIREMENTS IN THE RU-1 ZONING DISTRICT
PAGE 21 OF 21

TRANSMITTAL NOTICE



1515 N.W. 167TH STREET, BUILDING 5 SUITE 200
 MIAMI GARDENS, FLORIDA 33169

4/21/10
[Handwritten signature]

**City of Miami Gardens
 Agenda Cover Memo**

Council Meeting Date:	May 5, 2010		Item Type:	Resolution	Ordinance	Other	
				X			
Fiscal Impact:	Yes	No	Ordinance Reading:	1 st Reading		2 nd Reading	
		X		Public Hearing:	Yes	No	Yes
Funding Source:			Advertising Requirement:	Yes		No	
				X			
Contract/P.O. Required:	Yes	No	RFP/RFQ/Bid #:				
Sponsor Name	City Manager		Department:	Planning and Zoning			

Short Title:

RESOLUTION No. 2010-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MIAMI GARDENS, FLORIDA, APPROVING THE APPLICATION SUBMITTED BY JORGE ABURTO FOR PROPERTY LOCATED AT 1990 N.W. 154TH STREET, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FOR A NON-USE VARIANCE OF SECTION 33-50 OF THE ZONING CODE TO PERMIT AN EXISTING MASTER BEDROOM ADDITION TO AN EXISTING SINGLE-FAMILY WITH A SIDE STREET SETBACK OF 9'-8" WHERE A MINIMUM SETBACK OF 15' IS REQUIRED; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Staff Summary:

At the March 3, 2010 meeting, at the request of staff, the Council deferred this application to allow time to evaluate previous administrative variance approval granted on the property by the County.