



FINAL AGENDA

Community Zoning Appeals Board 8
 Dr. Martin Luther King, Jr. Center, Conference Rooms 1-4, 2525 NW 62 Street, Miami, FL
 Tuesday, January 21, 2025 at 7:00 pm

PREVIOUSLY DEFERRED

APPEALS

CURRENT

- | | | | | | |
|----|-------------|--------------------------------------|--------|----------|---|
| 1. | Z2023000262 | Angel Jose Agustin Salas | 23-262 | 53-41-15 | N |
| 2. | Z2024000237 | Faith Community Baptist Church, Inc. | 24-237 | 52-41-35 | N |



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF JANUARY 21, 2025

MARTIN LUTHER KING, JR., CENTER, CONFERENCE ROOMS 1-4

2525 NW 62 STREET, MIAMI, FLORIDA.

NOTICE: THE FOLLOWING HEARINGS ARE SCHEDULED FOR 7:00 P.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMUNITY ZONING APPEALS BOARD SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMUNITY ZONING APPEALS BOARD BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE BOARD BE GRANTED BY THE MAJORITY VOTE OF THE BOARD MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE MEETING ROOM. PERSONS EXITING THE MEETING ROOM SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE MEETING ROOM IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE MEETING ROOM TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

Decisions of the Community Zoning Appeals Board (CZAB) may be subject to appeal or other challenge. For example, depending upon the nature of the requests and applications addressed by the CZAB, a CZAB decision may be directly appealable to the Board of County Commissioners (BCC) or may be subject to challenge in Circuit Court. Challenges asserted in Circuit Court, where available, must ordinarily be filed within 30 days of the transmittal of the pertinent CZAB resolution to the Clerk of the BCC. Appeals to the BCC, where available, must be filed with the Zoning Hearing Section of the [Department of Regulatory and Economic Resources \(RER\)](#), or its successor Department, within 14 days after RER has posted a short, concise statement (such as that furnished above for the listed items) that sets forth the action that was taken by the CZAB. (RER's posting will be made on a bulletin board located in the office of RER.) All other applicable requirements imposed by rule, ordinance, or other law must also be observed when filing or otherwise pursuing any challenge to a CZAB decision.

Further information regarding options and methods for challenging a CZAB decision may be obtained from sources that include, but are not limited to, the following: Sections 33-312, 33-313, 33-314, 33-316, and 33-317 of the Code of Metropolitan Dade County, Florida; the Florida Rules of Appellate Procedure; and the Municode website (www.municode.com). Miami-Dade County does not provide legal advice regarding potential avenues and methods for appealing or otherwise challenging CZAB decisions; however, a licensed attorney may be able to provide assistance and legal advice regarding any potential challenge or appeal.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board No. 8**

PH: Z23-262

January 21, 2025

Item No. 1

| Recommendation Summary | |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commission District | 3 |
| Applicant | Angel Jose Agustin Salas |
| Summary of Requests | The applicant seeks to permit an existing single-family residence to setback more than permitted by code from the (north) front property line, and to setback less than required from the rear (south) and both the interior side (east and west) property lines than permitted by Code. |
| Location | 2236 NW 59 Street, Miami-Dade County, Florida. |
| Property Size | 0.13 Acre |
| Existing Zoning | RU-1, Single-Family Residential District |
| Existing Land Use | Single-family residence |
| 2030-2040 CDMP Land Use Designation | Low Medium Density Residential, 6 to 13 dua <i>(see attached Zoning Recommendation Addendum)</i> |
| Comprehensive Plan Consistency | Consistent with interpretative text, goals, objectives, and policies of the CDMP |
| Applicable Zoning Code Section(s) | Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i> |
| Recommendation | Denial without prejudice. |

REQUEST:

NON-USE VARIANCE to permit an existing single-family residence to setback 12.4' for more than 50% of the width of the house (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance required; except 20' for attached garages) from the rear (south) property line, to setback 3.3' (5' required) from the interior side (east) property line, to setback 1.7' (5' required) from the interior side (west) property line (5' required for both), and to setback 94' (50' maximum permitted) from the front (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Zoning Hearing", as prepared by Arshad Viqar, dated stamped received 8/13/2024, consisting of two (2) sheets, and "Zoning Hearing", as prepared by Arshad Viqar, dated stamped received 9/30/2024, consisting of one (1) sheet for a total of three (3) sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The plan submitted depicts an existing one (1)-story, 5,600 sq. ft. single-family residence located on an interior lot that is zoned as RU-1, Single-Family Residential District. The applicant seeks to permit the existing principal residence to encroach into the rear (south), interior side (east and west) setback areas. Additionally, the applicant seeks to allow the residence to setback more from the front (north) property line than is otherwise permitted by code. Plans indicate that the existing single-family residence consist of 3 bedrooms, 1 foyer, living room area, kitchen and 1 bathroom.

| <u>NEIGHBORHOOD CHARACTERISTICS</u> | | |
|--------------------------------------------|--------------------------------|----------------------------------------------|
| | Zoning and Existing Use | Land Use Designation |
| Subject Property | RU-1; single-family residence | Low Medium Density Residential (6 to 13 dua) |
| North | RU-1; single-family residence | Low Medium Density Residential (6 to 13 dua) |
| South | RU-1; single-family residence | Low Medium Density Residential (6 to 13 dua) |
| East | RU-1; single-family residence | Low Medium Density Residential (6 to 13 dua) |
| West | RU-1; single-family residence | Low Medium Density Residential (6 to 13 dua) |

NEIGHBORHOOD COMPATIBILITY:

The subject property is an interior lot in an established residential neighborhood and is developed under the RU-1, Single-Family Residential District zoning regulations. The surrounding area is characterized by existing single-family residences located to the north, south, east, and west of the subject site, that are also developed under the RU-1, Single-Family Residential District regulations.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to legalize a front (north) setback that is more than permitted by code, including the approval of reduced setbacks from the rear (south), and interior side (east and west) property lines for the existing single-family residence. Staff opines that the significantly reduced setback variances requested under this application are overly intensive, and represent an overutilization of the property that would result in significant visual impacts on the surrounding properties to the east, west and south of the subject site.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject site as **Low-Medium Density**. *This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.* Although staff does not support the significant setbacks requested under this application for the principal structure, staff notes that approval of the application will not add additional dwelling units to the site beyond what is allowed by the CDMP Low-Medium Density Residential Category in the Land Use Element interpretative text, and will not change the existing single-family use of the subject site. Since the applicant is not requesting to add additional dwelling units or change the single-family residential use, approval of the application with conditions would be **consistent** with the Land Use Element interpretative text under the Low-Medium Density Residential Communities designation on the CDMP LUP map.

ZONING ANALYSIS:

The applicant seeks to permit an existing residence that encroaches on front, side and rear setbacks more than permitted by Code. When the request to permit an existing single-family

residence to setback 12.4' for more than 50% of the width of the house (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance required; except 20' for attached garages) from the rear (south) property line, to setback 3.3' (5' required) from the interior side (east) property line, to setback 1.7' (5' required) from the interior side (west) property line (5' required for both), and to setback 94' (50' maximum permitted) from the front (north) property line, is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval of the application would be **incompatible** with the surrounding area, as the requests would be overly intensive, would affect the appearance and would be detrimental to the immediate neighborhood with significant visual impacts on the adjacent properties. Staff does not support the requested encroachment of 1.7' into the interior side (east) setback area and specially the very significant encroachment of 3.3' into the interior side (west) setback area by the addition to the single-family residence, and opines that a setback of slightly more than 1-foot where a 5' setback is otherwise required by code, is excessive and overly intensive and will have significant visual and other impacts on the adjacent properties to the west. Staff further opines that there is not enough separation between the addition and the property line, and that this extremely reduced gap creates a scenario where its roof would drain straight into the adjoining property located immediately to the west of the subject site.

Staff's research found one somewhat similar approval within the surrounding area, wherein a property located at 2261 NW 58 Street was approved to permit an existing single-family residence to setback a minimum of 1.9' (7.5' required) from the interior side (east) property line, and to setback 14.17' (25' required) from the front (south) property line. Notwithstanding, staff opines that the request to allow the single-family residence to have an existing setback of 12.4' for more than 50% of the width of the house (15' required for 50% of the lineal footage of the entire width of the house and 25' required for the balance required; except 20' for attached garages) from the rear (south) property line, 3.3' (5' required) from the interior side (east) property line, 1.7' (5' required) from the interior side (west) property line (5' required for both) and 94' (50' maximum permitted) from the front (north) property line, are too intense and excessive by comparison. Staff acknowledges that although the request is internal to the subject site, the setback encroachments would be visible from the neighboring properties and creates a significant visual impact on the surrounding area. Based on the foregoing analyses, staff opines that the request would be out of character and detrimental with the surrounding area and would not maintain 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 neighborhood and would be **incompatible** with same. **Therefore, staff recommends denial without prejudice of the request, under Section 33-311 (A)(4)(b) Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Denial without prejudice.

CONDITIONS FOR APPROVAL: None.

Angel Jose Agustin Salas

Z23-262

Page | 4

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Angel Jose Agustin Salas

PH: Z23-262

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS | |
|------------------------------------------------------------|---------------------|
| <i>Division of Environmental Resource Management (RER)</i> | <i>No objection</i> |
| <i>Miami-Dade Fire Rescue (MDFR)</i> | <i>No objection</i> |
| <i>Platting and Traffic Review Section (RER)</i> | <i>No objection</i> |
| <i>Water and Sewer Department (WASD)</i> | <i>No objection</i> |
| <i>Building and Neighborhood Compliance (BNC)</i> | <i>No objection</i> |
| <i>*Subject to conditions in their memorandum.</i> | |

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

| | |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Low-Medium Density Residential (Pg. I-31)</p> | <p>The Adopted 2020 and 2030 Land Use Plan designates the subject property as being within the Urban Development Boundary for Low-Medium Density Residential. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</p> |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p> | <p>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.</p> |
| <p>Sec. 33-36.1. - Administrative adjustment procedure.</p> | <p>Zoning Districts - AU, GU, EU-1, EU-1C, EU-2, EU-S, EU-M, RU-1, RU-1Ma, RU-1Mb, RU-1Z, RU-2</p> <p>Setback - Maximum reduction 50% (i.e., if minimum required setback is 10 feet, then setback could not be reduced below 5 feet administratively)</p> <p>Lot Coverage - maximum increase for a principal and/or accessory structure 15% (i.e., if maximum lot coverage in the district is 30%, then total lot coverage that could be approved administratively is 34.5 percent)</p> |

| | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------|
| <p>Sec. 33-49. - Table of minimum widths, area of lots, maximum lot coverage, and minimum building sizes</p> | <p>District</p> | <p>Families</p> | <p>Min. Width</p> | <p>Min. Lot Area (Sq. Ft.)</p> | <p>Max. Lot Coverage (% of Lot Area)</p> | <p>Min. Bldg. Size (Cu. Ft.)</p> |
| | District | Families | Min. Width | Min. Lot Area (Sq. Ft.) | Max. Lot Coverage (% of Lot Area) | Min Bldg. Size (Cu Ft) |
| | RU-1 | 1 | New sub.- 75' | 7,500 | 40% | 8,500 |
| <p>Sec. 33-50. - Table of setback lines in residential and estate districts.</p> | <p>District/ Families</p> | <p>Front (Ft.)</p> | | <p>Rear (Ft.)</p> | <p>Interior Side (Ft.)</p> | <p>Side Street (Ft.)</p> |
| | RU-1: One | 15 for 50% of the lineal footage of the width of the house and 25 for balance; except 20 for attached garages | | 15 for 50% of the lineal footage of the width of the house and 25 for balance | 10% lot width min.—5' max.— 7½' | 15 |

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

ANGEL, JOSE AGUSTIN SALAS/SALAS, 2236 NW 59 ST
ALVARO MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2023000262

DATE

HEARING NUMBER

FOLIO: 30-3115-034-0420

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

January 8, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Building Support Case# G20120154908-UG: Complaint received from MDPD 8/20/2012. Case opened for Structure A.....Property identified by MDPD as a Grow House.....with plumbing, electrical, and mechanical all works commenced without the required permit.....In addition to obtaining required permits, reports for electrical, plumbing, structural and mold conditions have to be submitted and approved by Unsafe Structures Section before a final inspection can be scheduled.....No permit application will be released for processing until the property owner has provided access into the property for an inspection. Notice Of Violation was posted 12/3/2012. NOV Non-Compliance updated 3/12/2013 as no permits was obtained. Notice Of Violation was recorded on 7/6/2013 under Book: 28712 Page: 3924 Total Pages:6. Notice Of Unsafe Structures Panel Hearing posted 7/30/2013. Unsafe Structures Panel Hearing conducted 8/29/2013, case was heard. Panel Order was recorded under Book: 28800 Page: 3061 Total Pages: 5 on 8/31/2013. Panel Order posted at property 9/4/2013. Board/Panel Order Non-Compliance on 12/2/2013 as " No GH reports submitted and no permit obtained to correct the violations. Building Inspector Demolition Requirement Sheet completed 12/2/2013. Vacate Letter was posted at property 1/30/2014. Internal Agreement was requested, reviewed, and approved 3/31/2024. Internal Agreement Approved By FUS on 4/15/2014. Internal Agreement Executed 4/29/2014 and payment received 4/30/2014. Grow house Report Approved on 6/7/2014. Internal Agreement Non-Compliance as no permit obtained and Building Inspector

Demolition Requirement Sheet Completed 2/27/2015. Internal Agreement requested and prepared 6/29/2015 and was approved by FUS 7/6/2015. Signed Internal Agreement and Payment Received 7/27/2015. Building Inspector Demolition Requirement Sheet Completed 1/27/2016 and vacate letter was posted 3/4/2016. Internal Agreement Requested and Prepared By FUS 12/3/2022 and approved by FUS 12/5/2022. Payment Received and Signed Internal Agreement Approved 1/10/2023. Non-Compliant Agreement Request received 11/16/2023. Internal Agreement Received and prepared by FUS 11/16/2023. Payment received and Signed Internal Agreement Approved 12/5/2023. Internal Agreement Requested and prepared by FUS 8/9/2024. Signed Internal Agreement and Payment Received 8/23/2024. Current compliance date is 5/20/2025. Case remains open and is showing no balance due currently.

Building Support Case# 20200204797-B: Notice Of Violation created and posted 8/8/2020. Notice Of Violation was recorded under Book: 32049 Page: 4253 Total Pages: 1 on 8/13/2020. Civil Violation Notice created and posted at property 3/30/2021. Non-Compliance Affidavit issued 1/18/2022, subsequently, Notice Of Assessment Of Continuing Penalties initiated 1/19/2022. Final Notice Of Intent To Lien/Demand For Payment mailed on 3/2/2022. Lien was approved by Hearing Officer 4/19/2022. Lien was recorded under Book: 33149 Page: 4649 Total Pages: 2 on 4/26/2022. A compliance inspection conducted on 01/8/2025 revealed that the violation was corrected and lien balance paid. There are no outstanding fees.

VIOLATOR:

ANGEL, JOSE AGUSTIN SALAS/SALAS, ALVARO

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: November 5, 2024

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director *Lisa Spadafina*
Division of Environmental Resources Management

Subject: Z2023000262-2nd Review
Angel Jose Agustin Salas
2236 NW 59th Street
Non-use variance for setback requirements. Legalizing addition to
single-family residence.
(RU-1) (0.13 acres)
15-53-41

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to DERM records, the property is currently connected to public water and sewer. Pursuant to the Code, the structure being legalized is required to connect to public water and sanitary sewers to the extent that they have plumbing connections for potable water and/or wastewater.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, however, the site plan entitled "Zoning Hearing", prepared by Arshad Viqar, P.E., and dated as received by Miami-Dade County on July 25, 2023, with the subject application and indicates that tree resources onsite will not be removed. Please note that 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 and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code.

In accordance with section 24-49.9 of the Code, 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. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: None

DERM Enforcement History Review

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

Conditions of Approval: None

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: November 5, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: *UPDATED* Zoning Application Comments - Angel Jose Agustin Salas
Application No. Z2023000262

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Angel Jose Agustin Salas

Location: The proposed project is located on approximately 0.13 acres at 2236 NW 59th Street, with Folio No. 30-3115-034-0420, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a Non-Use Variance regarding setbacks for the subject property. As per submitted site plan the addition in the back of the property will be demolished.

Water/Sewer: The subject site is located within the WASD's water and sewer service area. The subject property is currently connected to water and sewer.

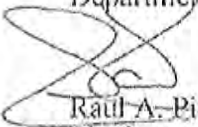
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov

Memorandum



Date: November 7, 2024

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

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

Subject: Z2023000262
Name: Angel Jose Agustin Salas
Location: 2236 NW 59 Street
Section 15 Township 53 South Range 41 East

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

This land **complies** with Chapter 28 of the Miami-Dade County Code, the property is platted as Lot 35, Block 2, Plat Book 16, Page 72.

This application does not generate any additional trips.

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: August 16, 2024
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2023000262

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "EnerGov" on 8/13/2024. Single family home.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2023000262

Section: 15 Township: 53 Range: 41
 Applicant: ANGEL JOSE AGUSTIN SALAS
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, July 27, 2023

| REVISION | DATE | BY |
|----------|------|----|
| | | |



MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2023000262

Legend



Subject Property

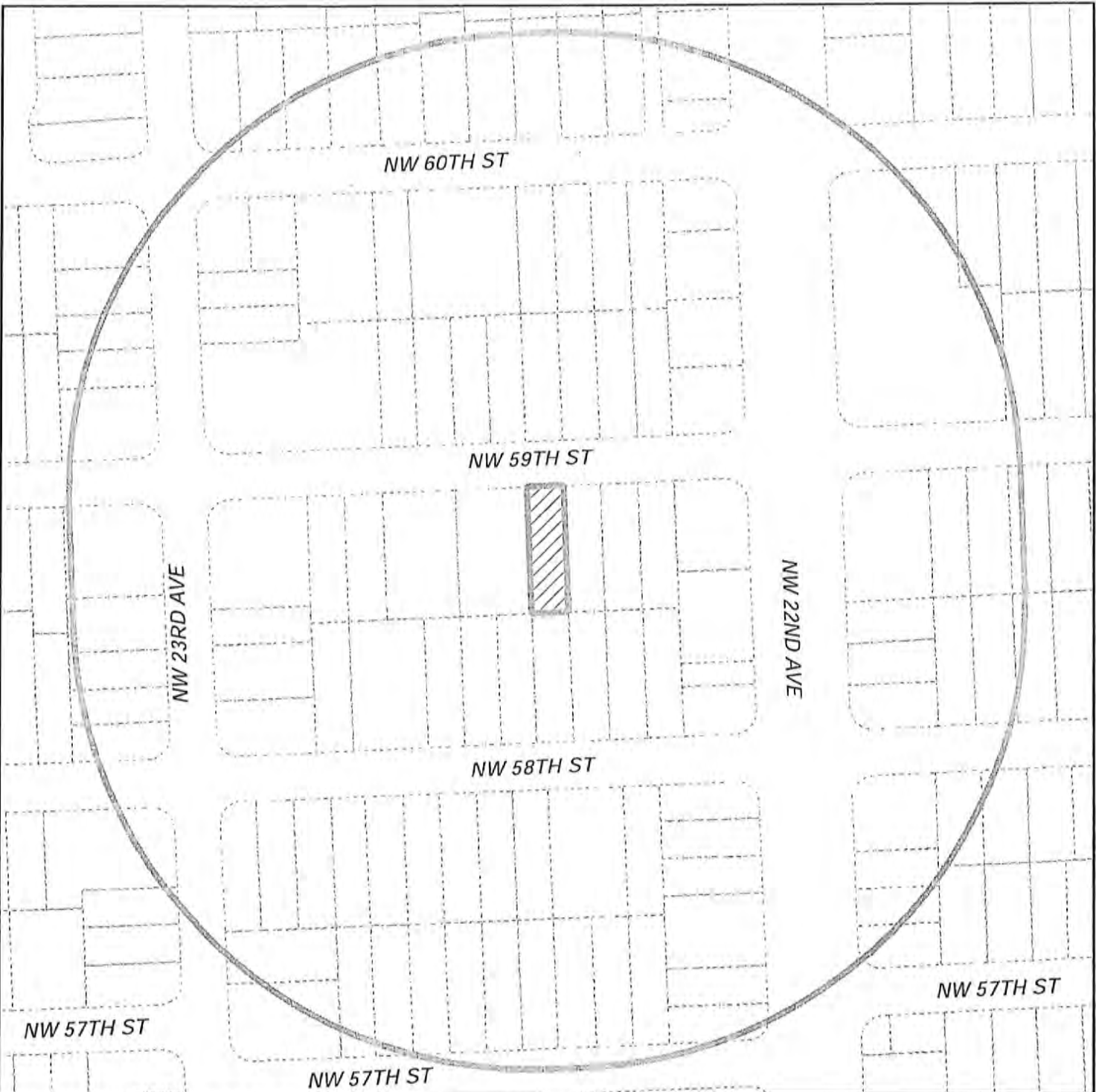


Section: 15 Township: 53 Range: 41
 Applicant: ANGEL JOSE AGUSTIN SALAS
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, July 27, 2023




| REVISION | DATE | BY |
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MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2023000262
 RADIUS: 500

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



Section: 15 Township: 53 Range: 41
 Applicant: ANGEL JOSE AGUSTIN SALAS
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, July 27, 2023

| REVISION | DATE | BY |
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| | | |




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2023000262

Section: 15 Township: 53 Range: 41
 Applicant: ANGEL JOSE AGUSTIN SALAS
 Zoning Board: C8
 Commission District: 3
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

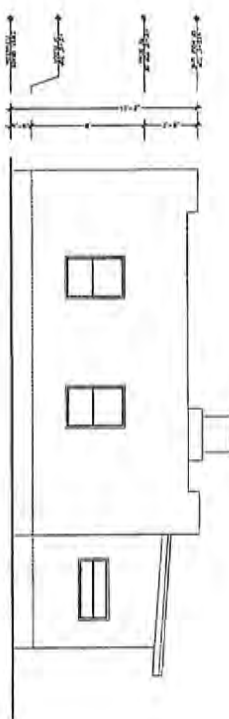
Legend

 Subject Property Case

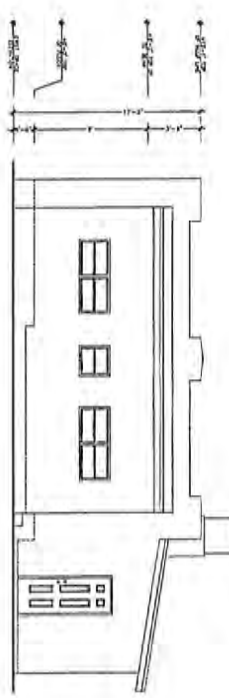


SKETCH CREATED ON: Thursday, July 27, 2023

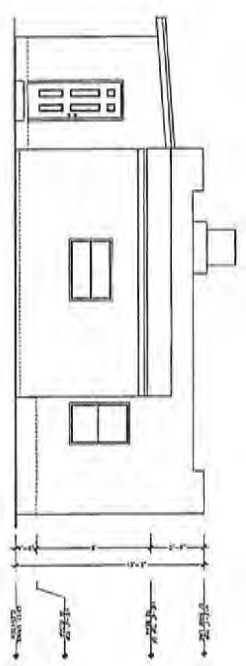
| REVISION | DATE | BY |
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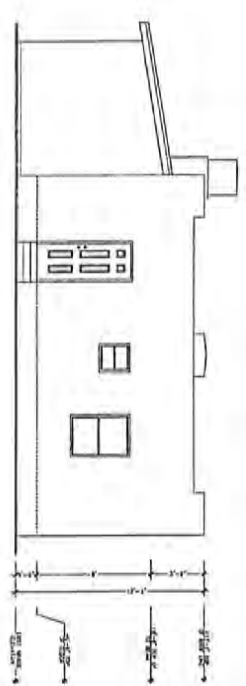
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

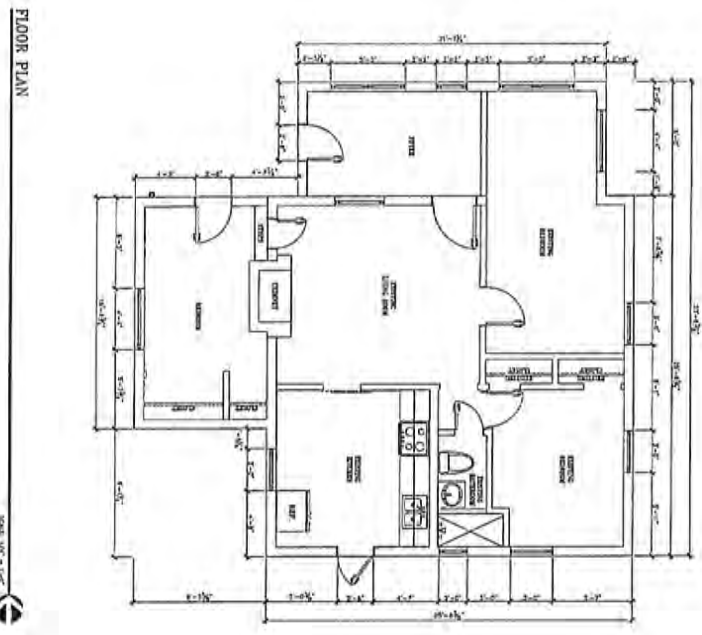
MIAMI PERMITS.COM
 Plans, Permits & Inspections Processing
File System
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Arhail Viquez, Cert. Auth. #277947 PE #18863
 TEL: 305-226-6900

ZONING HEARING
 ANGEL JOSE AGUSTIN SALAS
 2236 NW 59th STREET, MIAMI, FLORIDA 33147.

| DESCRIPTION | DATE |
|-------------|------|
| | |
| | |
| | |
| | |

SEAL

SCALE 1/8" = 1'-0"
 A-2

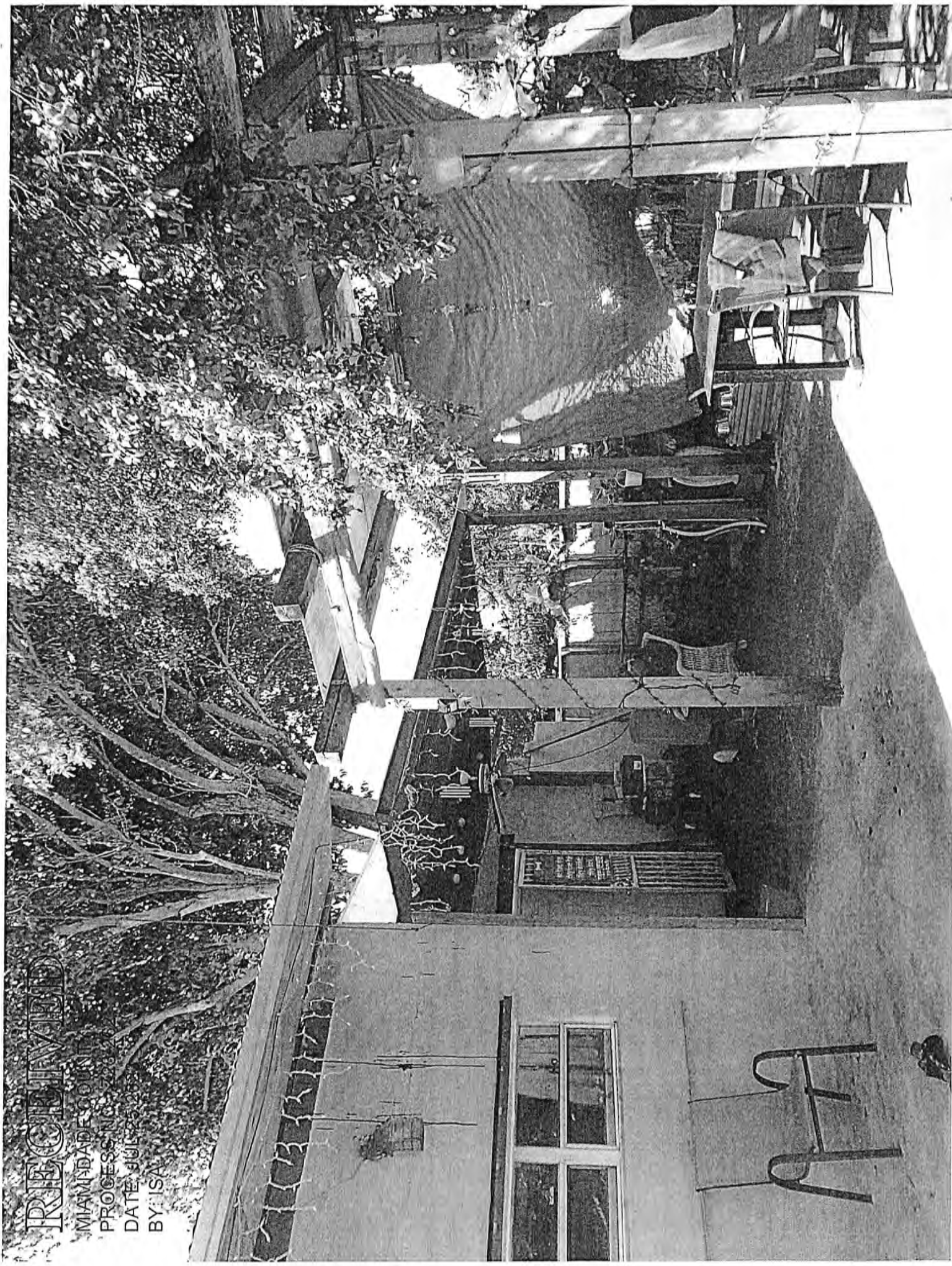


| | |
|-------------|--------------------------------------------|
| Project No. | ZONING HEARING |
| Client | ANGEL JOSÉ AGUSTIN SALAS |
| Address | 2236 NW 59th STREET, MIAMI, FLORIDA 33147. |
| DESCRIPTION | |
| DATE | 08-09-24 |

MIAMI PERMITS.COM
 Plans-Permits & Inspections Processing
E-file System
 11865 SW 26 ST Suite J-7 Miami, FL 33175
 Archd Vapor Con. Auth. #17147 PE #38863
 PH: 305-228-3900

SEAL

SHEET NO. A-1



RECORDED

MIAMI DADE COUNTY

PROCESS NO. 2014

DATE JUL 26 2014

BY: ISA

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO: Z23-262

DATE: JUL 25 2023

BY: ISA





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MIAMI-DADE COUNTY
PROCESSING
DATE 11/20/2014
BY ISA

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MIAMI DADE COUNTY
PROCESS NO. Z23-260
DATE: JUL 25 2023
BY: ISA



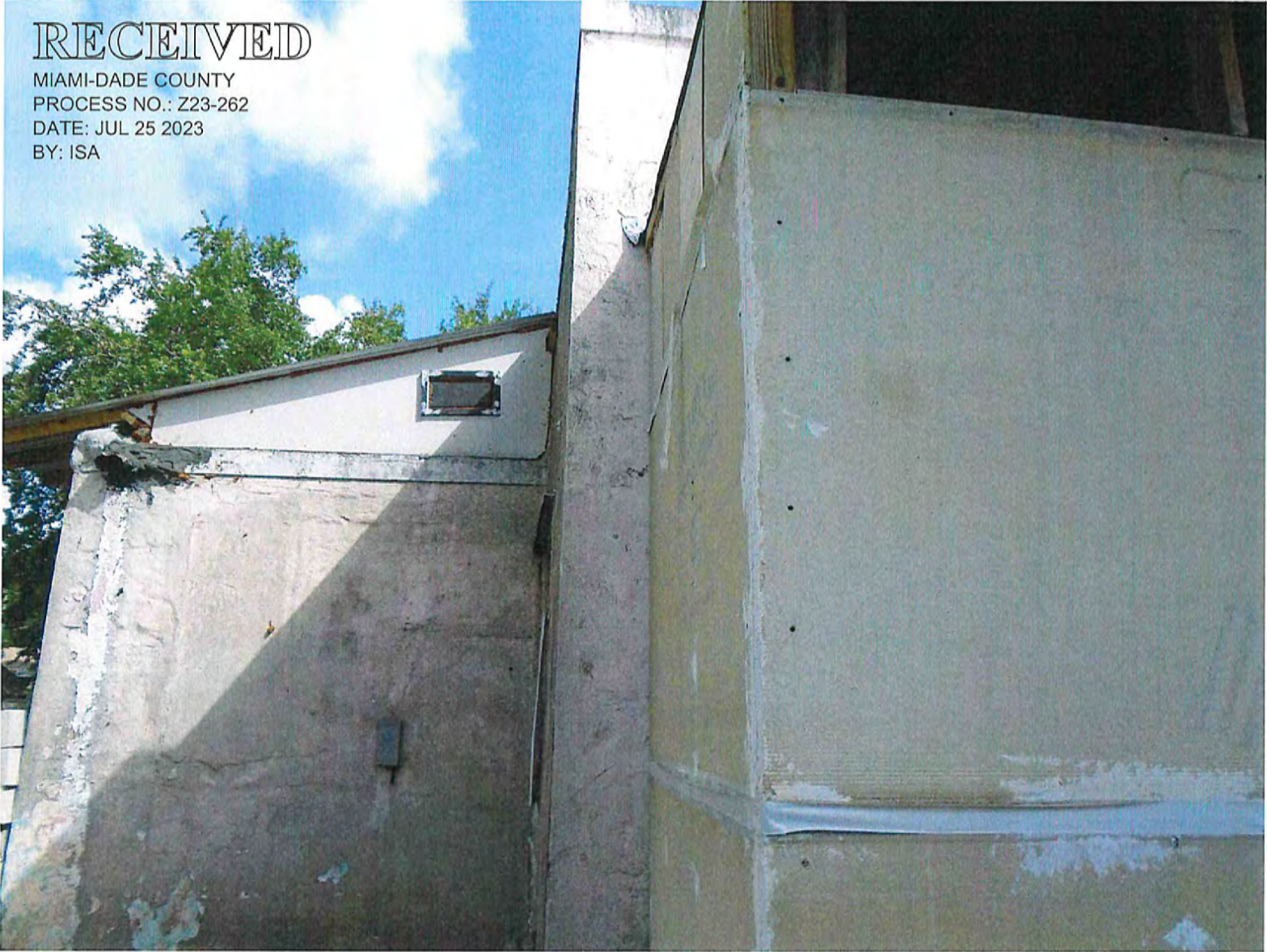
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PROCESS NO.: Z23-262
DATE: JUL 25 2023
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PROCESS NO.: Z23-262
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PROCESS NO.: Z23-262
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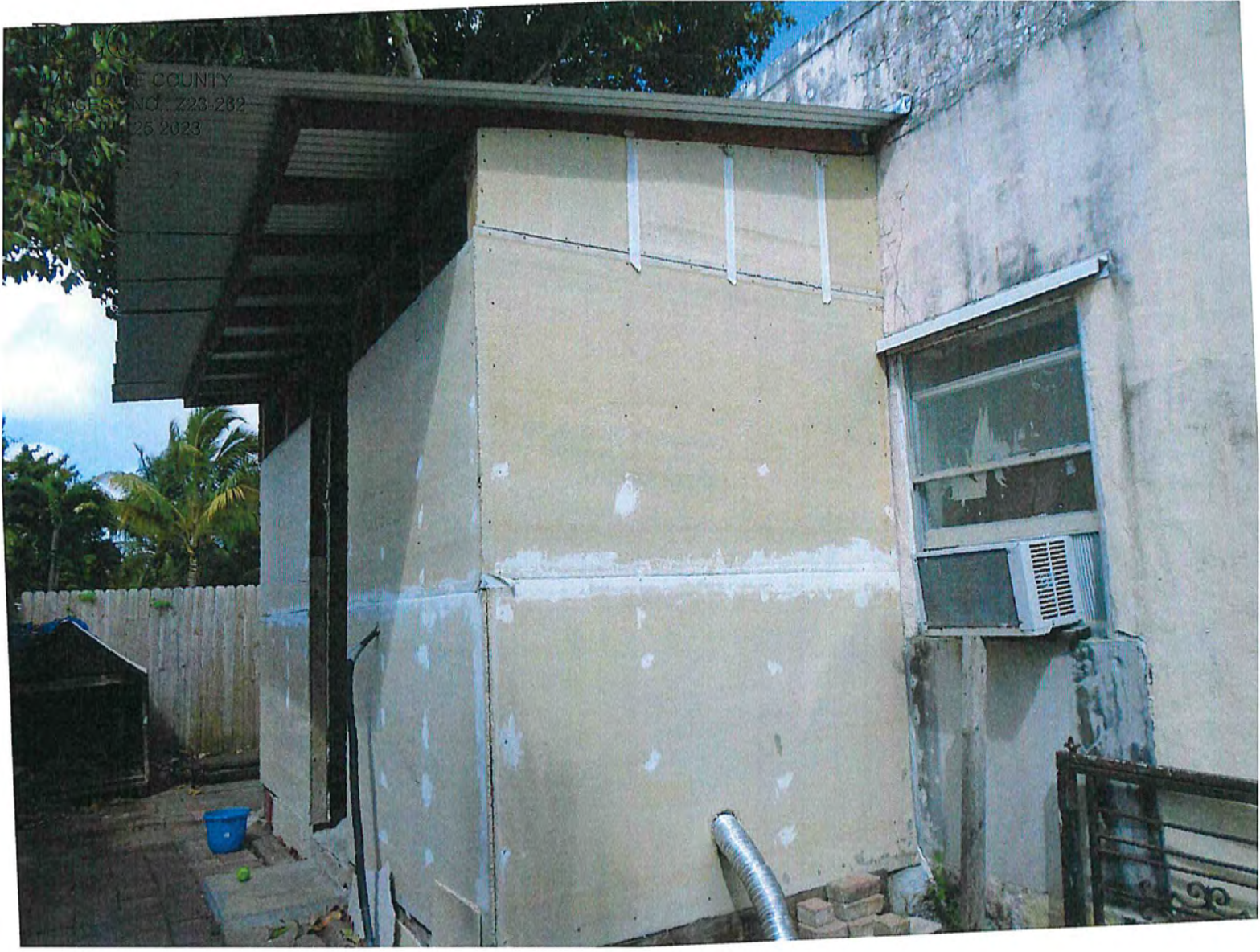
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PROCESS NO. : Z23-262
DATE: JUL 25 2023
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DATE: JUL 25 2023
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DADE COUNTY
PROCES NO. 223-232
25 2023

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z23-262

DATE: JUL 25 2023

BY: ISA



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PROCESS NO.: Z23-262
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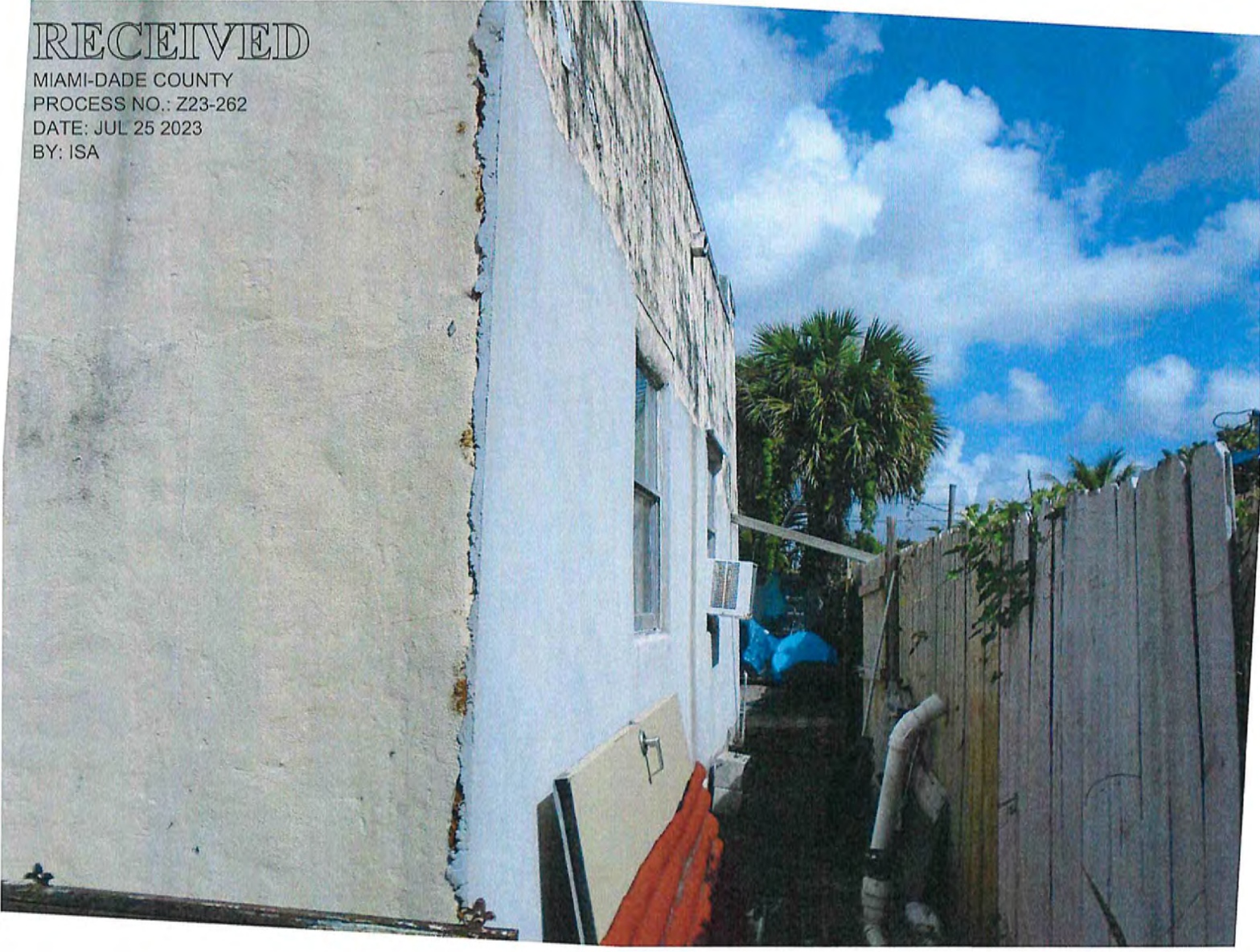
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PROCESS NO.: Z23-262
DATE: JUL 25 2023
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PROCESS NO.: Z23-262
DATE: JUL 25 2023
BY: ISA



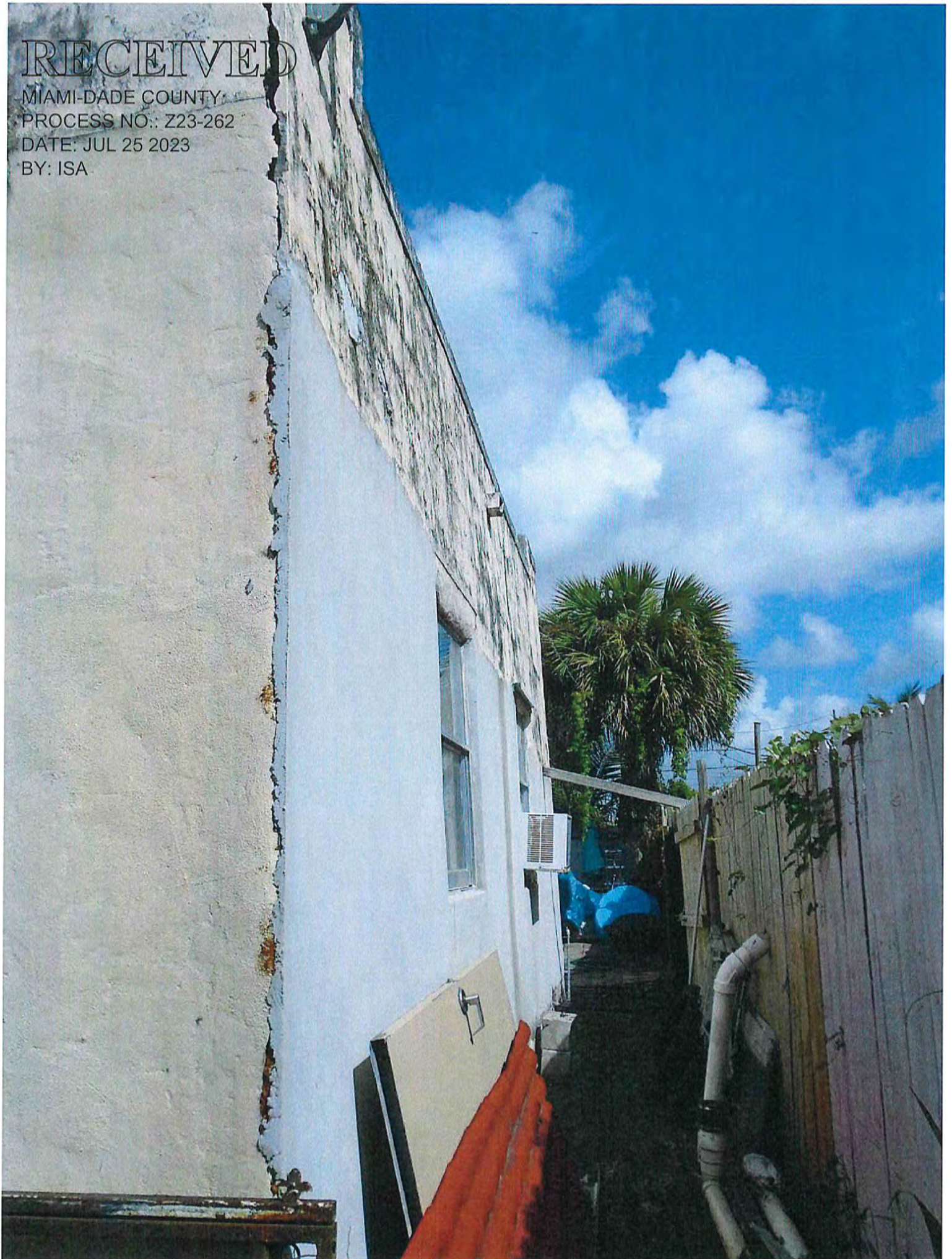
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MIAMI-DADE COUNTY

PROCESS NO.: Z23-262

DATE: JUL 25 2023

BY: ISA



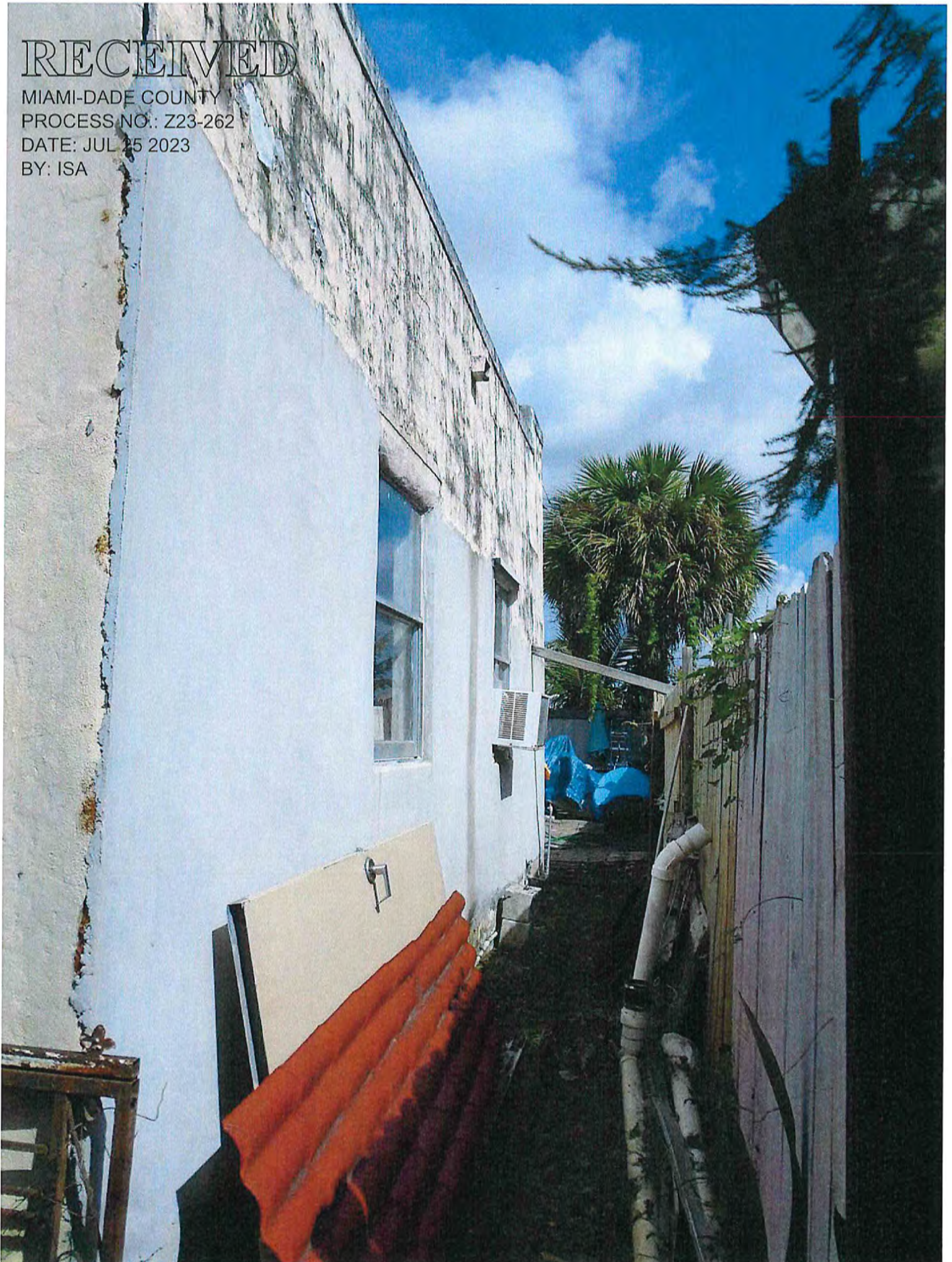
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MIAMI-DADE COUNTY

PROCESS NO.: Z23-262

DATE: JUL 25 2023

BY: ISA

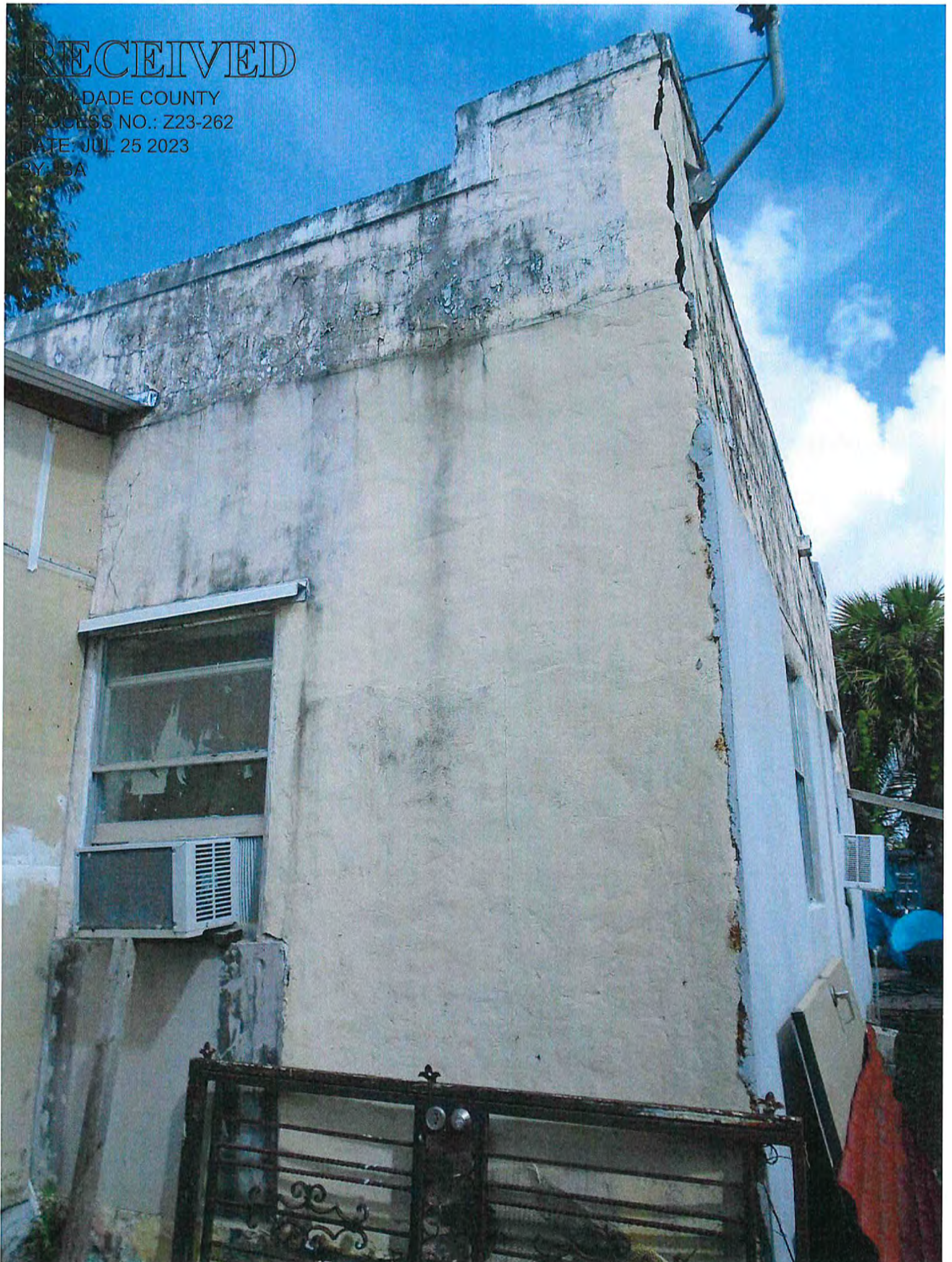




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BY: ISK

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-262
DATE: JUL 25 2023
BY: ISA



**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to Community Zoning Appeals Board 8**

PH: Z24-237

January 21, 2025

Item No. 3

| Recommendation Summary | |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commission District | 2 |
| Applicant | Faith Community Baptist Church, Inc. |
| Summary of Requests | The applicant seeks to modify the condition of a previously approved resolution in order to submit a revised site plan for the proposed 37-unit residential development, including the existing church that shall continue to be located on the subject property. Additionally, the applicant seeks to allow the proposed residential lots to have no frontage on public streets and to permit access to such lots by way of a private driveway, to permit a common parking area for these individual units, and to provide fewer number of parking spaces than required by Code. |
| Location | 10401 NW 8 Avenue, Miami-Dade County, Florida |
| Property Size | ±3.67-gross (±3.21-net) Acres |
| Existing Zoning | RU-2, Two-family Residential District |
| Existing Land Use | Religious facility, private school |
| 2030-2040 CDMP Land Use Designation | Low-Medium Density Residential 6 – 13 dua (see attached Zoning Recommendation Addendum) |
| Comprehensive Plan Consistency | Consistent with interpretative text, goals, objectives and policies of the CDMP |
| Applicable Zoning Code Section(s) | Section 33-311(A)(7), Generalized Modification Standards (see attached Zoning Recommendation Addendum) Section 33-311(A)(4)(b), Non-Use Variance Standards From Other Than Airport Regulations. (See attached Zoning Recommendation Addendum) |
| Recommendation | Approval with conditions. |

REQUESTS:

- (1) MODIFICATION of Condition #2 of Resolution #4-ZAB-269-84, passed and adopted by the Board of County Commissioners and reading as following:

FROM: "2. That the use shall be established and maintained in accordance with the approved plan".

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Faith Place Village,' as prepared by Stuart Architecture, consisting of 11 sheets, landscaping plans prepared by Land Design/Research2, LLC, consisting of 3 sheets, and Civil Plans prepared by HSQ Group, LLC, consisting of 4 sheets, all dated stamped received 12/16/2024, for a total of 18 sheets."

The purpose of request #1 is to allow the applicant to submit a new site plan showing the existing church as well as the new residential development being proposed on a portion of the subject property.

- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of

frontage (50' required), and to permit such lots to have access to a public street by means of private drives.

- (3) NON-USE VARIANCE to permit parking for the proposed residential units within a common parking area (2 parking spaces required on each individual lot).
- (4) NON-USE VARIANCE to permit 55 parking spaces for the proposed residential development (56 parking spaces required).

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

PROJECT HISTORY AND DESCRIPTION:

The ±3.67-gross acres (±3.21-net acres) subject property, located at 10401 NW 8 Avenue, was originally established as a religious facility. On July 25, 1984, pursuant to Resolutions #4-ZAB-269-84, the Metropolitan Dade County Zoning Appeals Board approved, with conditions, a Special Exception to permit a private school, restricted to a maximum of 50 students from pre-school through second grade, in conjunction with the existing religious facility. Staff notes that ancillary variances were also granted as part of this application, including: the continued use of 70 parking spaces for the existing church and 10 spaces for the proposed private school within a grass area; allowing the required trees to be planted within a year (by July 25, 1986); and permitting the expansion of an existing sign with reduced setbacks from those required by the Code.

The applicant now seeks to modify condition #2 of Resolution #4-ZAB-269-84 in order to submit a revised site plan that includes the existing church and elementary school, as well as the construction of 37 workforce housing units (WHU), as detailed in the proposed site plan (request #1). As part of this application, the applicant is also seeking ancillary non-use variances to permit the proposed residences with 0' of frontage on a public street; and permit access to the public street by means of a private drive (request #2); permit parking for the proposed residential units within a common parking area (request #3); and permit 55 parking spaces for the proposed residential development (request #4). The submitted plans depict the existing religious facility and private school located on the west side of the subject property, with its primary frontage along NW 8th Avenue. The plans also indicate that the proposed 37 residential dwelling units will be located along NW 105th Street and the eastern (rear) property line, with access provided by private drives. Parking is internal to the site, with four (4) access points for vehicles and pedestrians provided along NW 8th Avenue. Submitted landscape plans depict landscaping exceeding the code requirements in the form of trees and shrubs provided around the perimeter of the blocks, along the proposed structures, as well as along the edges of the external of the development to buffer the adjacent properties. Additionally, the applicant has proffered a declaration of restrictions, which, among other things, restricts the site to the submitted site plans and development parameters and for all units to be for workforce housing only.

| <u>NEIGHBORHOOD CHARACTERISTICS</u> | | |
|--------------------------------------------|---------------------------------------------|--------------------------------------------|
| | Zoning and Existing Use | Land Use Designation |
| Subject Property | RU-2; religious facility and private school | Low-Medium Density Residential, 6 - 13 dua |
| North | RU-2; religious facility and parking lot | Low-Medium Density Residential, 6 - 13 dua |

| | | |
|--------------|---------------------------------------|--------------------------------------------|
| South | BU-1A; commercial | Low-Medium Density Residential, 6 - 13 dua |
| East | NCUAD; commercial | Community Urban Center |
| West | RU-2; single-family home and duplexes | Low-Medium Density Residential, 6 - 13 dua |

NEIGHBORHOOD COMPATIBILITY:

The ±3.67-gross (±3.21-net) acre subject property consists of an existing religious facility and private school, and is located at 10401 NW 8 Avenue. The surrounding area includes another religious facility located to the north, RU-2 zoned single-family and duplex residences to the west, and BU-1A zoned commercial uses to the south. Additionally, the properties to the east are developed with commercial uses and are located within the North Central Urban Area District (NCUAD).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to continue the existing religious and private school uses that currently exist on the property and the development of additional housing in this area of the County. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application will generate approximately 36 PM peak hour vehicle trips. Staff notes that the application requests will add to the population of the area, impact water and sewer services, and may bring additional noise into the neighborhood. However, based on staff's analysis below, staff opines that any such impacts, including visual and aural impacts on the surrounding area due to the addition of the residential uses, would be adequately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The ±3.21-acre subject property is located within the Urban Development Boundary (UDB) and the Comprehensive Development Master Plan (CDMP) Adopted 2030-2040 Land Use Plan (LUP) map designates the site as **Low-Medium Density Residential**. The Low-Medium Density Residential category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. *The types of housing found in the areas designated low-medium density residential are characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and low-rise apartments, provided that the maximum gross density is not exceeded.* The approval of this application could allow the applicant to develop the ±3.67-gross acre parcel with forty-seven (47) residential units. Staff notes that, through the Workforce Housing Development Program, a density bonus of up to 25% may be granted for projects that allocate residential units for workforce housing. As a result, the maximum allowable density for the subject site utilizing workforce housing, would be sixty (60) residential units under the CDMP. Staff further notes that the existing RU-2, Two-family Residential District, has a minimum lot size requirements of 5,000 sq. ft. of net area. Using density bonuses for residential developments, the approval of this application could allow the applicant to develop the ±3.67-gross acre subject parcel with a maximum of 31 residential units under the RU-2 standards, which would be fewer than the proposed number of units. However, staff also notes that, pursuant to Sec. 33-193.11(C) of the Miami-Dade County Code, the total number of dwelling units permitted including market rate units, bonus units, and workforce housing units (WHUs), may exceed the maximum density allowed in the zoning district in accordance with the provisions outlined, provided that the density does not exceed the maximum allowable density bonuses set forth in the Comprehensive Development Master Plan (CDMP). As a result, the applicant has voluntarily proffered a covenant, which would

require that the subject property be developed with 37 workforce housing units, a figure that is below the maximum density permitted under the CDMP's Low-Medium Density Residential threshold on the LUP map.

Furthermore, the CDMP Land Use Element **Objective LU-4**, states that Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community. The subject property abuts properties to the east that are zoned North Central Urban Area District (NCUAD) and have a CDMP designation of Community Urban Center, allowing a maximum density of 60 units per acre and a building height of up to eight (8) stories. Staff opines that the proposed residential development featuring approximately 11 units per gross acre and a maximum height of two (2) stories will provide a reasonable transition between the more intense commercial and future mixed-use developments to the east and the existing single-family and duplex residences to the west of the subject site. As such, staff opines that approval of the revised site plan for the proposed 37-unit residential development, including the continued presence of the existing religious facility and private school on the subject property, would be **compatible** with the surrounding area and **consistent** with the density threshold of the **Low-Medium Density Residential** designation of the parcel on the CDMP Land Use Plan map and Land Use Element interpretative text, **Objective LU-4**.

ZONING ANALYSIS:

The applicant seeks to modify condition #2 in connection with Resolution #4-ZAB-269-84, which references the 1984 Site Plan associated with the subject property (request #1). This modification is sought in order to develop the site in accordance with the proposed site plan submitted as part of this application. When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that approval of requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area concerned. In addition, staff opines that approval of the revised site plan, along with the ancillary non-use variances that are the subject of requests #2 through #4, would not create any new visual impacts on the surrounding area that would be detrimental to the character of the area.

As previously mentioned, the ±3.67-gross-acre (±3.21-net-acre) property, located at 10401 NW 8 Avenue, includes a religious facility and private school building with an existing entrance along NW 8 Avenue. The revised plan proposes a residential development featuring duplex and triplex units, which are permitted under the RU-2 zoning district as part of the Workforce Housing Development Program. The proposed site plan indicates that 13 of the units will feature main frontages with pedestrian access along NW 105 Street. This design includes a six-foot sidewalk, parallel parking, and landscaped strips, creating an urbanized aesthetic that aligns with the NCUAD Community Urban Center standards observed in neighboring properties to the east. The remaining units will be located internally within the site, fronting private sidewalks and adjacent parking spaces. Submitted landscape plans depict landscaping in the form of trees and shrubs provided dispersed throughout the property with the require street trees along both NW 8th Avenue and NW 105 Street. Based on the memoranda submitted by other departments reviewing the application, approval of the application would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, would not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or provoke a nuisance. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application and indicate in their memorandum, dated November 20, 2024, that the application will meet the traffic concurrency criteria for an

Initial Development Order and that the application will generate 36 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources in their memorandum dated January 9, 2025, indicate that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the memorandum submitted by the Miami-Dade Fire Rescue Department and the Water and Sewer Department indicate no objection to the application as well. **Therefore, staff recommends approval of request #1 with conditions under Section 33-311(A)(7) Generalized Modification Standards.**

In order to implement the proposed development on the subject property, the applicant is also requesting ancillary non-use variances from the zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage (50' required), and to permit such lots to have access to a public street by means of private drives (request #2), to permit parking for the proposed residential units within a common parking area (2 parking spaces required on each individual lot) (request #3) and to permit 55 parking spaces for the proposed residential development (56 parking spaces required) (request #4). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports the aforementioned requests and opines that the approval of the requests with conditions would be **compatible** with the neighborhood, would not affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area. Staff opines that the aforementioned requests are partly due to the existing church and private school building, which will remain on-site and create design challenges for the residential development.

Regarding the request to waive the requirement for frontage on a public right-of-way and permit the proposed lots with 0 feet of frontage (50 feet required) to access a public street via private drives (Request #2), staff notes that the property will be served by a private drive interconnected across both phases of the development and directly connecting to NW 8 Avenue. Given the unique characteristics of the development, staff supports the use of private drives. Additionally, based on feedback from the Platting and Traffic Review Section, there are no objections to the proposed use of private drives. Also, when the ancillary requests #3 and #4 to permit to permit parking for the proposed residential units within a common parking area (2 parking spaces required on each individual lot) and to permit 55 parking spaces for the proposed residential development (56 parking spaces required) are analyzed, staff supports these requests and opines that the requests are internal to the site, and would not be out of character with the neighboring area. Staff supports the request for a common parking area for the proposed residential use being added to the subject site, and opines that said surface parking lot will adequately address the anticipated need generated by the proposed residential units, and would not cause spillage of unauthorized parking on the abutting rights-of-way. Based on the submitted site plans, the proposed dwelling units conform with the existing character of the neighborhood and do not indicate an intensification of the development of the site beyond the scale of the surrounding area. Furthermore, staff considers the reduction of one parking space to be minimal, noting that additional on-street parking along NW 105 Street is being provided. While these on-street spaces cannot be counted toward the required parking per code, they ensure the overall parking availability exceeds the minimum requirements. As such, staff opines that approval of requests #2, #3 and #4, to access a public street via private drives, permit parking for the proposed residential units within a common parking area and reduced parking, would maintain 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 that the requested non-use variances would be compatible with the surrounding*

properties and would not be detrimental to the area. Therefore, staff recommends approval with conditions of requests #2, #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate four (4) ingress/egress point of direct vehicular and pedestrian access located along NW 8 Avenue. Parking and driveways are internal to the site, with the parking provided using common parking areas. The overall project provides for a total of 144 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval with conditions.

CONDITIONS FOR APPROVAL:

1. That all other conditions of Resolution #4-ZAB-269-84, remain in full force and effect, except as herein modified.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Faith Place Village,' as prepared by Stuart Architecture, consisting of 11 sheets, landscaping plans prepared by Land Design/Research2, LLC, consisting of 3 sheets, and Civil Plans prepared by HSQ Group, LLC, consisting of 4 sheets, all dated stamped received 12/16/2024, for a total of 18 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and that the landscaping indicated on the plans be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Regulatory and Economic Resources Division of Environmental Resources Management as indicated in the memorandum dated January 9, 2025.
6. That the applicant obtains a Certificate of Use from and promptly renew the same annually with the Department of Regulatory and Economic Resources, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
7. That the applicant provides a Traffic Operations Plan (TOP) prior to submitting a building permit. Miami-Dade County Department of Transportation and Public Works (DTPW) approval of the TOP is required prior to the issuance of a building permit application.

ES:JB:SS:EA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Faith Community Baptist Church, Inc.
PH: Z24-237

| NEIGHBORHOOD SERVICES PROVIDER COMMENTS* | |
|------------------------------------------------------|----------------------|
| Division of Environmental Resources Management (RER) | <i>No objection*</i> |
| Platting and Traffic Review Section (RER) | <i>No objection</i> |
| Department of Transportation and Public Works (DTPW) | <i>Pending</i> |
| Fire Rescue Department | <i>No objection</i> |
| Water and Sewer Department (WASD) | <i>No objection</i> |
| Miami-Dade County Public Schools | <i>No objection</i> |
| Building and Neighborhood Compliance (BNC) | <i>No objection</i> |
| <i>*Subject to conditions in their memorandum.</i> | |

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

| | |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Low-Medium Density Residential (Pg. I-31) | <i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i> |
| Objective LU-4 (Pg. I-8) | <i>Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i> |
| Policy LU-4A (Page I-9) | <i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i> |

PERTINENT ZONING REQUIREMENTS/STANDARDS

| | |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sec. 33-124. – Standards - Off-street parking required | <i>(a) Dwellings: (1) Single-family dwellings not specifically referenced elsewhere in this section shall be provided two (2) parking spaces. Paving of said spaces shall not be required. (2) Two-, three- and four-unit dwellings shall be provided two (2) parking spaces per unit.</i> |
| Sec. 33-193.11(A)(3) Parking reduction for on-site development of WHUs. | <i>Parking reduction for on-site development of WHUs.(a)Except as provided in this paragraph, for workforce housing units developed within 660 feet of a CDMP-designated major corridor served by transit, CDMP-designated mixed-use corridor, or CDMP-designated Rapid-Transit Activity Corridor, which includes the SMART Plan Corridors, the WHUs shall be entitled to a parking reduction in accordance with Section 33-284.86(F)(3) (Group 1 (work-force reduction).</i> |
| Sec. 33-193.11(C) Intensity standards. | <i>The total number of dwelling units permitted, including market rate units, bonus units, and WHUs, may exceed the permitted maximum density allowed in the zoning district in accordance with the foregoing provisions, provided that the density shall not exceed the maximum allowable density bonuses set forth in the CDMP.</i> |

ZONING RECOMMENDATION ADDENDUM

Faith Community Baptist Church, Inc.
PH: Z24-237

| Section 33-284.86(F)(3) <i>Parking reduction.</i> | Use | Location, Parcel Requirement | Permitted reduction of required parking as otherwise provided in this section | | |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------------------|--------|------|
| | | | Core | Center | Edge |
| <i>Group 1: Work-force reduction</i> | | | | | |
| | Work-force housing units (WHU) as defined in this article | No location limitation | 25%* | 25%* | 25%* |
| Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. | <i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required</i> | | | | |
| Section 33-311(A)(7) Generalized Modification Standards. | <i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i> | | | | |

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

FAITH COMMUNITY BAPTIST CHURCH, 10401 NW 8 AVE
INC/BUCKLEY, ELLEN MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2024000237

DATE

HEARING NUMBER

FOLIO: 30-2135-000-0450

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

November 9, 2024

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

FAITH COMMUNITY BAPTIST CHURCH INC/BUCKLEY, ELLEN

OUTSTANDING LIENS AND FINES:

There are not outstanding liens or fines.

Memorandum



Date: January 9, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

A handwritten signature in black ink that reads "Lisa M. Spadafina".

Subject: Z2024000237-3rd Review
Faith Community Baptist Church, Inc.
10401 NW 8th Avenue
Request site plan approval, non-use variances for lot frontage,
reduction of parking spaces, modification of condition 2 of resolution
4-ZAB-269-84 and administrative adjustments for setbacks to
develop five (5) duplexes and nine (9) triplexes. Existing church to
remain.
(RU-2) (3.21 acres)
35-52-41

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the site plans submitted for the development of duplexes and triplexes, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to DERM approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from DERM to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to the approval of final development orders.

Existing public water and 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 in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Please contact Glennys.Fernandez-Martinez@miamidade.gov or Ninfa.Rincon@miamidade.gov for information regarding this covenant.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins that have been determined not to have adequate capacity cannot be approved until adequate capacity becomes available.

Please be advised, DERM review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: That the owner submits a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen 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 and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards.

The landscape plan entitled "Faith Place Village" prepared by Michael Mateer Jarvis, R.L.A., and dated as received by Miami-Dade County on December 06, 2024, indicates the removal/relocation of non-specimen and specimen tree resources, and the applicant has not provided any information about the specimen trees. DERM cannot determine that this project complies with the requirements of sections 24-49.2 and 24-49.4 of the Code, specifically the specimen tree standards. Please note that the Code generally requires the preservation of specimen trees and the standards in the Code for

removal/relocation of specimen trees are stricter than for removal of non-specimen trees. DERM recommends approval of this application with a condition that requires the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code. **DERM approval of this zoning application shall not be interpreted as approval removal or relocation of any tree resources on site.**

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

In accordance with section 24-49.9 of the Code, 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. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: Specimen trees shall be preserved on the site, unless a tree removal permit is obtained which authorizes the removal of specimen trees as per the specimen tree standards of section 24.49.2(II)(1) of the Code.

Water Control Review

Any development/ redevelopment involving 2 acres or more of impervious area shall require a DERM Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

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

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

Pursuant to section 24-48.1(1)(f) of the Code, a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development. Please contact the DERM Water Control Section (305-372-6681) for additional information.

Conditions of Approval: None

Pollution Remediation Review

Based on the proposed transition to residential use, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval

from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: Obtain a Phase 1 and Phase 2 Environmental Site Assessment prior to applicable development orders.

DERM Enforcement History Review

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

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: December 19, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD)

Subject: Zoning Application Comments - Faith Place Village
Application No. Z2024000237 - Revision No. 1 - (Pre-App. No. Z24P-061)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process. The applicant is advised to consult with their engineer and WASD's Plans Review staff to finalize points of connection and capacity approval.

Application Name: Faith Place Village

Location: The proposed project is located on approximately 3.67 gross acres at 10401 NW 8th Avenue, with Folio No. 30-2135-000-0450, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking to develop the existing property with 37 townhomes, through the Workforce Housing Program. The existing Church of 10,897 sq. ft. will remain.

The water demand associated with the existing church totals 1,090 gallons per day (gpd). The total water demand associated with the proposed townhomes totals 6,105 gpd. Therefore, the estimated total water/sewer demand for the proposed development will be 7,195 gpd.

Water: The proposed development is located within the WASD's water service area. The water supply will be provided by the Hialeah-Preston Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is connected to water. On May 8, 2024, WASD Agreement No. 32590 was offered for the subject development; however, said Agreement has expired. The applicant must re-activate the WASD Agreement and update the proposed development to be consistent with this Zoning Application.

Per approved points of connection (P.O.C.) dated April 15, 2024, the developer may connect to an existing 12-inch water main (E2504-1) in NW 8th Avenue, south of the southwestern corner of this development and extend an 8-inch water main northerly along NW 8th Avenue to NW 105th Street, near the northwestern corner of the property, as required to interconnect to an existing 6-inch water main (E8403-1) at that location.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the WASD Agreement No. 32590 is re-offered.*

A Water Supply Certification (WSC) letter from WASD was issued on May 8, 2024, through WASD Agreement No. 32590. Said WSC will be re-issued at the time WASD agreement No. 32590 is re-activated to reflect the proposed development with this zoning application. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required

consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to <http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to <http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development will be transmitted to the North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Per P.O.C., dated April 15, 2024, with offered WASD Agreement No. 32590, since this property is connecting to WASD sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per M-D WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d). The developer may connect to an existing 8-inch gravity sewer main (ES7716-8 MH No. W3-S5; per As-built) in NW 7th Avenue and NW 105th Street, approximately 310 feet east of the property, and extend the same 8-inch gravity sewer main westerly AT FULL DEPTH along NW 105th Street to NW 8th Avenue, as required to fully abut one boundary of the property, provided that there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. **The developer is responsible to provide the minimum coverage on the proposed sewer main as specified in the WASD Design Standards.** *Final points of connection and capacity approval to connect to the sewer system will be provided at the time the WASD Agreement No. 32590 is re-offered.*

If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1317. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 1.77 hrs. to 2.26 hrs. Said pump station is in OK Moratorium Code status.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent

Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: November 20, 2024

To: Eric Silva, AICP, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, P.L.S., Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2024000237
Name: Faith Community Baptist Church, Inc.
Location: 10401 NW 8 Avenue
Section 35 Township 52 South Range 41 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately **36 PM** peak hour vehicle trips.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: December 18, 2024
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2024000237

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded to "EnerGov" on 12/16/2024.

MDFR's review of this zoning application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

RODRIGUEZ, IVAN M

From: RODRIGUEZ, IVAN M
Sent: Tuesday, April 2, 2024 11:14 AM
To: Anthony De Yurre; ellen@prosperaco.com
Cc: Concurrency Management; Simon, Nathaly; CASTILLO, DENISE; Stillings, Noel (RER); Garcia, Jeannette C.; Connally, Ronald (RER)
Subject: Faith Community Baptist Church A2024000022 (PH3024032200374)
Attachments: Faith Community Baptist Church A2024000022 (PH3024032200374).pdf

Faith Community Baptist Church
PH3024032200374 - A2024000022
Folio: 3021350000450

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 37 multifamily residential units, which generate 10 students, 5 at the elementary, 2 at the middle and 3 at the senior high school level. At this time, all school levels have sufficient capacity available to serve the application. Remember that a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency approval.

Should you have any questions, please feel free to contact me at 305-995-7285.

Best regards,

Ivan M. Rodriguez, Director
Facilities Planning
1450 NE 2 Ave., Suite 523
Miami, Florida 33132
305.995.4501



Concurrency Management System (CMS)
Miami-Dade County Public Schools

Miami-Dade County Public Schools
Concurrency Management System
Preliminary Concurrency Analysis

| | | | |
|-----------------------------|----------------------------------------------|------------------------|---------------------------|
| MDCPS Application Number: | <u>PH3024032200374</u> | Local Government (LG): | <u>Miami-Dade</u> |
| Date Application Received: | <u>3/22/2024 10:15:30 AM</u> | LG Application Number: | <u>A2024000022</u> |
| Type of Application: | <u>Public Hearing</u> | Sub Type: | <u>Zoning</u> |
| Applicant's Name: | <u>Faith Community Baptist Church</u> | | |
| Address/Location: | <u>10401 NW 8 AVE</u> | | |
| Master Folio Number: | <u>3021350000450</u> | | |
| Additional Folio Number(s): | | | |

PROPOSED # OF UNITS **37**

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **37**

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|----------------------------------|--------------------------|------------------------|----------------|-------------|---------|-------------|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LQS Met | Source Type |
| 401 | VAN E BLANTON ELEMENTARY | 286 | 5 | 5 | YES | Current CSA |
| 6391 | MADISON MIDDLE | 316 | 2 | 2 | YES | Current CSA |
| 7251 | MIAMI CENTRAL SENIOR | 731 | 3 | 3 | YES | Current CSA |

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7285 / concurrency@dadeschools.net

Memorandum



Date: November 8, 2024
To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)
From: Alejandro Zizold, Chief, Planning and Research *Alejandro Zizold*
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)
Subject: Z2024000237- Faith Place Village (Associated Applications: Z2024P00061;
A2024000022; Z2023P00252).

Applicant Name: Anthony De Yurre, Esq. on behalf of Faith Community Baptist Church, Inc

Project Location: The applicant site is located on +/- 3.22 acres, at 10401 NW 8th Avenue, in unincorporated Miami-Dade County, Folio: 30-2135-000-0450.

Proposed Development: The applicant seeks (1) a **Non-Use Variance** from the minimum lot frontage along a public street to permit lots to front on a private drive; (2) a **Non-Use Variance** to reduce the number of on-site parking spaces required for the WHUs from 56 to 55; (3) a **Non-Use Variance** to allow a common parking field for the Workforce Housing Units (WHUs); and (4) a **Modification of Previous Resolution/Plan** to request the administrative release of Miami-Dade County Resolution No. 4-ZAB-269-84 pursuant to Section 33-310.1(A)(IV) that certain conditions of previous approvals are satisfied or moot and are therefore no longer controlling over the Property. Additionally, the applicant is requesting WHU administrative adjustments for setbacks.

The applicant seeks to develop the property with 37 for-sale townhouse units, while maintaining the uses, building footprints and associated requirements of the Resolution. The applicant finds that the conditions of the site plan tied to the Resolution are moot. The applicant intends to covenant that 10% of the units will be set aside for WHU.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 1 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area

| NAME | ADDRESS | CLASS | ACRE | TYPE |
|----------------------------------|--------------------------|---------------------|-------|-------|
| 27th Avenue Teen Center (Boxing) | 6940 NW 27TH AVE | Single Purpose Park | 1.39 | Local |
| Alonzo Kelly Park | 1455 NW 67TH ST | Mini-Park | 0.29 | Local |
| Arcola Lakes Park | 1301 NW 83RD ST | Community Park | 18.24 | Local |
| Area 222 | 769 NW 73RD ST | Mini-Park | 0.58 | Local |
| Area 226 | 875 NW 70TH ST | Mini-Park | 0.24 | Local |
| Area 227 | NW 59TH ST / NW 15TH AVE | Mini-Park | 0.11 | Local |
| Arthur Woodard Park | 1220 NW 99TH ST | Neighborhood Park | 2.53 | Local |
| Biscayne Shores and Gardens Park | 11525 NE 14TH AVE | Community Park | 6.16 | Local |
| Broadmoor Park | 8731 NW 35TH CT | Neighborhood Park | 1.78 | Local |
| Broadway Park | 6920 NW 18TH AVE | Mini-Park | 0.5 | Local |

| | | | | |
|----------------------------|--------------------------|---------------------|-------|-------|
| Drew Park | NW 60TH ST & NW 17TH AVE | Neighborhood Park | 4.9 | Local |
| Fernville Park | 8517 NW 14TH CT | Mini-Park | 0.47 | Local |
| Golf Estates Mini Park | 13000 NW 22 Ct | Mini-Park | 0.12 | Local |
| Gratigny Plateau Park | 885 NW 117TH ST | Mini-Park | 0.97 | Local |
| Gwen Cherry Park | 7090 NW 22ND AVE | Community Park | 38.55 | Local |
| Jeb Estates Park | 14541 NW 16TH CT | Mini-Park | 1.61 | Local |
| Larchmont Park | 406 NW 85TH ST | Neighborhood Park | 4.62 | Local |
| Liberty City Elementary | 7100 NW 17 AVE | Neighborhood Park | 2.8 | Local |
| Little River Park | 10525 NW 24TH AVE | Community Park | 10.28 | Local |
| Miami Shores Optimist Club | 10915 NW 14TH AVE | Single Purpose Park | 10.11 | Local |
| Military Trail Park | 825 NE 89TH ST | Neighborhood Park | 2.65 | Local |
| North Shorecrest Park | 801 NE 88TH ST | Neighborhood Park | 1.13 | Local |
| Northwest Highlands Park | 2361 NW 67TH ST | Mini-Park | 0.73 | Local |
| Oak Park | 620 NW 117TH ST | Mini-Park | 0.29 | Local |
| Sidney Wynn Park at Arcola | 1680 NW 87TH ST | Community Park | 4.09 | Local |
| Soar Park | 120 NW 83RD ST | Community Park | 3.09 | Local |
| West Little River Park | 2326 NW 84TH ST | Community Park | 4.46 | Local |

Impact and Demand: The proposed 37 residential dwelling units within Unincorporated Miami-Dade County would generate a residential population of 108 people resulting in an impact of 0.3 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The site is in Park Benefit District (PBD) 1, which currently meets park concurrency requirements.

Recommendation: PROS offers the following recommendations based on previous comments and ASPR submitted plans:

- PROS recommends that the applicant ensure all plantings be installed as mature as feasible to ensure immediate shading and cooling to offset the Urban Heat Island Effect.
- Please detail all proposed private recreational amenities and provide the total area for private recreation open space. PROS recommends elements such as dog waste stations throughout the development, shaded outdoor seating, walking amenities, lighted walking paths, and fitness equipment. Please provide sufficient adequate private recreational open space that meets the level of service need for the residents.
- PROS recommends adding bike racks within the development for the residents, church, elementary school and visitors' use, to encourage non-motorized mobility and balance the reduced parking spaces.
- Please detail how the area labeled on Site Plan as "Playground & Community Garden" is being proposed, and if it is available for residential usage.
- If a playground is being proposed, PROS recommends that it includes an ADA two-bay four-seat swing set, sensory panels, and climber. Please include fall zones in the playground to show adequate spacing for all equipment.

These recommendations are based on the following Recreation and Open Space policy and objectives in the Comprehensive Development Master Plan (CDMP):

Objective ROS-1

Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and

public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Objective ROS-2

Require the availability of adequate local recreation open space as a condition for the approval of residential development orders and maintain an adequate inventory of recreational areas and facilities.

ROS-3B

The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

Objective ROS-8

The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, by email at alexandra.dreybus@miamidade.gov

AZ: at ad

Attachment










Z2024-237 Faith Place Village

Final Audit Report

2024-11-08

| | |
|------------------------------|-----------------------------------------------------|
| Created: | 2024-11-08 (Eastern Standard Time) |
| By: | Alexandra Dreybus (alexandra.dreybus@miamidade.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAGImM4w2rb-4EPHCi7vj9M_WJZDvHfUJ |
| Number of Documents: | 1 |
| Document page count: | 5 |
| Number of supporting files: | 0 |
| Supporting files page count: | 0 |

"Z2024-237 Faith Place Village" History

-  Document created by Alexandra Dreybus (alexandra.dreybus@miamidade.gov)
2024-11-08 - 3:55:22 PM EST - IP address: 168.149.137.126
-  Document emailed to Alissa Turtletaub (alissa.turtletaub@miamidade.gov) for signature
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-  Email viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
2024-11-08 - 4:06:10 PM EST - IP address: 104.47.64.254
-  Agreement viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
2024-11-08 - 4:06:12 PM EST - IP address: 199.19.248.77
-  Document e-signed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
Signature Date: 2024-11-08 - 4:06:20 PM EST - Time Source: server- IP address: 199.19.248.77
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
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-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
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-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
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Adobe Acrobat Sign

✔ Agreement completed.

2024-11-08 - 4:36:08 PM EST



Adobe Acrobat Sign

Memorandum



Date: November 15, 2024

To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Application Z2024-000237 Faith Community Baptist Church, Inc.

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at Sarah.Cody@miamidade.gov.

Memorandum



Date: November 13, 2024

To: Eric Silva, AICP, Assistant Director
Development Services Division
Regulatory and Economic Resources (RER)

From: Amina N. Newsome, PHCD Division Director ^{AN}
Public Housing & Community Development (PHCD)

Subject: Zoning Application Comments
Application No.: Z2024000237
Applicant: Faith Community Baptist Church, Inc.
Location: 10401 NW 8 Ave
Folio No(s): 30-2135-000-0450

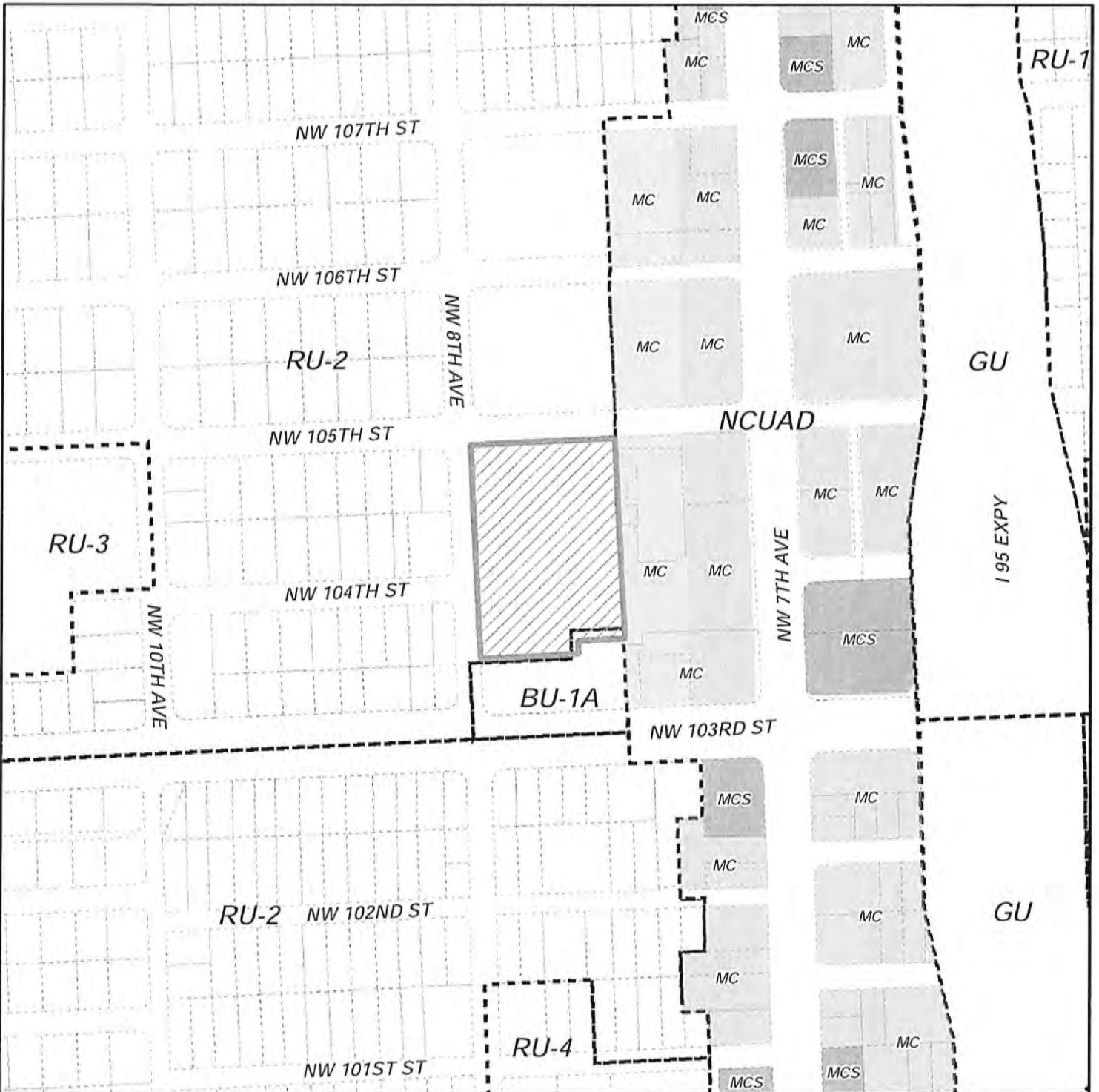
Public Housing and Community Development (PHCD) has reviewed the proposed development for the subject zoning application.

This is not an Infill Housing Program property.

For assistance with PHCD programs, please contact the following:

- Workforce Housing Agreements/Rental Regulatory Agreements/Compliance: Phyllis Tynes - (786) 469-4167 or Phyllis.TynesSaunders@miamidade.gov
- Contribution-in-lieu fee requests and Acknowledgment of Payment: Shawn Topps - (786) 469-2209 or Shawn Topps Shawn.Topps@miamidade.gov
- Impact fee waiver requests: Leyani Sosa - (786) 469-2185 or Leyani Sosa Leyani.Sosa@miamidade.gov or Mayra Diaz Mayra.Diaz2@miamidade.gov
- Infill Housing Reviews: Coralee Taylor (786) 469-4112 or Coralee Taylor Coralee.Taylor@miamidade.gov
- Workforce/Affordable Housing zoning reviews: Jamila Llewelyn - (786) 469-4124 or Jamila.Llewelyn@miamidade.gov

Cc: Gilberto Blanco, Planning Development Manager, RER
Susan Furney, Development Services Intake Manager, RER





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2024000237



Section: 35 Township: 52 Range: 41
 Applicant: Faith Community Baptist Church, Inc
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, November 7, 2024

| REVISION | DATE | BY |
|----------|------|----|
| | | |



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2024000237

Legend



Subject Property

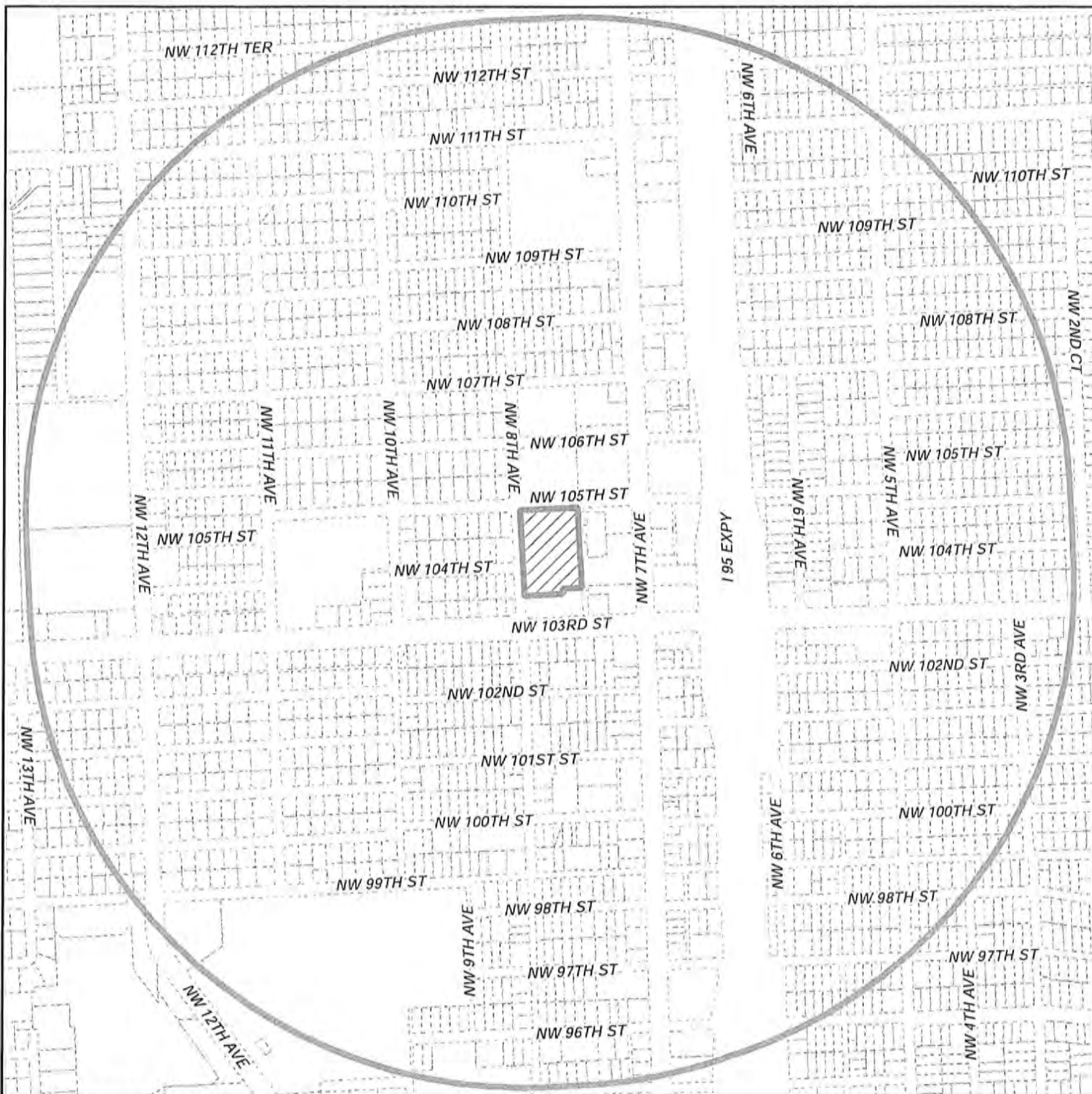


Section: 35 Township: 52 Range: 41
 Applicant: Faith Community Baptist Church, Inc
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, November 7, 2024

| REVISION | DATE | BY |
|----------|------|----|
| | | |






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2024000237
 RADIUS: 2640

Section: 35 Township: 52 Range: 41
 Applicant: Faith Community Baptist Church, Inc
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, November 7, 2024

| REVISION | DATE | BY |
|----------|------|----|
| | | |




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2024000237

Section: 35 Township: 52 Range: 41
 Applicant: Faith Community Baptist Church, Inc
 Zoning Board: C8
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

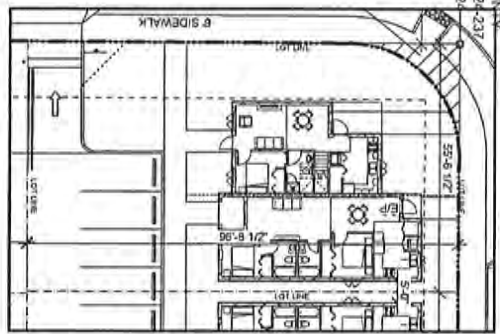
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 Subject Property Case

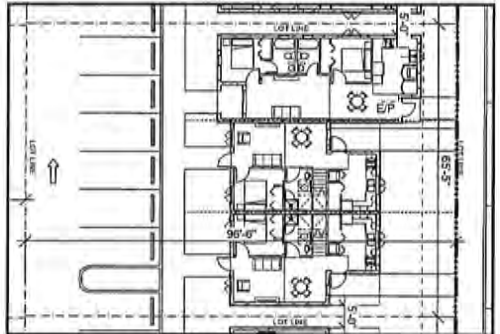


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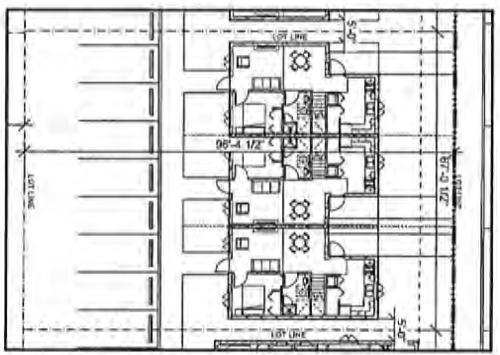
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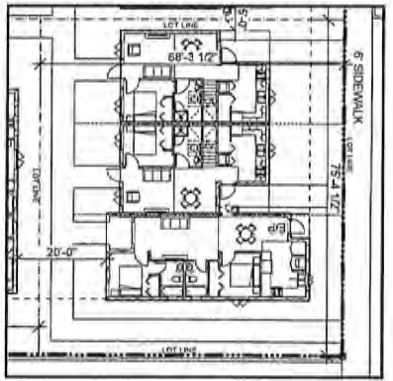
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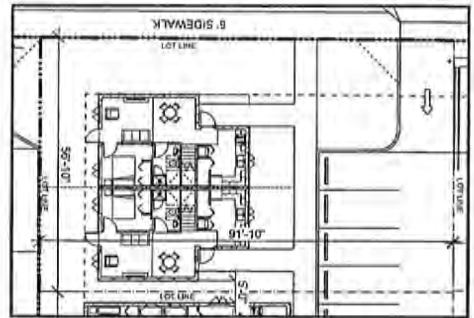
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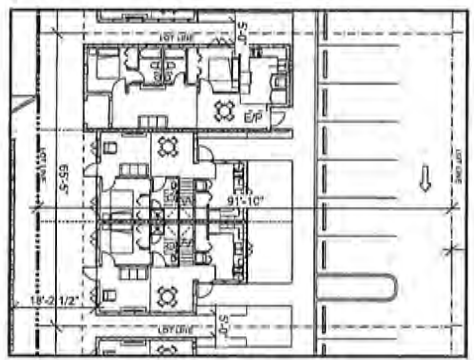
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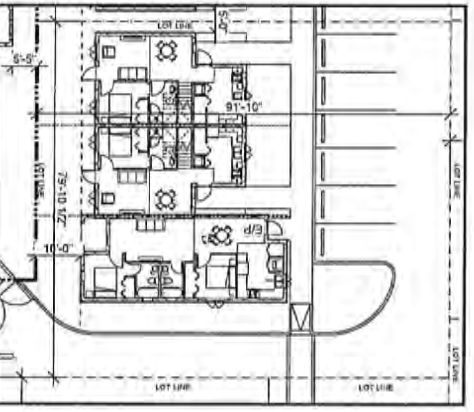
ENLARGED SITE PLAN - BLOCK 4



ENLARGED SITE PLAN - BLOCK 1



ENLARGED SITE PLAN - BLOCK 2



ENLARGED SITE PLAN - BLOCK 3

| BLOCK | TYPE | LOT WIDTH | LOT AREA (SQ FT) | LOT ENVELOPE | % |
|-------|------|-----------|------------------|--------------|----|
| 1 | A | 66'-0" | 2,310.0 | 1,962.1 | 20 |
| 2 | B | 66'-0" | 6,842.5 | 1,824.4 | 20 |
| 3 | C | 80'-0" | 5,124.5 | 2,314.4 | 45 |
| 4 | D | 74'-0" | 7,482.2 | 2,284.4 | 20 |
| 5 | E | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 6 | F | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 7 | G | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 8 | H | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 9 | I | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 10 | J | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 11 | K | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 12 | L | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 13 | M | 80'-0" | 6,842.5 | 1,824.4 | 20 |
| 14 | N | 80'-0" | 6,842.5 | 1,824.4 | 20 |



A-100C

ENLARGED SITE PLANS
 BLOCKS 1-3, 5, 12-14

ASAP 11/20/24
 LAYOUT

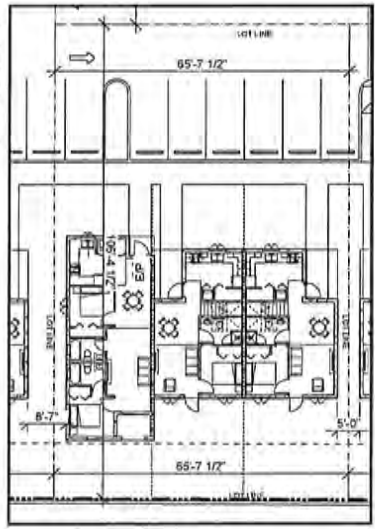
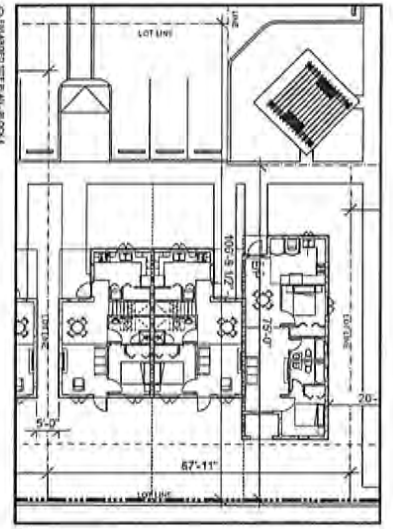
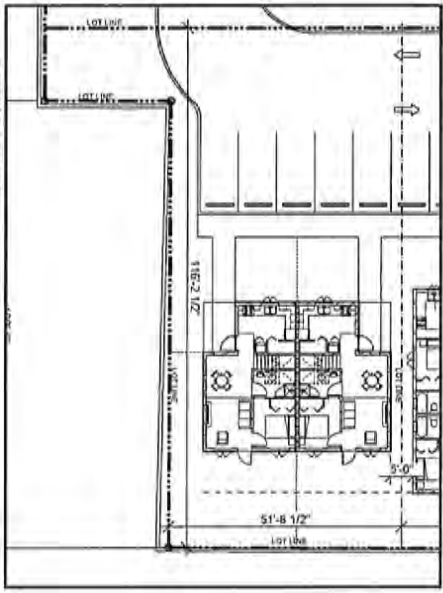
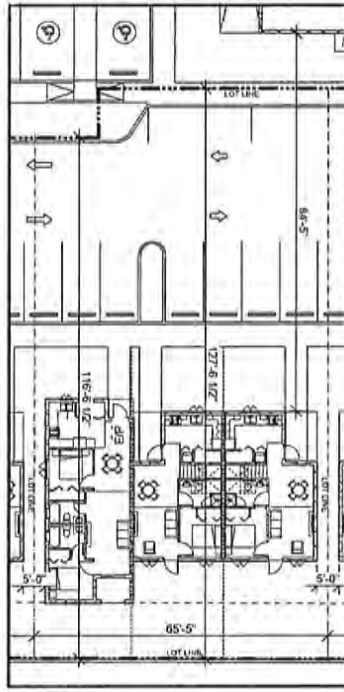
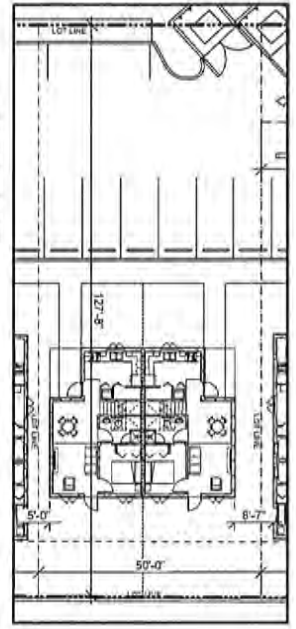


STUART
 ARCHITECTURE

TOWN OF FAITH
 1475 FAITH BLVD, SUITE 100
 FAITH, MN 55005
 TEL: 612.833.8888

REV 01 2024/04/04 ASH CONCEPTS
 REV 02 2024/07/14 ASH CONCEPTS
 REV 03 2024/10/13 ASH CONCEPTS

FAITH PLACE VILLAGE
 1475 FAITH BLVD
 FAITH, MN 55005



| BLOCK | TYPE | LOT WIDTH | LOT AREA (SQ FT) | LOT COVERAGE (%) |
|-------|------|------------|------------------|------------------|
| 1 | A | 47'-1 1/2" | 4,803.21 | 33.04 |
| 2 | B | 50'-0" | 6,000.00 | 33.04 |
| 3 | C | 50'-0" | 6,000.00 | 33.04 |
| 4 | D | 50'-0" | 6,000.00 | 33.04 |
| 5 | E | 50'-0" | 6,000.00 | 33.04 |

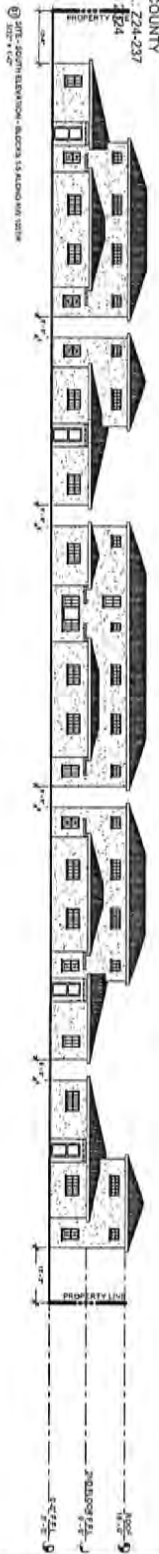
FAITH PLACE VILLAGE
 1000 W. FAITH PLACE
 SUITE 100
 MARIETTA, GA 30067



STUART ARCHITECTURE
 1000 W. FAITH PLACE
 SUITE 100
 MARIETTA, GA 30067
 (770) 426-1111
 www.stuartarch.com

ENLARGED SITE PLANS
 BLOCKS 6-8, 10, 11

A-100d



FAITH PLACE VILLAGE



STUART ARCHITECTURE
2125 N. W. 10TH AVENUE
SUITE 200
MIAMI, FL 33136
TEL: 305.575.1234
WWW.STUARTARCHITECTURE.COM

DATE: 11/20/24
DRAWN BY: J. J. JORDAN
CHECKED BY: J. J. JORDAN
SCALE: 3/32" = 1'-0"



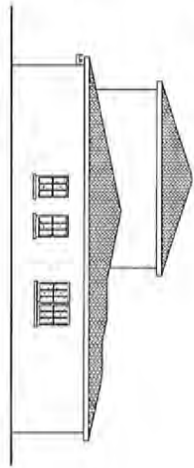
J. J. JORDAN
ARCHITECT
SITE ELEVATIONS

A-700

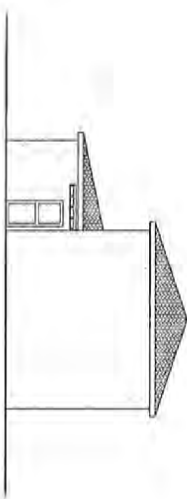
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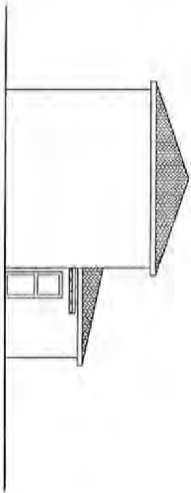
MIAMI-DADE COUNTY
PROCESS NO.: Z24-237
DATE: DEC 16 2024
BY: ISK



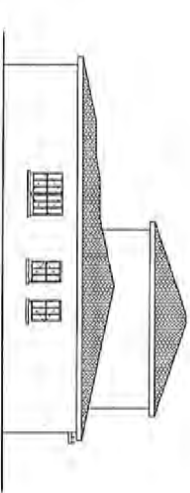
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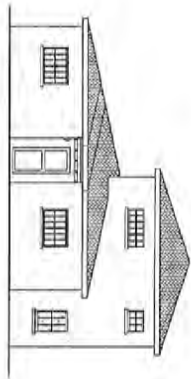
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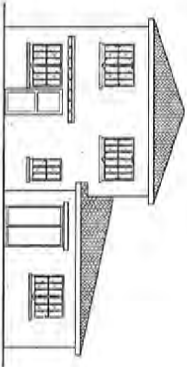
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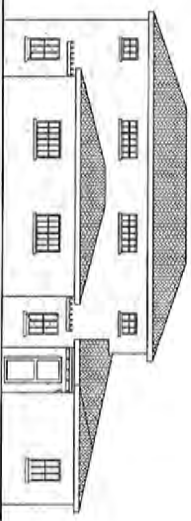
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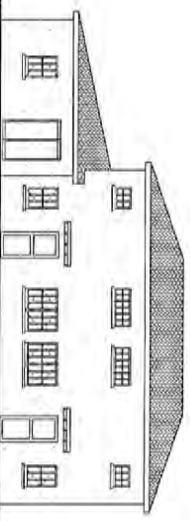
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ⓖ BLOCK TYPE B - FRONT ELEVATION (ARCHITECTURAL DRAWING)
3/8" = 1'-0"



ⓗ BLOCK TYPE B - BACK ELEVATION (ARCHITECTURAL DRAWING)
3/8" = 1'-0"

FAITH PLACE VILLAGE

1641 WEST PALM BLVD
MIAMI, FL 33139



STUART
ARCHITECTURE

STUART ARCHITECTURE
1641 WEST PALM BLVD
MIAMI, FL 33139
TEL: 305.371.1111
WWW.STUARTARCHITECTURE.COM
REVISIONS: 01/2024
REVISED: 02/20/24
DATE: 02/20/24

JOHN J. SMITH
ARCHITECT

BLOCK TYPES
ELEVATIONS

SCALE: 3/8" = 1'-0"

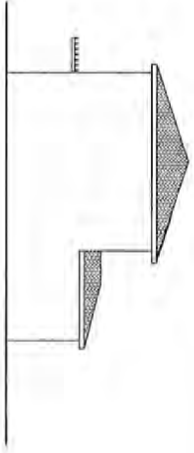
A-701

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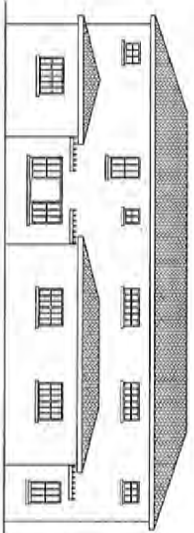
MIAMI-DADE COUNTY
PROCESS NO.: Z24-237
DATE: DEC 16 2024
BY: ISA

8/22/2024 12:16:19 PM

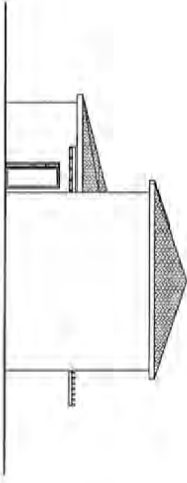
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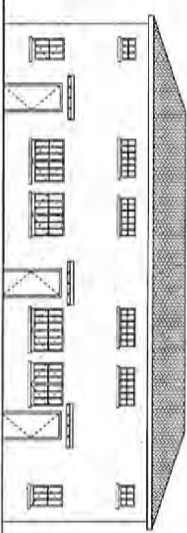
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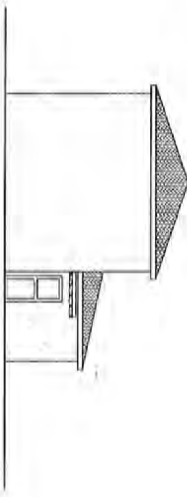
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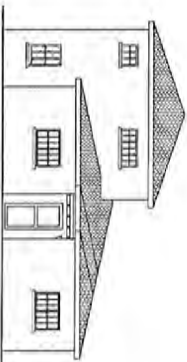
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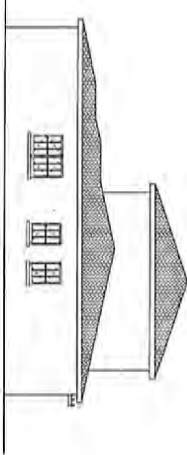
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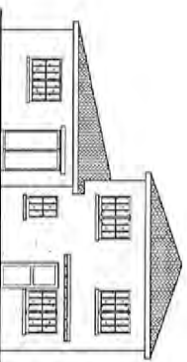
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ⓖ BLOCK TYPE D - SIDE ELEVATION 2
SCALE: 1/8" = 1'-0"



ⓗ BLOCK TYPE D - REAR ELEVATION (ACROSS FROM 107th)
SCALE: 1/8" = 1'-0"



FAITH PLACE VILLAGE
3001 FAITH AVENUE
MIAMI, FL 33133

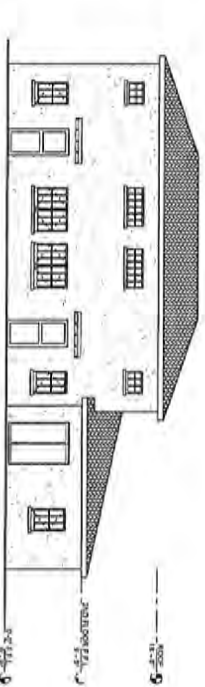
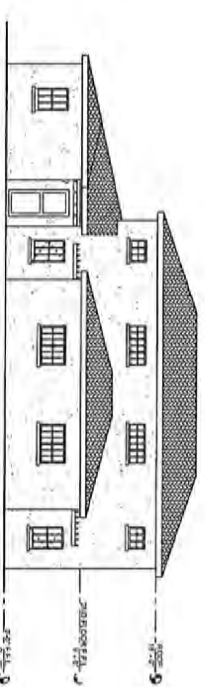
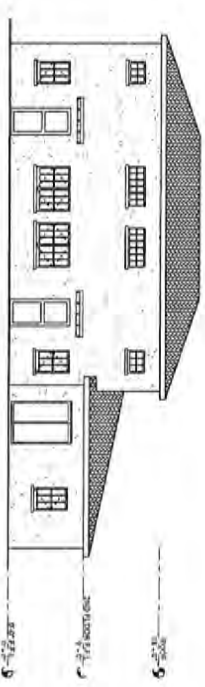
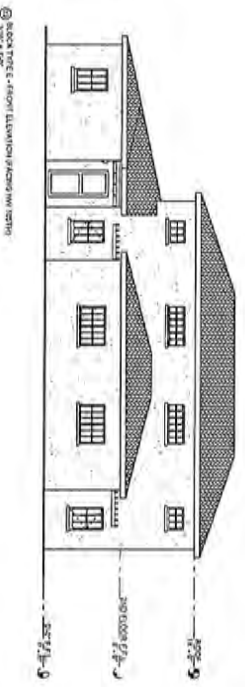
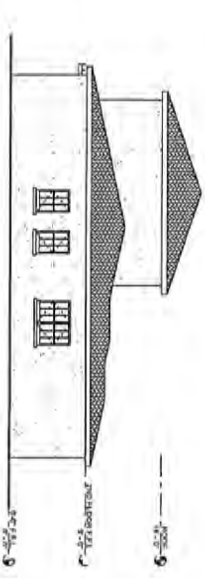
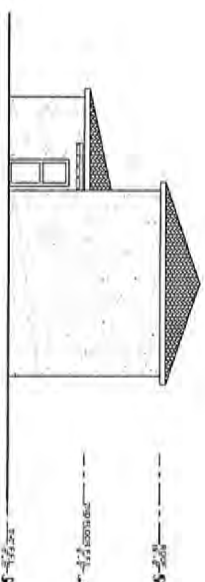
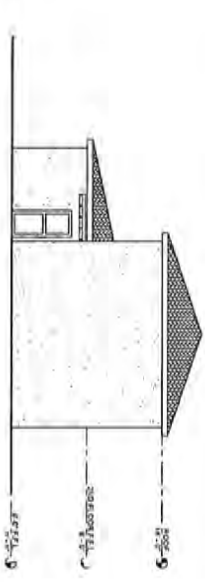
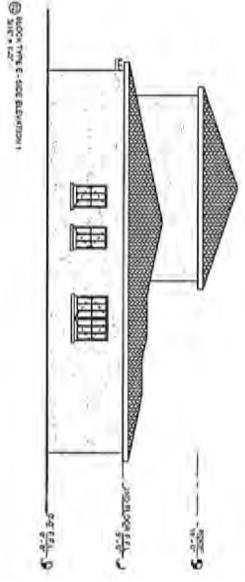


STUART ARCHITECTURE
1100 BAYVIEW BLVD
SUITE 1000
MIAMI, FL 33133
TEL: 305.371.1234
WWW.STUARTARCHITECTURE.COM
REV 01 22/04/2024 ACP COMMENTS

Block Type Elevation
A-702

SCALE: 3/16" = 1'-0"

A-702



FAITH PLACE VILLAGE



WYNNE REEFCE
LARRY REEFCE
11415 W. 10TH AVE.
DENVER, CO 80202
TEL: 303.733.1111
WWW.STUARTARCHITECTURE.COM

James M. Stuart
ARCHITECT

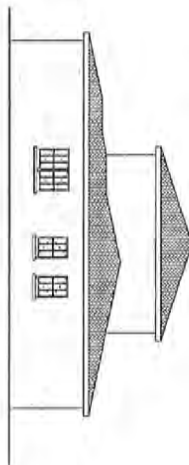
BLOCK TYPES
ELEVATIONS

SCALE: 3/16" = 1'-0"

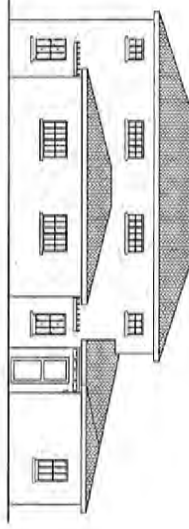
A-703

RECEIVED

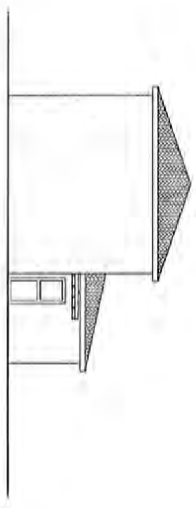
MIAMI-DADE COUNTY
PROCESS NO. 224-237
DATE: DEC 16, 2024
BY: ISM



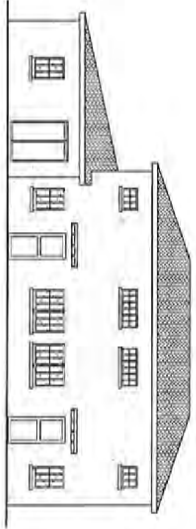
Block Type C - Side Elevation 1
3/16" = 1'-0"



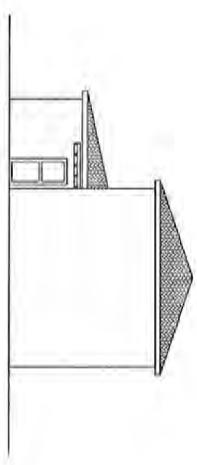
Block Type C - Front Elevation / Facing Internal Courtyard
3/16" = 1'-0"



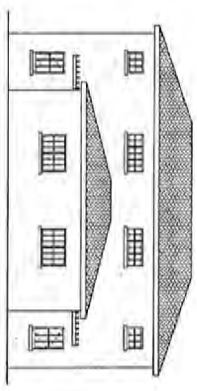
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3/16" = 1'-0"



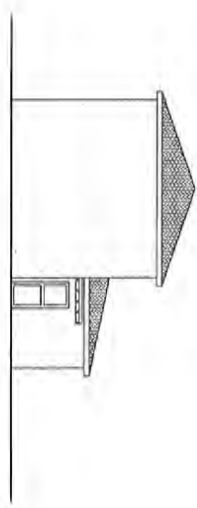
Block Type C - Rear Elevation / Facing Backyard
3/16" = 1'-0"



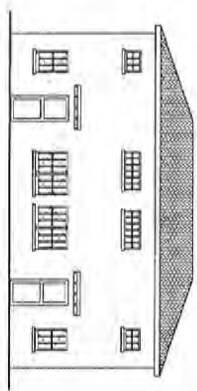
Block Type H - Side Elevation 1
3/16" = 1'-0"



Block Type H - Rear Elevation / Facing Internal Courtyard
3/16" = 1'-0"



Block Type H - Side Elevation 2
3/16" = 1'-0"



Block Type H - Rear Elevation / Facing Backyard
3/16" = 1'-0"

FAITH PLACE VILLAGE

3001 WICKHAM BLVD
MIAMI, FL 33135



THOMAS A. STUART
LETTICIA M. LITVIN
MIAMI, FL 33135

DATE: 12/16/2024
SCALE: 3/16" = 1'-0"
SHEET NO. 02 OF 02 SHEETS
REV: 01/16/2024

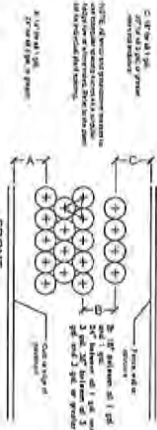


THOMAS A. STUART
ARCHITECT

BLOCK TYPES
ELEVATIONS

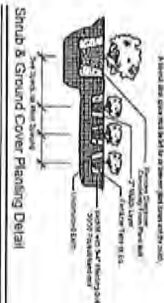
SCALE: 3/16" = 1'-0"

A-704



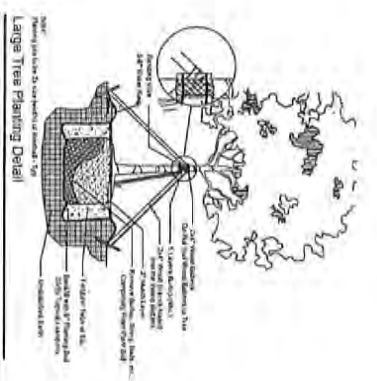
Typical Plant Spacing

NIS



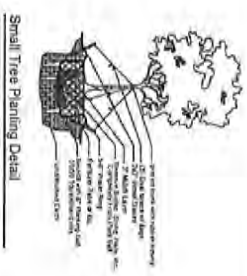
Shrub & Ground Cover Planting Detail

NIS



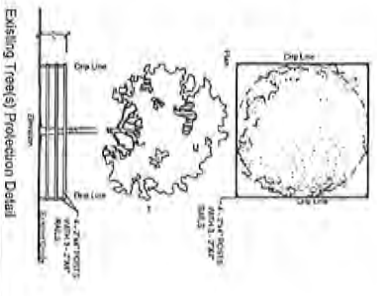
Large Tree Planting Detail

NIS



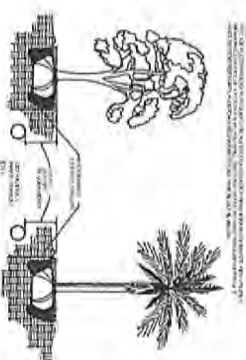
Small Tree Planting Detail

NIS



Existing Tree(s) Protection Detail

NIS



Palm Planting Detail

NIS



Root Barrier Detail

NIS

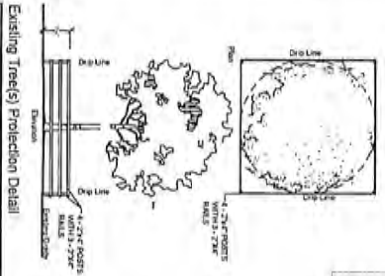
NOTES

GENERAL PLANTING REQUIREMENTS

1. ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH QUALITY AND QUANTITY. PLANT MATERIAL SHALL BE SUPPLIED BY THE CONTRACTOR. PLANTING SHALL BE ACCORDING TO THE CITY FORESTER'S AND THE LANDSCAPE CONTRACTOR'S SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE IN A HEALTHY AND UNDAUNTED CONDITION. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH PROPER TAGGING AND LABELING. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH PROPER TAGGING AND LABELING. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE WITH PROPER TAGGING AND LABELING.
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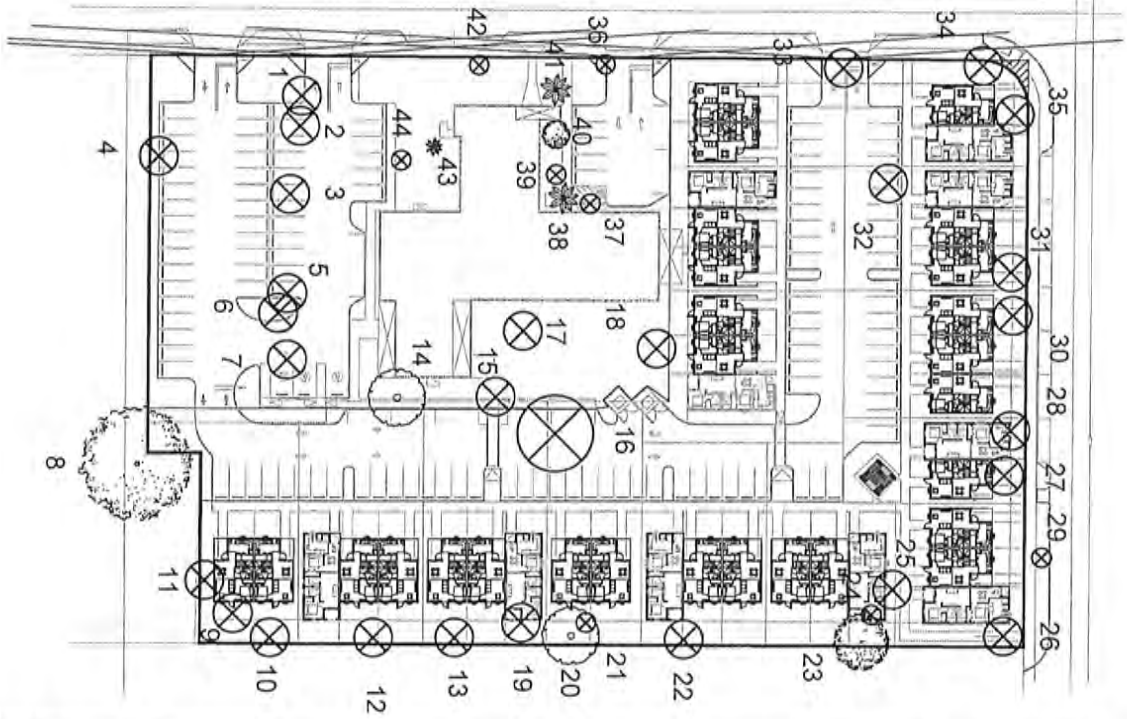
| | |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| | Landscape Plans Faith Place Village 10401 NW 8th Avenue, Miami, FL Faith Place Community Partners |
| | Project Number: 224-237 Date: 12-06-24 Scale: 1/8" = 1'-0" |
| Project Name: Faith Place Village Project Location: 10401 NW 8th Avenue, Miami, FL | Project Number: 224-237 Date: 12-06-24 Scale: 1/8" = 1'-0" |
| Project Name: Faith Place Village Project Location: 10401 NW 8th Avenue, Miami, FL | Project Number: 224-237 Date: 12-06-24 Scale: 1/8" = 1'-0" |



Existing Tree(s) Protection Detail

| NUMBER | COMMON NAME | SCIENTIFIC NAME | DBH (IN) | HEIGHT (FEET) | CANOPY SPREAD (FEET) | CONDITION | TRF RATING | MARKET | AMT. |
|--------|-------------|-----------------|----------|---------------|----------------------|-----------|------------|--------|------|
| 1 | Live Oak | Quercus laevis | 21 | 45 | 25 | EXCEL | 14 | 14 | 14 |
| 2 | Live Oak | Quercus laevis | 24 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 3 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 4 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 5 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 6 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 7 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 8 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 9 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 10 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 11 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 12 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 13 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 14 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 15 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 16 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 17 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 18 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 19 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 20 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 21 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 22 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 23 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 24 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 25 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 26 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 27 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 28 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 29 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 30 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 31 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 32 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 33 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 34 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 35 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 36 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 37 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 38 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 39 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 40 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 41 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 42 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 43 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |
| 44 | Live Oak | Quercus laevis | 25 | 50 | 25 | EXCEL | 18 | 18 | 18 |

| TYPE | QTY | UNIT PRICE | TOTAL |
|------|-----|------------|-------|
| 1 | 1 | 1000 | 1000 |
| 2 | 1 | 1000 | 1000 |
| 3 | 1 | 1000 | 1000 |
| 4 | 1 | 1000 | 1000 |
| 5 | 1 | 1000 | 1000 |
| 6 | 1 | 1000 | 1000 |
| 7 | 1 | 1000 | 1000 |
| 8 | 1 | 1000 | 1000 |
| 9 | 1 | 1000 | 1000 |
| 10 | 1 | 1000 | 1000 |
| 11 | 1 | 1000 | 1000 |
| 12 | 1 | 1000 | 1000 |
| 13 | 1 | 1000 | 1000 |
| 14 | 1 | 1000 | 1000 |
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| 36 | 1 | 1000 | 1000 |
| 37 | 1 | 1000 | 1000 |
| 38 | 1 | 1000 | 1000 |
| 39 | 1 | 1000 | 1000 |
| 40 | 1 | 1000 | 1000 |
| 41 | 1 | 1000 | 1000 |
| 42 | 1 | 1000 | 1000 |
| 43 | 1 | 1000 | 1000 |
| 44 | 1 | 1000 | 1000 |



Landscape Plans
Faith Place Village
 10401 NW 8th Avenue, Miami, FL
 Faith Place Community Partners

PREVIOUS CLIENTS

Project Location: 23-55

Project Number: TD-1

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

DATE: 10-23-24

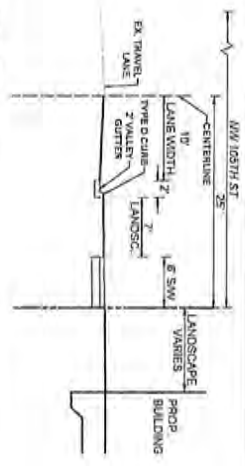
BY: ISA

PROJECT: FAITH PLACE VILLAGE

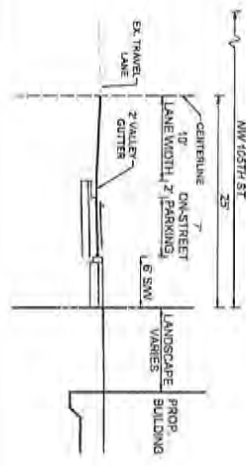
PHASE: LANDSCAPE ARCHITECTURE

PROJECT: FAITH PLACE VILLAGE

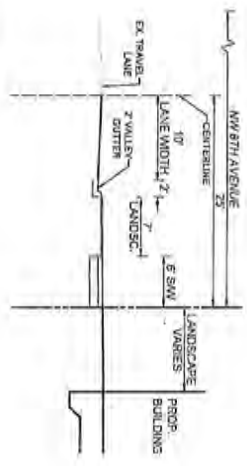
PHASE: LANDSCAPE ARCHITECTURE



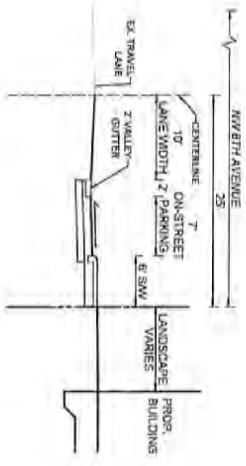
SECTION A-A
SCALE NOT TO SCALE



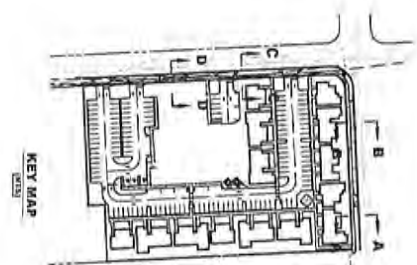
SECTION B-B
SCALE NOT TO SCALE



SECTION C-C
SCALE NOT TO SCALE



SECTION D-D
SCALE NOT TO SCALE



KEY MAP

| | |
|-------------|-------|
| DATE | SCALE |
| DESIGNED BY | NO. |
| DRAWN BY | NO. |
| CHECKED BY | NO. |
| PROJECT | 35912 |
| SHEET | DE-2 |

FAITH PLACE TOWNHOMES
 10401 NW 8TH AVE
 MIAMI, FL

STREET SECTIONS



020258 107924

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |

