KITS

10-21-2008 Version # 1

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Tuesday, November 25, 2008 at 7:00 p.m.

CURRENT

1.	08-11-CZ8-1	MARILYN BARON, TRUSTEE	08-78	15-53-41	N
2.	08-11-CZ8-2	MARILYN BARON, TRUSTEE	08-81	15-53-41	N
3.	08-11-CZ8-3	PATRICK BURROWS	08-87	01-53-41	N
4.	08-11-CZ8-4	EGLISE BAPTISTE D'EXPRESSION FRANCAISE, INC.	08-92	12-53-41	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF TUESDAY, NOVEMBER 25, 2008

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 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.

SWEARING IN OF WITNESSES

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1. **MARILYN BARON, TRUSTEE (08-11-CZ8-1/08-78)** **15-53-41**
Area 8/District 2

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,500 sq. ft. (7,500 sq. ft. required).

(2) Applicant is requesting to permit a single-family residence setback 16' (25' required) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Holyland Investment Single Family Residence," as prepared by Antonio Acosta, P. E., dated stamped received 5/5/08 and consisting of 3 sheets." Plans may be modified at public hearing.

LOCATION: Lying west of N.W. 19 Court, approximately 190' north of N.W. 62 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 70'

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same requests under Sections 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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2. **MARILYN BARON, TRUSTEE (08-11-CZ8-2/08-81)** **15-53-41**
Area 8/District 2

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).

(2) Applicant is requesting to permit a single-family residence setback 21'6" (25' required) from the rear (north) property line.

(3) Applicant is requesting to permit the single-family residence with a lot coverage of 35.1% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Single Family Residence and Proposed Residence," as prepared by Antonio Acosta, P. E., dated stamped received 5/5/08 and consisting of 2 sheets." Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 62 Terrace, approximately 250' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same requests under Sections 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. **PATRICK BURROWS (08-11-CZ8-3/08-87)** **1-53-41**
Area 8/District 3

(1) Applicant is requesting to permit a single-family residence setback a minimum of 4.8' (7.5' required) from the interior side (east) property line.

(2) Applicant is requesting to permit a swimming pool setback 28' (75' required) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Patrick Burrows," as prepared by Juan Vizcarra, Structural Engineer and dated stamped received 5/6/08 and consisting of 3 pages. Plans may be modified at public hearing.

LOCATION: 335 N.W. 97 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9,000 sq. ft.

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same requests under Sections 33-311(A)(14) (ASDO) and 33-311(A)(4)(c) (ANUV).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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4. **EGLISE BAPTISTE D'EXPRESSION FRANCAISE, INC. (08-11-CZ8-4/08-92)** **12-53-41**
Area 8/District 2

(1) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-408-90, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eglise Baptiste D'Expression Francaise,' consisting of 4 sheets as prepared by James Merrifield, Architect, dated stamped received 8/3/90, except as herein modified to accommodate a maximum occupancy of not more than 428 persons in the church sanctuary at any one time."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eglise Baptiste D'Expression Francaise,' as prepared by Ma. Matilde Chalgub, AIA, Sheets "L1," "TD-1," and "AS-101" dated stamped received 8/28/08, the remaining sheets dated stamped received 5/7/07 for a total of 9 sheets, except as herein modified to accommodate a maximum occupancy of not more than 510 persons in the religious facility sanctuary at any one time."

(2) DELETION of Condition #4 of Resolution No. 4-ZAB-408-90, passed and adopted by the Zoning Appeals Board, reading as follows:

"4. That only one sign not to exceed 24 sq. ft. be permitted for the church use."

The purpose of requests #1 and #2 is to allow the applicant to submit a new site plan for a previously approved religious facility showing a new sanctuary and Sunday school building and to delete the condition for signage to allow a second and larger sign.

(3) Applicant is requesting to permit a second sign; a detached sign with an overall size of 56 sq. ft. (one 24 sq. ft. sign permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 and #2 may be considered under §33-311(A)(7) (Generalized Modifications Standards) or §33-311(A)(17) (Modification or Elimination of conditions or Covenants After Public Hearing) and approval of Request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

LOCATION: 8255 N.W. 2 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.1 Acres

Department of Planning and Zoning Recommendation:	Approval with conditions of request #1 on a modified basis to show the removal of the requested 56 sq. ft. second detached sign, under Section 33-311(A)(7) (generalized modification standards), and denial without prejudice of same under Section 33-311(A)(17) (modification or elimination of conditions and covenants after public hearing); denial without prejudice of request #2 under Sections 33-311(A)(7) and 33-311(A)(17); denial without prejudice of request #3 under Sections 33-311(A)(4)(b) (NUV) and 33-311(A)(4)(c) (ANUV).
Protests: 0	Waivers: 0
APPROVED:	DENIED WITH PREJUDICE:
DENIED WITHOUT PREJUDICE:	DEFERRED:

THE END

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

1. MARYLIN BARON, TRUSTEE
(Applicant)

08-11-CZ8-1 (08-78)
Area 8/District 2
Hearing Date: 11/25/08

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8

APPLICANT: Marilyn Baron, Trustee **PH:** Z08-078 (08-11-CZ8-1)

SECTION: 15-53-41 **DATE:** November 25, 2008

COMMISSION DISTRICT: 2 **ITEM NO.:** 1

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A. INTRODUCTION:

- **REQUESTS:**

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,500 sq. ft. (7,500 sq. ft. required).

(2) Applicant is requesting to permit a single-family residence setback 16' (25' required) from the rear (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Holyland Investment Single Family Residence," as prepared by Antonio Acosta, P. E., dated stamped received 5/5/08 and consisting of 3 sheets." Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence setback less than required from the rear property line on a lot with less lot frontage and lot area than required.

- **LOCATION:**

Lying west of N.W. 19 Court, approximately 190' north of N.W. 62 Street, Miami-Dade County, Florida.

- **SIZE:** 50' x 70'

- **IMPACT:**

Approval of the lot as a single-family building site with less lot frontage and lot area than required and the proposed setback encroachment will allow the development of the site with a single-family residence, which will have a minimal impact on traffic and schools in the area but could have a visual impact on the neighboring properties.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. 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.

2. **Policy LU-1C**
   Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

3. **Objective LU-12**
   Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in a built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
Surrounding Properties:	
NORTH: RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
SOUTH: RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua

The subject parcel is an interior lot, which lies west of N.W. 19 Court, approximately 190' north of N.W. 62 Street. Single-family residences and vacant lots characterize the surrounding area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted.)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable***
Compatibility:	**Acceptable***
Landscape Treatment:	**Acceptable***
Open Space:	**Acceptable***
Buffering:	**Acceptable***
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**N/A**
Urban Design:	**N/A**

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single-Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

18. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

19. the proposed development will meet the following:

A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.

B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;

D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(d) The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

1. the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

   A. the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and

   B. the proposed alternative development will not result in the further subdivision of land; and

   C. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and

   D. the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and

   E. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

   F. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

   G. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

2. the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

   A. the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

   B. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

   C. each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

3. the proposed lot area, frontage or depth is such that:

A. the proposed alternative development will not result in the creation of more than three (3) lots; and

B. the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and

C. no lot area shall be less than the smaller of:

i. ninety percent (90%) of the lot area required by the underlying district regulations; or

ii. the average area of the developed lots in the immediate vicinity within the same zoning district; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

4. If the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

A. the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and

B. the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]

C. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and

E. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(g) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No objection**

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject parcel is an interior lot, which lies west of N.W. 19 Court, approximately 190' north of N.W. 62 Street. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The applicant is requesting to permit a parcel of land with a lot frontage of 50' and a lot area of 3,500 sq. ft. (request #1) and to permit a single-family residence setback 16' from the rear (west) property line (request #2). The RU-2 zoning district permits single-family and duplex uses on parcels with a minimum lot frontage of 75' and a minimum lot area of 7,500 sq. ft. Additionally, the RU-2 zoning district requires single-family and duplex residences to setback 25' from the rear property line. Plans submitted by the applicant depict the aforementioned requests.

The **Department of Environmental Resources Management** (DERM) has **no objections** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. However, the applicant will have to comply with all the requirements indicated in their memorandum. The **Public Works Department** also has **no**

objections to this application. Their memorandum indicates that this project meets traffic concurrency because it lies within the Urban Infill Area (UIA) where traffic concurrency does not apply. Additionally, the **Miami-Dade Fire Rescue Department** (MDFR) **does not object** to this application and indicates that the estimated average travel response time is **5:30** minutes.

Approval of this application would allow the construction of a single-family residence setback less than permitted on a parcel of land that has a reduced lot frontage and lot area. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,500 sq. ft. (50' x 70') subject site. Further, Policy LU-1C of the CDMP encourages infill development on vacant sites contiguous to urbanized areas. Specifically, the subject property lies within the Urban Infill Area (UIA) and **Policy LU-1C** of the CDMP indicates that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand. DERM's memorandum indicates that public water and sewer can be made available to the subject property and the Public Works Department memorandum indicates that the subject property meets traffic concurrency because it lies within the UIA. Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and **Objective LU-12** of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area. Consequently, the development of the subject property with a single-family residence complies with the requirements of Policy LU-1C and Objective LU-12 of the CDMP. Staff recommends that, as a condition for approval, the development of the subject property be restricted to no more than one single-family residence on the subject site. As such, the development of a single-family residence on the substandard-sized, RU-2 zoned subject property is **consistent** with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.

When requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of request #1, to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,500 sq. ft. (7,500 sq. ft. required), will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that, although the subject property was platted prior to August 2, 1938 and does meet the minimum lot frontage requirement of 35', it does not meet the minimum lot area requirement of 3,750 sq. ft. and, therefore, is precluded from the grandfathering provision under Section 33-7. Additionally, staff notes that most of the lots located on the same block as the subject property are substandard in size and that all are part of a legally established and non-conforming subdivision having been platted and recorded prior to August 2, 1938, as is the case with the subject property. Further, it should be noted that approvals of similar requests for lot frontage and lot area are prevalent in the immediate vicinity of the subject property. For example, in September 2007, property lying south of NW 63 Street, approximately 130' east of NW 19 Avenue, was approved by the Board of County Commissioners for similar variances of lot area and lot frontage, pursuant to Resolution #Z-34-07. Similarly, in October 2007, property lying south of NW 63 Street, approximately 92' east of NW 19 Avenue was also approved for similar variances of lot

area and lot frontage, pursuant to Resolution #Z-50-07. Regarding request #2, to permit a single-family residence setback 16' (25' required) from the rear (west) property line, staff is of the opinion that the proposed encroachment of 9' into the rear (west) setback area does not result in an obvious departure from the aesthetic character of the surrounding area because residences with similar characteristics already exist in the vicinity. For example, a property located on the northwest corner of NW 60 Street and NW 23 Court was granted, in 2007, pursuant to Resolution #CZAB8-41-07, a similar request for a single-family residence with a rear setback of 18' where 25' was required. Staff is supportive of this application subject to conditions and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites in currently urbanized areas, redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Allowing the construction of a single-family residence on this site would contribute toward a redevelopment of this area, which is residential in character. Staff further notes that to facilitate infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO standards. As such, requests #1 and #2 cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would be required to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. It has not been demonstrated that the denial of requests #1 and #2 would result in unnecessary hardship. As such, this application cannot be approved under this section and therefore, staff recommends denial without prejudice of requests #1 and #2 under Section 33-311(A)(4)(c) (ANUV).

Accordingly, staff opines that the application is **compatible** with the surrounding properties and **consistent** with the LUP map of the CDMP and therefore recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Holyland Investment Single Family Residence," as prepared by Antonio Acosta, P. E., dated stamped received 5/5/08 and consisting of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the development of the site be limited to one single-family residence.

DATE INSPECTED: 09/02/08
DATE TYPED: 10/03/08
DATE REVISED: 10/06/08; 10/20/08; 11/12/08
DATE FINALIZED: 11/12/08
MCL:MTF:LVT:NC:JV

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: June 2, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-08 #Z2008000078
Marylin Baron, Trustee
6222 N.W. 19th Court
Request to Permit a Single-Family Residence with Less Lot Area, Frontage and Setback than Required
(RU-2) (0.08 Acres)
15-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Pollution Remediation
The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

Wetlands
The subject property does not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum MIAMI-DADE COUNTY

Date: March 8, 2006

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that the Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Ovidio Rodriguez, P.E. Assistant Director
Public Works Department

Raul A. Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 21-MAY-08

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000078

Fire Prevention Unit:

Fire Engineering and Water Supply Bureau has no objection to Site plans date stamped May 5, 2008.

Service Impact/Demand:

Development for the above Z2008000078
located at LYING WEST OF N.W. 19 COURT, APPROXIMATELY 190' NORTH OF N.W. 62 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:33 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS 50' Squrt, Battalion

Planned Service Expansions:

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

Station 67 - Arcola - 1275 NW 79 Street

Fire Planning Additional Comments:

Current service impact calculated based on letter of intent date stamped May 5, 2008. Substantial changes to the letter of intent will require additional service impact analysis.

DATE: 10/22/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

MARILYN BARON, TRUSTEE

APPLICANT

LYING WEST OF NW 19 COURT, APPROXIMATELY 190' NORTH OF NW 62 STREET, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2008000078

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

200804006867 No violation found; case closed on 10/10/08.

Belinda Brown.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

* If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME Marylin Baron trs.

NAME AND ADDRESS	Percentage of Interest
NATIV NAKASH	100 %
(BENEFICIARIE)	

RECEIVED
208-078
MAY 05 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest

_____ | _____

_____ | _____

_____

_____

_____

RECEIVED
2008-078
MAY 05 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____ | _____

_____ | _____

_____ | _____

_____ | _____

_____ | _____

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 20th day of May, 2008. Affiant is personally know to me or has produced _____ as identification.

Carmen Aramboles
(Notary Public)

Carmen I. Aramboles
Commission #DD617931
Expires: NOV. 27, 2010
www.AaronNotary.com

My commission expires: _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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GENERAL NOTES-1:

1. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SCOPE OF THE WORK PRIOR TO BEGINNING OF CONSTRUCTION.

2. THE DRAWINGS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS ONLY. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALLER SCALE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS, IN THE EVENT OF CONFLICT THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK.

3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE AND SHALL BE PERFORMED BY A PROFESSIONAL AND WORKMAN-LIKE MANNER. ANY WORK COMPLETED BY A NON-PROFESSIONAL MANNER SHALL BE REJECTED AND SHALL BE REDONE BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT PROPERTY, FURNISHINGS AND PAVEMENT ON THOSE AREAS WHERE WORK IS BEING CONDUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES DUE TO CREWING SPACES AND EQUIPMENT DUE TO CONSTRUCTION OPERATIONS.

5. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES AND REGULATIONS GOVERNING JURISDICTION AND WITH THE REQUIREMENTS OF THE UTILITY COMPANIES WHOSE SERVICES SHALL BE AFFECTED. ALL INSPECTIONS REQUIRED BY THESE AGENCIES SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL CHARGE.

6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. PRIOR TO EXCAVATION BEGINNING, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR UNDERGROUND UTILITY LOCATION AND INSPECTION.

7. THE CONTRACTOR SHALL COORDINATE ALL NEW ELECTRICAL SERVICES WITH THE LOCAL POWER AND LIGHT COMPANY.

8. ALL MATERIALS REMOVED AT THE SITE SHALL BE NEW AND FREE FROM DEFECTS, AND SHALL BE STORED IN THE SITE IN SUCH A MANNER AS TO PROTECT THEM FROM DAMAGE AND THE ELEMENTS.

9. UNDERGROUND UTILITY INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES. HOWEVER THE OWNER AND ARCHITECT/ENGINEER ASSUME NO RESPONSIBILITY FOR THE CORRECTNESS OF THE EXISTING CONDITIONS PROVIDED IN THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE UTILITIES THAT MAY BE AFFECTED BY THE PROJECT AND SHALL BE RESPONSIBLE FOR ANY DAMAGES THAT MAY RESULT FROM BEGINNING ON THE WORK WHERE UTILITIES WHICH ARE NOT TO BE REMOVED ARE DAMAGED.

10. THE CONTRACTOR SHALL REPAIR AT NO EXTRA EXPENSE DAMAGED TO THE PROJECT PART UTILITY LINES THAT MAY BE DAMAGED DURING BEGINNING CONSTRUCTION.

11. THE CONTRACTOR SHALL VERIFY ELECTRICAL EQUIPMENT SIZES, VOLTAGE, CURRENT CHARACTERISTICS, ETC. BEFORE ORDERING ANY EQUIPMENT. THE ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS BEFORE PROCEEDING WITH THE ELECTRICAL WORK.

12. THE CONTRACTOR SHALL VERIFY THE SIZE OF THE EXISTING ELECTRICAL SERVICE AND UPGRADE IF REQUIRED. THE NEW ELECTRICAL PANEL SHALL BE AS PER THE CONSTRUCTION DRAWINGS.

13. ALL STUCCO SCRATCH COATS SHALL BE ALLOWED A 24-HOUR DRYING PERIOD.

14. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED CHANGE AND REQUIRED FLOOR ELEVATIONS WITH RESPECT TO THE ONE EXISTING CHANGE OF ROAD ELEVATION, PLUMBING, ELECTRICAL AND OTHER ON ANY OTHER CONCERNING ISSUES. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.

15. SUBSTITUTIONS OF SPECIFIED PRODUCTS AND/OR MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT IN WRITTEN FORM AND SHALL BE SUBJECT TO APPROVAL BY OWNER/ARCHITECT.

16. ALL REQUIREMENTS FOR WINDOWS AND BURGLARY SECURITY SHALL BE AS SET FORTH BY THE CONTRACTOR DOORS, LOCKS AND DOORS WHERE SUCH DOORS ARE REQUIRED TO BE REPAIRED AND BURGLAR RESISTANT SHALL BE CAPABLE OF RESISTING A FORCE OF 300 POUNDS APPLIED IN NOT NORMAL DIRECTION AND IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH.

BURGARY INTRUSION NOTES:

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY NORMAL DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH.

2. ALL SINGLE INTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM EXTERIOR WITH A MINIMUM OF TWO POSSIBLE KEY CHANGES OR LOCKING PLUNGER SHALL BEAR FULLY WITH HARDENED BOLT SHIELD.

3. THE HOME LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR DOORS. THE ONLOCK LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS WITH 5/8" MINIMUM THROW BOLT WITH INSERTS.

4. SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DOUBLE BOLT OR A BOLT OR PIN NOT REMOVABLE OR OPERABLE FROM EXTERIOR AT THE JAMB HEAD SILL OR AT MEETING RAILING. THESE DOORS SHALL BE REINFORCED IN THE STILE AND LOCK AREA TO PROVIDE BOLT LOCKING MECHANISM. A SECONDARY AND DOOR SHALL SHALL HAVE NO SCREWS REMOVABLE FROM OUTSIDE WHICH WOULD FACILITATE REMOVAL DUTY FROM OUTSIDE.

5. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

6. JAMBS OF ALL EXTERIOR OPERATING IN-SWING DOORS OR GARDEN OR OF SIMILAR FUNCTION TO PREVENT DEFEATING THE PURPOSE OF STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

7. SINGLE SWINGING EXTERIOR DOORS IF WOOD SHALL BE SOLID CORE OF NOT LESS THAN 1-3/8" THICK.

8. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD Z97.1

9. WOOD PANELS IN EXTERIOR DOORS WHICH THAN GLAZING WITHIN 40" OF THE DOOR LOCKING ACTUATING DEVICE OF LOCKS AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD Z97.1

10. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND TO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFGS. ASSOC. STANDARDS FOR FORCED ENTRY RESISTANCE AAMA 1302.

11. FRONT AND MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS.

17. AFTER COMPLETION OF THE WORK, THE WORK AREA SHALL BE LEFT CLEAN AND FREE OF PLASTER, CONCRETE OR PAINT DRIPPING. ALL CONTRACTOR DEBRIS SHALL BE HAULED AWAY AND THE BUILDING AND SURROUNDING AREAS SHALL BE BROOM CLEANED.

18. THE CONTRACTOR SHALL VERIFY ALL OPENINGS OF DOORS AND WINDOWS AND SHALL SELECT THE NEAREST STANDARD SIZES UNLESS OTHERWISE INDICATED IN THE DRAWINGS. IN THE EVENT OF ANY DISCREPANCIES OR CONFLICTS THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE WORK.

19. THE CONTRACTOR SHALL INSTALL ALL DOORS AND WINDOWS COMPLETE WITH CASINGS, TRIM AND SILLS AND SHALL CONSTRUCTION PROTECTS THE CONTRACTOR SHALL PROVIDE, INSTALL AND FINISH ALL BASE BOARDS, CROWN MOLDINGS AND TRIM AS INDICATED IN THE DRAWINGS.

20. THE CONTRACTOR SHALL SUBMIT PREFABRICATED ROOF TRUSS AND CABINETRY SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE ARCHITECT.

21. THESE DRAWINGS THE INSTRUMENTS FOR CONSTRUCTION AND REMAIN THE SOLE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION OF THE SAID DRAWINGS WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT IS PROHIBITED.

22. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BUILDING DIMENSIONS PRIOR TO BEGINNING OF THE WORK.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANS, REVIEWING AND PAYING FOR ALL BUILDING PERMITS AND FEES.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL THE NECESSARY TEMPORARY BRACE, TRUSS AND PARTS TO ACCOMPLISH THE WORK.

25. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, TENANT, ETC. ACCESS HOURS AND PATH OF ACCESS TO THE WORK SITE, LOADING AND MATERIALS STORAGE AREAS, TEMPORARY LIGHTS, EQUIPMENT AND OTHER DIMENSIONS RELATED AND SUBJECT TO THE WORK.

GENERAL NOTES-2:

1. WHERE TYPICAL DETAILS AND SECTIONS APPLY TO ALL STRUCTURAL WORK UNLESS OTHERWISE GIVEN FOR CONDITIONS NOT SPECIFICALLY SHOWN. PROVIDE DETAILS OF SIMILAR NATURE. VERIFY APPLICABILITY BY REVIEWING SHOP DRAWING FOR REVIEW.

2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS, ARCHITECTURAL AND MECHANICAL DRAWINGS IF THERE IS A DISCREPANCY BETWEEN DRAWINGS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER PRIOR TO PERFORMING WORK.

3. DO NOT SCALE DRAWINGS TO OBTAIN DIMENSIONAL INFORMATION.

4. USE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR DIMENSIONING AND FINE FINISHING DETAILS AND DIMENSIONS.

5. ALL ALL TIMES THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY PROVISIONS AND PROPERTY THE ARCHITECTS ON CONSULTS PRESENCE ON SITE OF WORK DOES NOT INCLUDE THE ARCHITECT OF THE CONTRACTOR'S WORKS OR METHODS OF CONSTRUCTING DRAWING MADE BEEN PREPARED BASED ON AVAILABLE INCIDENCE OF EXISTING.

6. DIMENSIONS IF, DURING EXCAVATION OR CONSTRUCTION ACTIONS, ARE DISCOVERED TO DIFFER FROM THOSE INDICATED ON DRAWINGS, ENGINEER SHALL BE NOTIFIED.

7. CONTRACTOR SHALL COORDINATE WITH OWNER AND VENDOR TRADES SO THAT PROPER OPENINGS HOLES CHASES ARE PROVIDED.

8. ALL STUCCO SCRATCH COATS TO BE ALLOWED TO DRY FOR 24 HOURS.

9. SUBSTITUTIONS TO SPECIFIED PRODUCTS AND FOR MATERIALS OR SYSTEM REQUEST TO AND SUBJECT TO APPROVAL BY PROJECT ENGINEER AND ARCHITECT.

MASONRY NOTES:

1. MORTAR CONCRETE MASONRY SHOWN ON THESE DRAWINGS SHALL BE ASTM C270, CLASS OF MORTAR IS TYPE "S", MINIMUM STRENGTH f'_c/f'_m= 1,500 P.S.I.

2. MORTAR SHALL CONFORM TO ASTM C270 TYPE "M" OR "S" FOR ASTM C90, OR GRADE N TYPE "S", MINIMUM STRENGTH f'_c/f'_m= 1,300 P.S.I.

3. GROUT FOR FILLED CELLS SHALL CONFORM TO ASTM C 476 f'_c/1500 P.S.I. CONSISTING OF 20 PARTS CELLS SHALL BE CONSTRUCTED TO DIMENSIONS NOT EXCEEDING 4 FEET VERTICALLY AND SLUMP OF 8"± 1" FOR CELLS BELOW GRADE.

4. VERTICAL REINFORCING SHALL BE ASTM A615, GRADE 60 REFERRED BARS MINIMUM LAP SPLICES SHALL BE 48 DIA. AS FOLLOW:

#3 BARS	1'-6"
#4 BARS	2'-0"
#5 BARS	2'-6"
#6 BARS	3'-0"

5. HORIZONTAL REINFORCING SHALL BE ASTM A615, GRADE 60 REFERRED BARS "LADDER" TYPE FOR REINFORCED MASONRY AND SHALL BE PLACED EVERY OTHER COURSE BLOCK.

6. ALL BLOCK SHALL BE PLACED IN RUNNING BOND.

WOOD NOTES:

1. ALL WOOD IN CONTACT W/ CONCRETE, MASONRY OR EARTH SHALL BE PRESSURE TREATED AS PER "AMERICAN WOOD-PRESERVES ASSOCIATION"

2. STRUCTURAL LUMBER SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 1000 P.S.I. FOR DOUBLE EXTERIOR SHALL BE CONTRACTOR YELLOW PINE No. 2 NOMINAL SIZE MEASURED 3/4 ON APPROVAL FIGURE. LUMBER SHALL BE FREE OF WARP THAT CAN NOT BE CORRECTED BY BRACING AND NAILS.

-ALL CONCRETE SLAB TRICS AND CONCRETE BEAMS SUPPORTING EXTERIOR WALLS SHALL BE RECESSED A MINIMUM OF 3/4" INCH BELOW TOP OF SLAB FOR A WIDTH OF THE EXTERIOR WALL OR PROVIDED WITH AN ALTERNATE WATER STOP METHOD APPROVED BY THE BUILDING OFFICIAL.

TERMITE PROTECTION:

THE RESIDENCE SHALL HAVE A PRE-CONSTRUCTION TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITE.

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSE PEST CONTROL COMPANY WHICH CONTAINS THE FOLLOWING STATEMENT:

" THE RESIDENCE HAS RECEIVED A COMPLETE TREATMENT FOR THE PROTECTION OF SUB-TERRANEAN TERMITE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

- SINKS:- BARRIER CONTRACTORS SHALL MAKE FLOOR AND WALL CONNECTIONS OF SINKS, COOKTOPS, VANITIES AND REINFORCEMENT WATER-RESISTANT MATERIALS TO A WIDTH OF NOT LESS THAN 10 INCHES (1270 mm) ABOVE THE COMPONENT FLOOR AT THE DRAIN.

SOIL STATEMENTS:

INSPECTION ON THE SITE INDICATES UNDISTURBED LIME STONE MATERIAL WITH A BEARING CAPACITY OF 2,000 P.S.F. SHOULD OTHER CONDITIONS OR MATERIALS BE ENCOUNTERED AT THE TIME OF CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK. THE ENGINEER MUST PREPARE A SEAL LETTER ATTESTING THAT THE FOUNDATION CONDITIONS ARE DIFFERENT FROM THOSE NOTED. THE REPORT IS BASED UPON A GEOTECHNICAL REPORT WITH A SOIL RECOMMENDATION MUST BE SUBMITTED.

PROJECT OWNER, APPROVAL AND A SEPARATE BUILDING PERMIT WILL BE REQUIRED AS COMPLIES WITH THE F.B.C. (WHEN APPLICABLE) FOR:

- WINDOWS	- SIDING AND WAINSCOTS	- SOLID JOISTS
- DOORS	- ROOFING	- HOME TOWN/CRAN
- WOOD TRUSSES	- FENCES	- PRECAST STRAINS
- SPRING SHUTTERS	- SIGNS	- STAIRCRAFT

STATEMENT IS MY PROFESSIONAL JUDGEMENT AND THE BEST OF MY KNOWLEDGE AND BELIEF THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE BUILDING CODES - THE 4 / C. OF REGISTRATION.

ZONING DESIGNATION: (RU-1)
SINGLE FAMILY RESIDENCE

LOT SIZE	50' x 70'
NET LAND AREA	3500 S.F.
BLDG. FOOTPRINT	1163 S.F. (33 %)
TOP OF ROOF RIDGE	(13' 0"

SETBACKS:	REQ.	PROVIDED
FRONT	25'-0"	25'-0"
SIDES	5'-0"	5'-0"
REAR	25'-0"	16'-0"

PLOT PLAN

Prepared By: _____ File #: _____
Lot#: _____ Block: _____ Plat Book: _____ Page: _____
Address: _____ Highland Cement Of Road Blvd: _____
Highland Cement Of Road Blvd: _____
PES Lic.#: _____

	Lowest Floor Elev.	Garage / Storage	Adjacent Grade Elev.	Sidewalk Grade Elev.
EXISTING:				
PROPOSED:				

PERTINENT FEATURES ON SUBJECT PROPERTIES

THESE ARE NO PERMANENT FEATURES ON ADJACENT PROPERTIES AND ACROSS THE STREET THAT MAY AFFECT THE SITE'S INSTALLATION.

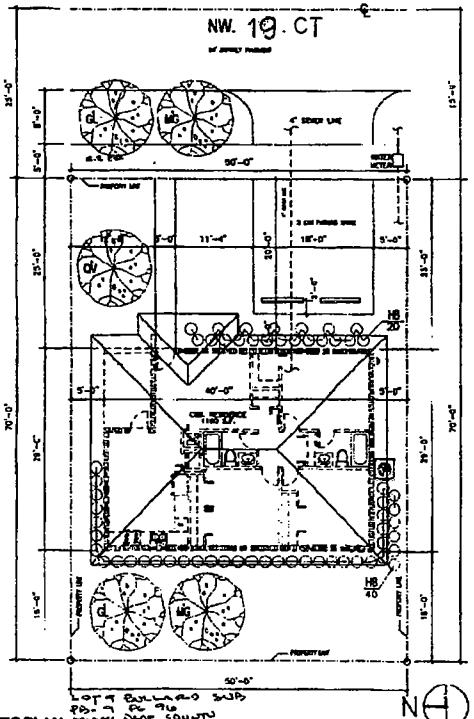
LANDSCAPE LEGEND – (This information required to be permanently affixed to plan)
Drawing Scale: 1/4-1 THE LA Area: 3500 Area: 0.08 ac. R.

OPEN SPACES (PERVIOUS AREA)

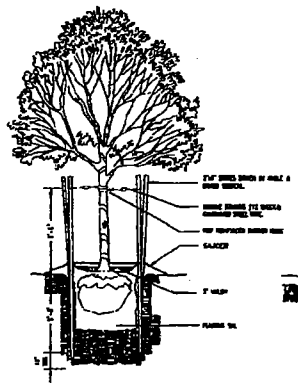
	REQUIRED SQ. FT.	PROVIDED SQ. FT.
1. Square Feet of open space required by chapter 33, as indicated on site plan and not less = 3500 square feet x 50 % = 1750 square feet	1750	1750
2. Square feet of parking lot area required by Chapter 33 & as indicated on site plan The number of parking spaces _____ x 10 square feet per parking space =	-	-
3. Total square feet of landscaped open space required by Chapter 33= and =	1750	1750
LANDAREA CALCULATION		
4. Total square feet of landscaped open space required by Chapter 33 =	1750	
5. Maximum lawn area (St. Augustine sod) = 50 % x 1750 square feet	875	875
TREES		
6. The number of trees required per net lot area: Into the ceiling number of trees that meet minimum requirements (plus)	-	-
= 3 trees x net lot acreage =	3	
7. 200 palm trees allowed (two palms = one tree) Palms provided =	-	-
8. Percentage of native trees required = the number of trees provided x 100 =	3	3
9. Street trees (trees, average spacing of 30' o.c.): 30' linear feet along street = 30 =	2	2
Palms as street trees (max. average spacing 25' o.c.) _____ linear feet along street = 25 =	-	-
10. Street trees located directly beneath power lines (max. average spacing of 25' o.c.) _____ linear feet along street along street = 25 =	-	-
11. Total number of trees provided =	3	3
SHRUBS		
12. A total number of trees required: 10 x 5 = the number of shrubs required	50	60
13. The number of shrubs required x 20 % = the number of native shrubs required.	-	-
IRRIGATION PLAN: Required by Chapter 33. Auto irrigation _____ or hose bib _____ provided		

SYMBOLS USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QTY.
Symbol	New	Exist.	Scientific	Common	Yes	No	Installed	Installed	Estimated at Maturity*	Estimated at Maturity*	
	X		QUERCUS VIRGINIANA	LIVE OAK	X			12'-14'		8'-9' SPREAD	1
	X		SWIETENIA MAHAGONI	MAHOGANY	X		3"	12'-14'	15'-18'		2
	X		BURSERA SIMARUBA	GUMBO LIMBO	X						2
SHRUBS											
	X		VARIOUS SPECIES	VARIOUS							

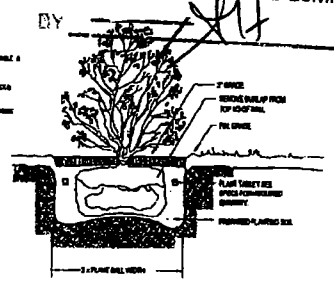
* Required for trees located underneath or adjacent to power lines



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



DETAIL / DOUBLE STAKING N.T.S.



DETAIL / SHRUB PLANTING N.T.S.

RECEIVED
2008-0785
MAY 05 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

HOLYLAND INVESTMENT
SINGLE FAMILY RESIDENCE

SEAL

Christina Martinez PE 11/20/07

OWNER
ANTONIO ACOSTA
P.E. Lic. # 40845
10805 NW. 41 ST.
MIAMI, FL. 33178
Ph (305) 836-4606

Project Name: HOLYLAND INVESTMENT SINGLE FAMILY RESIDENCE
MIAMI, FLORIDA

File: _____
Scale: _____
Date: NOV / 2007
Drawn: A.POHO
Checked: _____
Submitted: _____
Drawing Title: SITE PLAN LOCATION & NOTES
Sheet No. A-0

22

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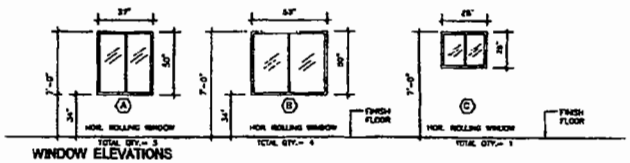
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

WINDOW SCHEDULE						
No.	TYPE	SIZE		MATERIAL	AREA	REMARKS
		#	#			
A	#24 HORIZONTAL ROLLING	37"	50"	ALUM. & GLASS	12.8	"E"
B	#34 HORIZONTAL ROLL	53"	50"	ALUM. & GLASS	18.4	"E"
C	1/2 32 HORIZONTAL ROLL	26"	26"	ALUM. & GLASS	4.6	

NOTES:
EMERGENCY ESCAPE & RESCUE WINDOWS "E" (EGRESS) SHALL COMPLY WITH F.B.C. 1005.3
- CLEAR OPENING WIDTH SHALL BE 20 INCHES MINIMUM
- CLEAR OPENING HEIGHT SAHLL DE 24 INCHES MINIMUM
- CLEAR OPENING AREA SHALL BE 5.7 SQ. FT. MINIMUM
EXCEPT THAT GROUND FLOOR ESCAPE & RESCUE WINDOWS ARE ALLOWED TO HAVE A MINIMUM CLEAR OPENING AREA 5.0 SQ. FT.
THE BOTTOM OF THE CLEAR OPENING (SILL HEIGHT) SHALL BE NO MORE THAN 44 INCHES ABOVE THE FLOOR
*** PROVIDE SAFETY GLASS CAT.1

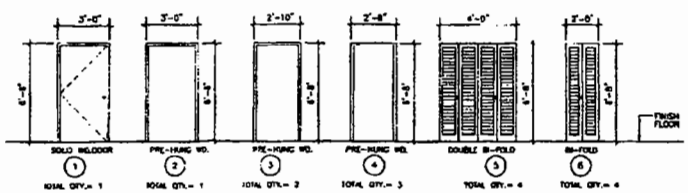
SHUTTER NOTE
CONTRACTOR MUST PROVIDE DADE COUNTY PRODUCT CONTROL APPROVED SHUTTER FOR ALL WINDOW AND DOOR OPENINGS AND THEY MUST BE INSTALLED AS PER MANUFACTURER ESPECIFICATIONS (SEPARATED PERMIT IS REQUIRED)



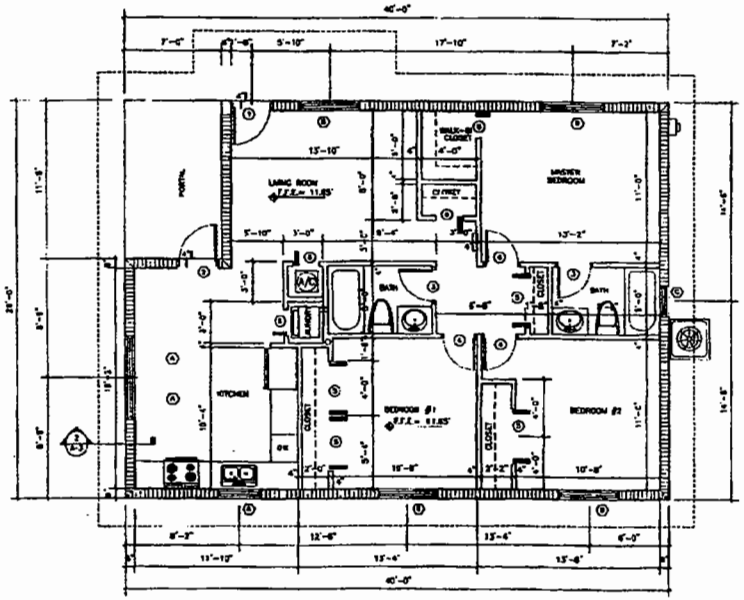
WINDOW ELEVATIONS
N.T.S.

DOOR SCHEDULE						
No.	TYPE	W	HT	THK	THR	REMARKS
1	SOLID WD. DOOR	3'-0"	6'-8"	1-1/2"	YES	
2	WD. PRE-HUNG DOOR	3'-0"	6'-8"	1-1/2"		
3	WD. PRE-HUNG DOOR	2'-10"	6'-8"	1-1/2"		
4	WD. PRE-HUNG DOOR	2'-8"	6'-8"	1-1/2"		
5	WD. BI-FOLD	4'-0"	6'-8"			
6	WD. BI-FOLD	2'-0"	6'-8"			

NOTES:
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (21-2.4.3. NFPA 101)
* EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN
** NO LOCKING DEVICE.



DOOR ELEVATIONS
N.T.S.



N

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

ROLYLAND INVESTMENT SINGLE FAMILY RESIDENCE

SEAL

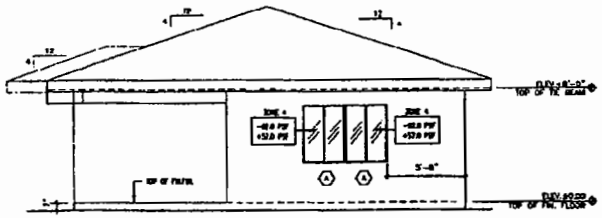
ANTONIO ACOSTA
P.E. Lic. # 40845
10305 NW. 41 ST.
MIAMI, FL 33178
Ph (305) 856 4606

Revisions

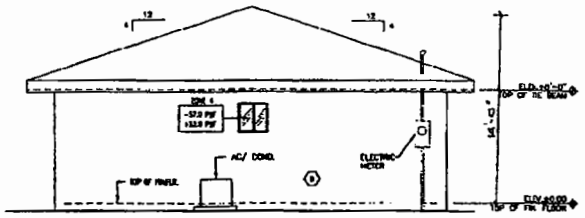
Project Name:
ROLYLAND INVESTMENT SINGLE FAMILY RESIDENCE
[illegible] N.W. 1[illegible] ST.
MIAMI, FLORIDA

File:
Scale:
Date: NOV/ 2007
Drawn: AP
Checked:
Submittal:
Drawing Title:
FLOOR PLAN DOORS & WINDOWS SCHED. & NOTES
Sheet No. A-1

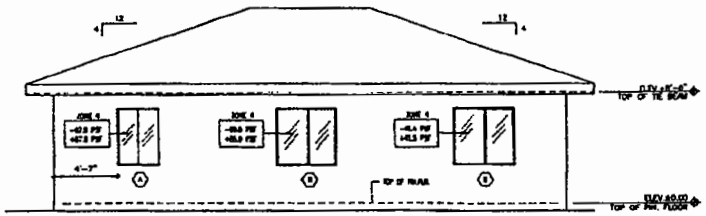
23



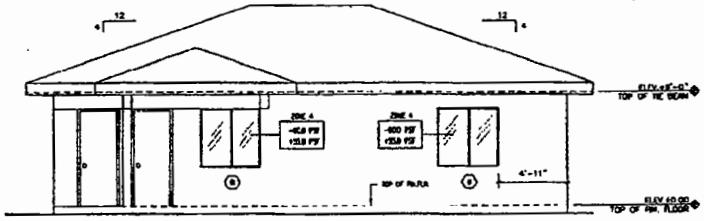
WEST ELEVATION
SCALE: 1/8" = 1'-0"
(4)



EAST ELEVATION
SCALE: 1/8" = 1'-0"
(3)



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
(2)



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
(1)

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ZONING HEARINGS SECTION
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BY

HOLYLAND INVESTMENT SINGLE FAMILY RESIDENCE

ANTONIO ACOSTA
P.E. Lic. # 40845
10305 NW. 41 ST.
MIAMI, FL 33178
Ph: (305) 856-4806

Project Name:
HOLYLAND INVESTMENT SINGLE FAMILY RESIDENCE
MIAMI, FLORIDA

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Scale:
Date: NOV/ 2007
Drawn: APONG
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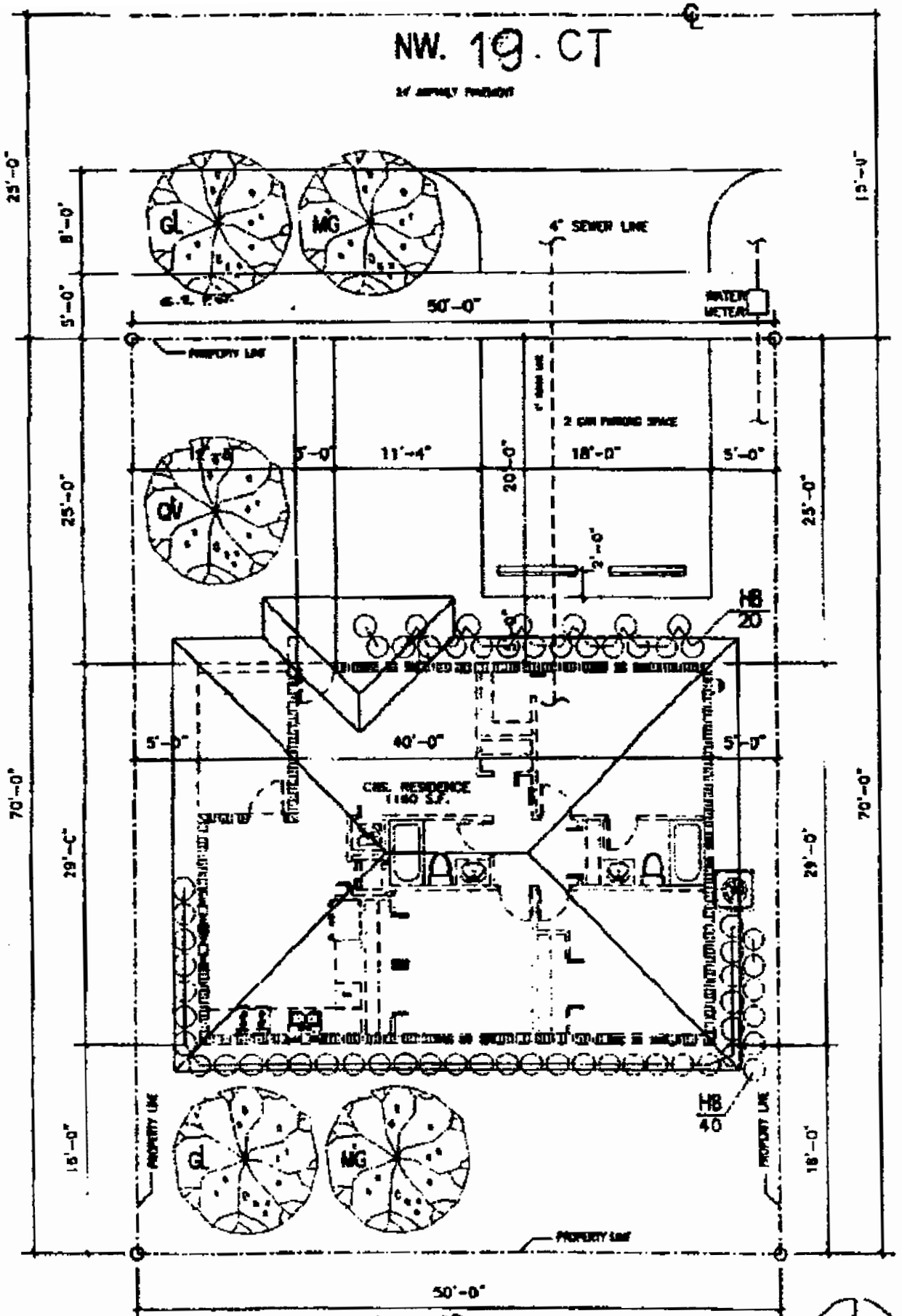
Submittal:
Drawing Title:
ELEVATIONS
Sheet No A-2



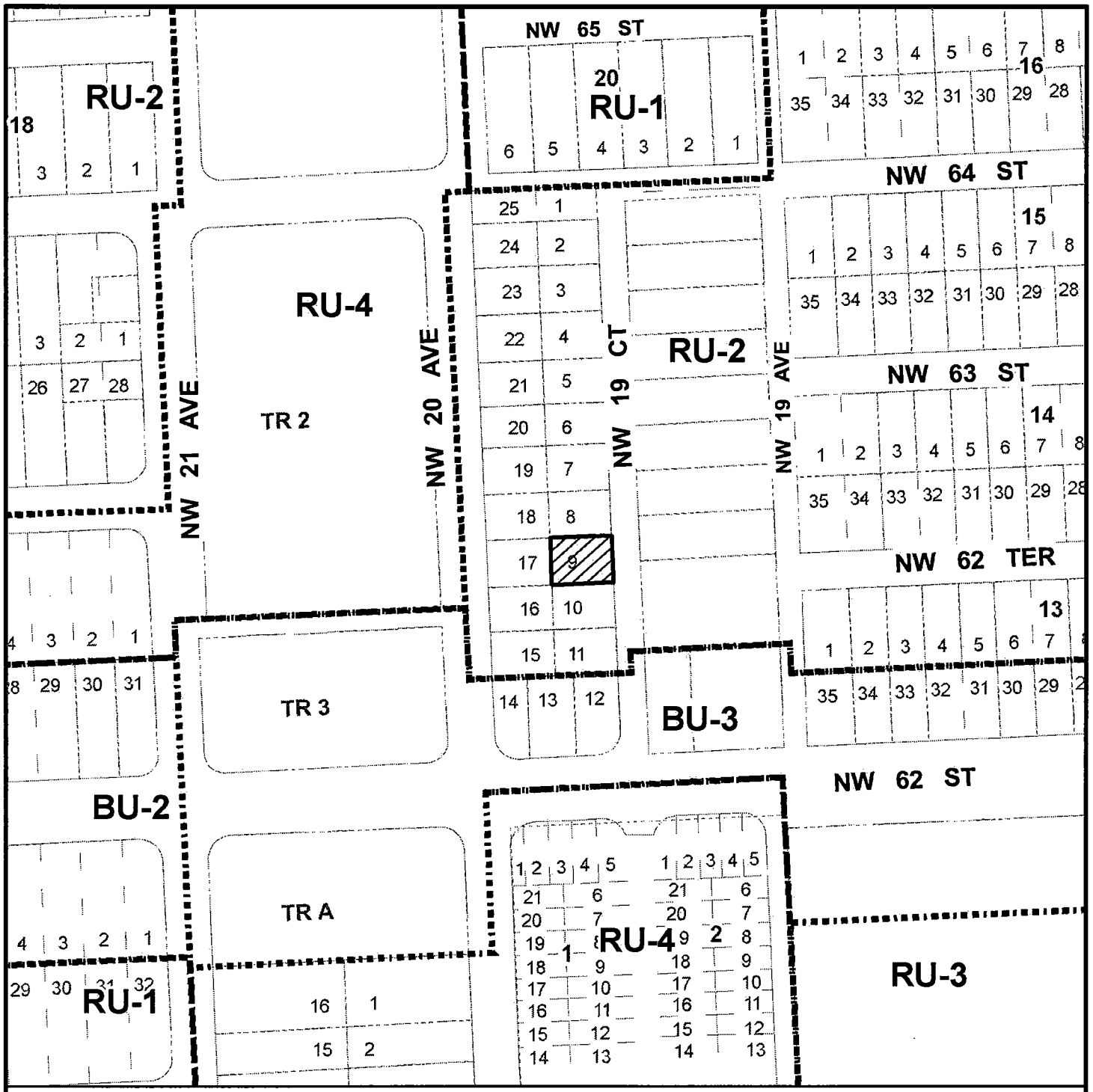
LOT 9 BALLARD SUB
PB-9 PG 96
MIAMI DADE COUNTY

ITE PLAN

ENLARGED SITE PLAN

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

24



MIAMI-DADE COUNTY
HEARING MAP

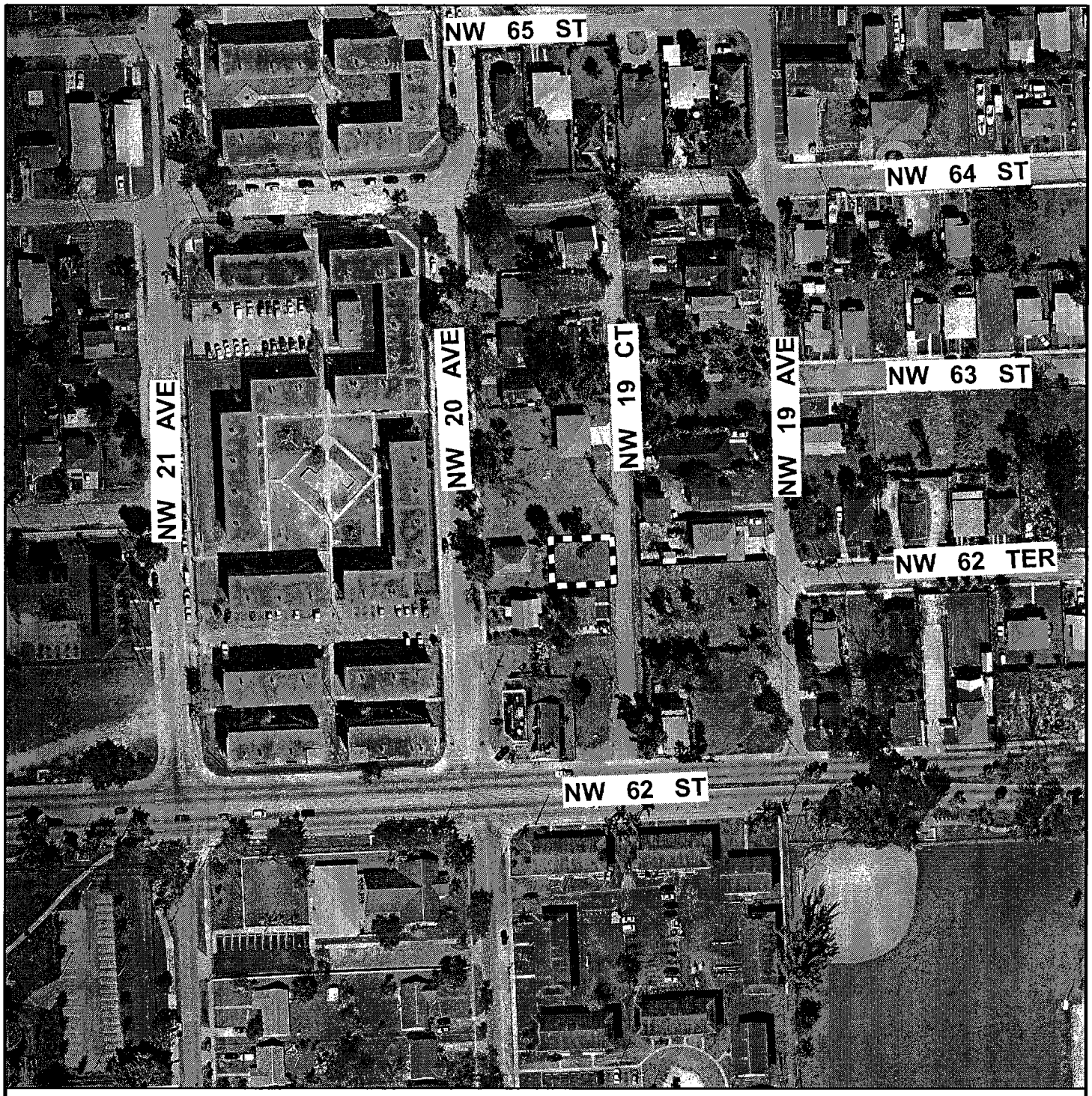
Process Number
08-078

SUBJECT PROPERTY

Section: 15 Township: 53 Range: 41
Applicant: MARYLIN BARON TRS
Zoning Board: C08
District Number: 2
Drafter ID: JEFFER
Scale: NTS

CREATED ON: 5/16/08

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY
HEARING MAP

Process Number
08-078

SUBJECT PROPERTY

N
W E
S

Section: 15 Township: 53 Range: 41
Applicant: MARYLIN BARON TRS
Zoning Board: C08
District Number: 2
Drafter ID: JEFFER
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 5/16/08

REVISION	DATE	BY

2. MARYLIN BARON, TRUSTEE
(Applicant)

08-11-CZ8-2 (08-81)
Area 8/District 2
Hearing Date: 11/25/08

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8

APPLICANT: Marilyn Baron, Trustee **PH:** Z08-081 (08-11-CZ8-2)

SECTION: 15-53-41 **DATE:** November 25, 2008

COMMISSION DISTRICT: 2 **ITEM NO.:** 2

==========

A. INTRODUCTION:

- **REQUESTS:**

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).

(2) Applicant is requesting to permit a single-family residence setback 21'6" (25' required) from the rear (north) property line.

(3) Applicant is requesting to permit the single-family residence with a lot coverage of 35.1% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Single Family Residence and Proposed Residence," as prepared by Antonio Acosta, P. E., dated stamped received 5/5/08 and consisting of 2 sheets." Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence setback less than required from the rear property line and a request for a higher lot coverage on a lot with less lot frontage and lot area than required.

- **LOCATION:**

Lying north of N.W. 62 Terrace, approximately 250' east of N.W. 19 Avenue, Miami-Dade County, Florida.

- **SIZE:** 40' x 90'

- **IMPACT:**

Approval of the lot as a single-family building site with less lot frontage and lot area than required, the proposed setback encroachment and higher lot coverage will allow the development of the site with a single-family residence, which will have a minimal impact on traffic and schools in the area but could have a negative visual impact on the neighboring properties.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. 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.

2. **Policy LU-1C**
Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

3. **Objective LU-12**
Miami-Dade County shall take specific measures to promote infill developments that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in a built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
Surrounding Properties:	
NORTH: RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
SOUTH: RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua

The subject parcel is an interior lot, which lies north of N.W. 62 Terrace, approximately 250' east of N.W. 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted.)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable***
Compatibility:	**Acceptable***
Landscape Treatment:	**Acceptable***
Open Space:	**Acceptable***
Buffering:	**Acceptable***
Access:	**Acceptable**
Parking Layout/Circulation:	**N/A**
Visibility/Visual Screening:	**N/A**
Urban Design:	**N/A**

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single-Family and Duplex Dwellings

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other

portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

18. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

19. the proposed development will meet the following:

    A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.

    B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

    C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;

D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(d) The **lot area, frontage, or depth** for a single family or duplex dwelling shall be approved upon demonstration of at least one of the following:

1. the proposed lot area, frontage or depth will permit the development or redevelopment of a single family or duplex dwelling on a parcel of land where such dwelling would not otherwise be permitted by the underlying district regulations due to the size or configuration of the parcel proposed for alternative development, provided that:

   A. the parcel is under lawful separate ownership from any contiguous property and is not otherwise grandfathered for single family or duplex use; and

   B. the proposed alternative development will not result in the further subdivision of land; and

   C. the size and dimensions of the lot are sufficient to provide all setbacks required by the underlying district regulations; and

   D. the lot area is not less than ninety percent (90%) of the minimum lot area required by the underlying district regulations; and

   E. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

   F. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

   G. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

2. the proposed alternative development will result in open space, community design, amenities or preservation of natural resources that enhances the function or aesthetic character of the immediate vicinity in a manner not otherwise achievable through application of the underlying district regulations, provided that:

   A. the density of the proposed alternative development does not exceed that permitted by the underlying district regulations; and

   B. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations, or, if applicable, any prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002); and

C. each lot's area is not less than eighty percent (80%) of the lot area required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

3. the proposed lot area, frontage or depth is such that:

A. the proposed alternative development will not result in the creation of more than three (3) lots; and

B. the size and dimensions of each lot are sufficient to provide all setbacks required by the underlying district regulations; and

C. no lot area shall be less than the smaller of:

i. ninety percent (90%) of the lot area required by the underlying district regulations; or

ii. the average area of the developed lots in the immediate vicinity within the same zoning district; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity; and

E. the parcel proposed for alternative development is not zoned AU or GU, nor is it designated agricultural or open land under the Comprehensive Development Master Plan; and

F. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

4. If the proposed alternative development involves the creation of new parcels of smaller than five (5) gross acres in an area designated agricultural in the Comprehensive Development Master Plan:

A. the abutting parcels are predominately parcelized in a manner similar to the proposed alternative development on three (3) or more sides of the parcel proposed for alternative development; and

B. the division of the parcel proposed for alternative development will not precipitate additional land division in the area; [and]

C. the size and dimensions of each lot in the proposed alternative development are sufficient to provide all setbacks required by the underlying district regulations; and

D. the proposed alternative development will not result in an obvious departure from the aesthetic character of the surrounding area defined by the closest natural and man-made boundaries lying with [in] the agricultural designation; and

E. sufficient frontage shall be maintained to permit vehicular access to all resulting lots.

(e) **A lot coverage ratio** for a single family or duplex dwelling shall be approved upon demonstration of the following:

1. total lot coverage shall not be increased by more than twenty (20) percent of the lot coverage permitted by the underlying district regulations provided, however, that the proposed alternative development shall not result in total lot coverage exceeding 50% of the net lot area; and

2. the proposed alternative development will not result in the destruction or removal of mature trees on the lot with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the lot; and

3. the increase in lot coverage will not result in a principal building with an architectural design, scale, mass or building materials that are not aesthetically harmonious with that of other existing or proposed structures in the immediate vicinity; and

4. the proposed alternative development will not result in an obvious departure from the aesthetic character of in the immediate vicinity.

(g) **Notwithstanding the foregoing**, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and

B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standards. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No objection**

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 62 Terrace, approximately 250' east of N.W. 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The applicant is requesting to permit a parcel of land with a lot frontage of 40' and a lot area of 3,600 sq. ft. (request #1), to permit a single-family residence setback 21'6" from the rear (north) property line (request #2) and to permit the single-family residence with a lot coverage of 35.1% (request #3). The RU-2 zoning district permits single-family and duplex uses on parcels with a minimum lot frontage of 75' and a minimum lot area of 7,500 sq. ft. Additionally, the RU-2 zoning district requires single-family and duplex residences to setback 25' from the rear property line and allows single-family residences to have a maximum lot coverage of 35%. Plans submitted by the applicant depict the aforementioned requests.

The **Department of Environmental Resources Management** (DERM) has **no objections** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Miami-Dade County Code. However, the applicant will have to comply with all the requirements indicated in their memorandum. The **Public Works Department** also has **no objections** to this application. Their memorandum indicates that this project meets traffic concurrency because it lies within the Urban Infill Area (UIA) where traffic concurrency does not apply. Additionally, the **Miami-Dade Fire Rescue Department** (MDFR) **does not object** to this application and indicates that the estimated average response time is **5:32** minutes.

Approval of this application would allow the construction of a single-family residence setback less than required from the rear property line with a higher lot coverage request on a parcel of land that has a reduced lot frontage and lot area. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. (40' x 90') subject site. Further, Policy LU-1C of the interpretative text of the CDMP encourages infill development on vacant sites contiguous to urbanized areas. Specifically, the subject property lies within the Urban Infill Area (UIA) and **Policy LU-1C** of the CDMP indicates that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand. DERM's memorandum indicates that public water and sewer can be made available to the subject property and the Public Works Department

memorandum indicates that the subject property meets traffic concurrency because it lies within the UIA. Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and **Objective LU-12** of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area. Consequently, the development of the subject property with a single-family residence complies with the requirements of Policy LU-1C and Objective LU-12 of the CDMP. Staff recommends that, as a condition for approval, the development of the subject property be restricted to no more than one single-family residence on the subject site. As such, the development of a single-family residence on the substandard-sized, RU-2 zoned subject property is **consistent** with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO standards. As such, requests #1 through #3 cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would be required to prove that the request is due to unnecessary hardship and that, should the request not be granted, such denial would not permit the reasonable use of the premises. It has not been demonstrated that the denial of requests #1 through #3 would result in unnecessary hardship. As such, this application cannot be approved under this section and therefore, staff recommends denial without prejudice of the requests under Section 33-311(A)(4)(c) (ANUV).

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request #1, to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that, although the subject property was platted prior to August 2, 1938 and does meet the minimum lot frontage requirement of 35', it does not meet the minimum lot area requirement of 3,750 sq. ft. and, therefore, is precluded from the grandfathering provision under Section 33-7. Additionally, staff notes that most of the lots located on the same block as the subject property are substandard in size and that all are part of a legally established and non-conforming subdivision having been platted and recorded prior to August 2, 1938, as is the case with the subject property. Further, it should be noted that approvals of the same request for lot frontage and lot area are prevalent in the immediate vicinity of the subject property. For example, in September 2007, property lying south of NW 63 Street, approximately 130' east of NW 19 Avenue, was approved by the Board of County Commissioners (BCC) for similar variances of lot area and lot frontage, pursuant to Resolution #Z-34-07. Similarly, in October, 2007, property lying south of NW 63 Street, approximately 92' east of NW 19 Avenue was also approved by the BCC for similar variances of lot area and lot frontage, pursuant to Resolution #Z-50-07. Regarding request #2, to permit a single-family residence setback 21'6" (25' required) from the rear (north) property line, staff is of the opinion that the proposed encroachment of 3'6" into the rear (north) setback area does not result in an obvious departure

from the aesthetic character of the surrounding area because residences with similar characteristics already exist in the vicinity. For example, a property located on the northwest corner of NW 60 Street and NW 23 Court was granted, in 2007, pursuant to Resolution #CZAB8-41-07, a similar request for a single-family residence with a rear setback of 18' where 25' was required. Request #3, to permit the single-family residence with a lot coverage of 35.1% (35% permitted), is miniscule and, in staff's opinion, the increased lot coverage would not negatively affect the stability and appearance of the community, and would not be detrimental to the neighborhood. Staff is supportive of this application subject to conditions and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Allowing the construction of a single-family residence on this site would contribute toward a redevelopment of this area, which is residential in character. Staff further notes that to facilitate infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV).

Accordingly, staff opines that the application is **compatible** with the surrounding properties and **consistent** with the UIA policy, the CDBG objective and the LUP map of the CDMP and therefore recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV) and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Single Family Residence and Proposed Residence," as prepared by Antonio Acosta, P. E., dated stamped received 5/5/08 and consisting of 2 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

4. That the development of the site be limited to one single-family residence.

DATE INSPECTED: 09/02/08
DATE TYPED: 10/03/08
DATE REVISED: 10/06/08; 10/07/08; 10/20/08
DATE FINALIZED: 10/27/08
MCL:MTF:LVT:NC:JV

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: June 2, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-08 #Z2008000081
Marylin Baron, Trustee
1863 N.W. 62nd Terrace
Request to Permit a Single-Family Residence with Less Lot Area, Frontage and Setback than Required
(RU-2) (0.08 Acres)
15-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal
Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

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.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Pollution Remediation
The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

Wetlands
The subject property does not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

Memorandum MIAMI-DADE COUNTY

Date: March 8, 2006

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that the Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Ovidio Rodriguez, P.E. Assistant Director
Public Works Department

Raul A. Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 03-JUN-08

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000081

Fire Prevention Unit:

Fire Engineering and Water Supply Bureau has no objection to Site plan date stamped May 5, 2008

Service Impact/Demand:

Development for the above Z2008000081
located at LYING NORTH OF N.W. 62 TERRACE, APPROXIMATELY 250' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:32 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS 50' Squrt, Battalion

Planned Service Expansions:

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

Station 67 Arcola - 1275 NW 79 Street

Fire Planning Additional Comments:

Current service impact calculated based on plans date stamped May 5, 2008. Substantial changes to the plans will require additional service impact analysis.

DATE: 10/22/08
REVISION 1

TEAM METRO

ENFORCEMENT HISTORY

MARILYN BARON, TRUSTEE

APPLICANT

LYING NORTH OF NW 62 TERRACE, APPROXIMATELY 250' EAST OF NW 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2008000081

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

200804006870 Acknowledged & Closed on 10/10/08. Case 200804004959 under enforcement; citation issued on 9/9/08 for overgrowth junk & debris compliance inspection scheduled for 10/24/08.

Y N Rebuild Miami Dade Land Trust

Belinda Brown.

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: _____

NAME AND ADDRESS	Percentage of Stock

RECEIVED
ZOY-02
MAY 05 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

* If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME Marylin Baron Trs.

NAME AND ADDRESS	Percentage of Interest
NATIV NAKASH	100 %
(BENEFICIARIE)	

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest

RECEIVED
208-084
MAY 05 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 8th day of may, 2008. Affiant is personally know to me or has produced _____ as identification.

Carmen Arambol
(Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
Carmen I. Arambol
Commission #DD617
Expires: NOV. 27, 2
www.AaronNotary.

My commission expires: _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND JOB SITE CONDITIONS RELATED TO THIS WORK. ANY DISCREPANCY IN DIMENSIONS SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION OR APPROVAL OF MODIFICATION BEFORE COMMENCING WORK.

2. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS OTHERWISE NOTED. DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. DRAWINGS ON LARGE SCALE DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALE DRAWINGS.

3. ALL WORK SHALL BE IN COMPLIANCE WITH THE SOUTH FLORIDA BUILDING CODE AND ALL APPLICABLE STATE LOCAL REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT.

4. ALL MANUFACTURERS AND/OR SUPPLIERS SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT / OWNER FOR APPROVAL PRIOR TO FABRICATION.

5. GENERAL CONTRACTOR SHALL SECURE ALL APPLICABLE PERMITS, LICENSES, AND PAY ALL NECESSARY FEES IN PERFORMING THIS CONTRACT.

6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUB-CONTRACTOR WORKING AT THE JOB SITE AND FOR ALL COORDINATION OF WORK.

7. THE GENERAL CONTRACTOR SHALL FILL VOID CONCRETE ALL OF THE BROKEN CONCRETE, BLOCK CELLS AT ALL BROKEN AND EXTERIOR SLABWAY WALLS CAUSED BY THE GENERAL CONTRACTOR AND/OR ANY OF THE SUB-CONTRACTORS WORKING DURING THE INSTALLATION OF PLUMBING, ELECTRICAL, AIR CONDITIONING OR MECHANICAL PIPES, SLEEVES, CONDUITS, VENTS, EQUIPMENT AND/OR ACCESSORIES DURING THE CONSTRUCTION OF THIS PROJECT, AT NO ADDITIONAL COST TO THE OWNER.

8. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR DAILY TRASH REMOVAL AND PICK-UP.

9. ALL PIPING AND SUBSOIL UNDER SLAB SHALL BE MINIMUM OF 2'-0" DEEP OF UNDERSIDE OF FOOTING.

10. STUCCO FINISH APPLIED TO EXTERIOR MASONRY AND CONCRETE SURFACES, SCARIFIED AND FLOATED INTO THIN COAT SUBSTRATE SUFFICIENT TO PROVIDE AND FINISH TO MATCH EXISTING UNLESS OTHERWISE NOTED.
A. MASONRY COURSE, SCARIFIED ASTM C91-48.
B. PORTLAND CEMENT: ASTM C150-47, TYPE I.
C. WATERPROOFING ADMIX: CONCRETE OR EQUAL.
D. ADMIXTURES: ASTM C260-42
E. WATER: POTABLE.
F. STUCCO: 1 PART PORTLAND CEMENT, 1 PART MASONRY CEMENT, 4-5 PARTS FINE SAND, ADD WATERPROOFING TO FINE COAT.

11. PAINTING:
(A) EXTERIOR:
STUCCO: 1 COAT MASONRY PRIMER, 2 COATS EXTERIOR LATEX.
(B) INTERIOR:
INTERIOR SURFACES: 1 COAT PRIMER SEALER, 2 COATS FRESH LATEX WOOD SURFACES: 1 COAT PRIMER, 1 COATS SEMI-GLOSS, OR STAINED AND SEALED, PER FINISH SCHEDULE.

12. ANY SUB-CONTRACTOR CUTTING WALL WORK ALREADY COMPLETED, CUTTING CHANGES AND TRENCHES FOR THE PROVISIONING OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL BE ON PAY FOR ALL SUCH FILLING, REPAIRING OF WALLS, FLOORS, ETC., DAMAGED BY SUCH A SCHEDULE. ALL REPAIRS SHALL MATCH EXISTING SURFACES.

INTRUSION AND BURGLARY SECURITY

ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS. APPLIED IN ANY SCHEDULE DIRECTION IN ACCORDANCE WITH MINIMUM STANDARD TEST PROTOCOL IN VERIFIED CODE BUILDING CODE.

ALL SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR A MIN OF 1000 POSSIBLE KEY CHANGES OR LOCKING KEY CHANGEABLE. IF IN THE NON-LOCK IS USED THERE SHALL BE AN AUXILIARY SHALL DOUBLE BOLT SHARPENED BOLD SHOOTS.

THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE-POINT LOCKS WITH 5/8" MIN. THROW BOLTS BOLTS.

SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR DEAD BOLTS ON A BOLT THAT NOT REMOVABLE OR OPENABLE FROM OUTSIDE, AT JAMB, HEAD, AND SILL OR AS MEETING MULLIONS. SUCH DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAIN BOLT STRENGTH AND EFFECTIVENESS. IF NECESSARY AND SLIDE DOORS SHALL HAVE NO SCREWS REMOVABLE FROM OUTSIDE WHICH WOULD INCREASE READY ENTRY FROM OUTSIDE.

OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS ON BOTH SIDES OF DOORS FROM ONE POINT WITH HARDENED BOLTS WITH BEARING CHAMBERS AT LEAST TWO OPPOSITE PARTS. A MIN. OF 3/4". OTHER SLIDING DEVICES SHALL NOT BE REQUIRED WHERE SUCH DOORS ARE CHAMPIONED WITH LOCKED OR ELECTRIC POWER.

HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

JAMBS OF ALL EXTERIOR OFFICE TYPE IN SWING DOORS BE ABRIDGE, OR SIMILAR FORMATION TO PROVIDE DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

SINGLE, SWINGING, EXT. DOORS IF WOOD SHALL BE SOLID CORE OF NO LESS THAN 1 3/8" THICK.

GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS Z97.1

VISION PANELS IN EXTERIOR DOORS A SINGLE PANE GLAZING WITHIN 40" OF THE INSIDE LOCKING ACTIVE EDGE OF DOORS AND SWINGING DOOR SHALL COMPLY WITH THE ANSI-Z97.1.

SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND DOCUMENTED SO THAT NO PANEL CAN BE LIFTED FROM THE WHICH WHEN LOCKED PROPERLY AND DO AS TO COMPLY WITH THE ARCHITECTURAL GLASS MFG. ASSOC. STDS. FOR FORCED ENTRY RESISTANCE, AAMA, 1303.3

WHEN IN OVERHEAD GARAGE DOORS TYPE SHALL NOT BE INSTALLED CLOSER THAN 40" TO THE DOOR LOCK ACTUATING DEVICE.

SINGLE SWING EXTERIOR AND SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE MIN. 1 3/8" THICK. SOLID CORE, AND SHALL BE SECURED WITH A LATCH AND A SINGLE DEAD BOLT WITH 1" MIN. THROW OR A COMBINATION OF DEAD BOLT BOTS WITH LATCH THROW ON A MIN. OF 1/2" AND BOLTS HAVING A MIN. OF 1" THROW.

FRONT AND GARAGE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.

DOORS AND WINDOWS BY VALE GARAGE PRODUCTS (OR EQUAL) SLIDING DOORS NO. 2007) AWNING WINDOW NO. 5704 HORIZONTAL ROLLING NO. 2713.

ENERGY NOTES:

1. THE HOUSE SHALL COMPLY WITH ALL PRESCRIPTIVE REQUIREMENTS FOR WINDOW, DOOR AND SKYLIGHT INFILTRATION INCLUDES THE FOLLOWING REQUIREMENTS.
2. WINDOWS SHALL HAVE A MAXIMUM OF 0.5 CFM PER LINEAR FOOT OF OPENABLE SASH CRACK.
3. DOORS (INCLUDING SLIDING GLASS DOORS) SHALL HAVE A MAXIMUM OF 0.5 CFM PER SQUARE FOOT OF DOOR AREA.
4. EXTERIOR JOINTS OR OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED IN AN APPROVED MANNER.
5. HVAC DUCTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDUSTRY STANDARDS AND THE LOCAL MECHANICAL CODE. DUCTS IN UNCONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-6.
6. ALL PENETRATION AND JOINTS IN THE TOP PLATES OF EXTERIOR WALLS SHALL BE SEALED.
7. AN INFILTRATION BARRIER SHALL BE INSTALLED IN EXTERIOR WALLS AND RAISED WOOD FLOORS.
8. THE CRACK BETWEEN EXTERIOR WALL SOLE PLATES AND CONSTRUCTION SHALL BE SEALED WITH CAULKING OR DIRECT FLOORS IN FRAME WINDOWS.
9. ALL NEWCRAWSPACE, ATTICS AND CRACKS IN INTERIOR SURFACES OF COLUMNS AND EXTERIOR WALLS SHALL BE SEALED INCLUDING THE FOLLOWING COMPONENTS: WINDOW AND DOOR FRAMES, ELECTRICAL OUTLETS AND SWITCHES, BASEBOARDS, PIPING ACCESSES, AND RECESSED LIGHTING CANS.
10. ALL JOINTS IN DUCTWORK IN UNCONDITIONED SPACE SHALL BE SEALED.
11. ALL EXHAUST FANS VENTED TO UNCONDITIONED SPACE SHALL HAVE DAMPERS. THIS DOES NOT APPLY TO CONVECTION DEVICES WITH INTERNAL DAMPER MECHANISM. SUCH DEVICES SHALL COMPLY WITH STD. 93-31 OR THE LOCALLY ADOPTED CODE.

ZONING LEGEND

Single Family & Duplex

DIMENSIONS:

HEIGHT (In Stories and Feet) — — —

RECEIVED
MAY 0 5 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

23

ROOM FINISH SCHEDULE

ROOM	FLOOR	WALLS	CEILING	BASE	REMARKS
PORCH	TILE	STUCCO	STUCCO	TILE	SEE NOTE 1
LIVING	TILE	DRYWALL	DRYWALL	WOOD	
DINING	TILE	DRYWALL	DRYWALL	WOOD	
FAMILY	TILE	DRYWALL	DRYWALL	WOOD	
KITCHEN	TILE	DRYWALL	DRYWALL	WOOD	
LAUNDRY	TILE	DRYWALL	DRYWALL	WOOD	
BEDROOMS	TILE	DRYWALL	DRYWALL	WOOD	
BATHS	TILE	TILE/DRW.	DRYWALL	TILE	

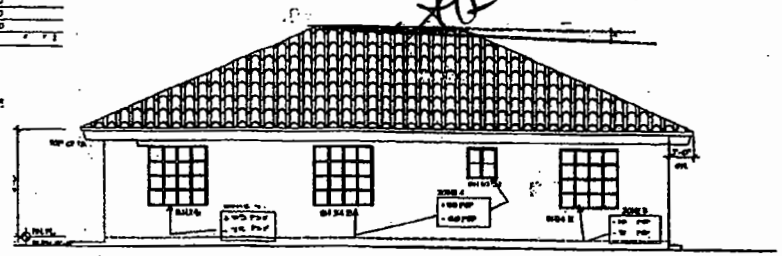
NOTES: 1. USE NON-SLIP TILE
2. USE IMPERVIOUS MATERIAL.

BUILDING IS MORE THAN 3'-0" FROM PROPERTY LINE

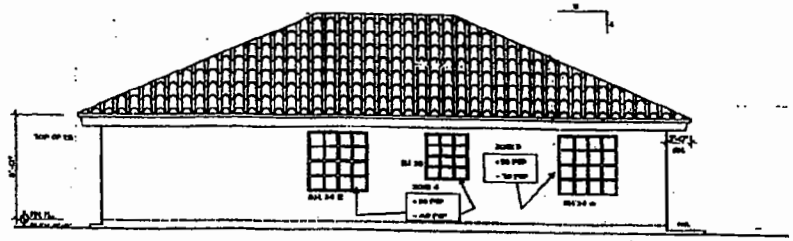
DOOR SCHEDULE

MARK	DESCRIPTION	MATERIAL	WIDTH	HEIGHT	THICK	SHEET	REMARKS
1	SINGLE SWING	WOOD FOC.	3'-0"	6'-8"	1 3/4"	3	6 PANEL, FLUSH, SOLID CORE
2		PL.WOOD	2'-6"		1 3/8"	3	FOL. HDR.
3	BI-FOLD	METAL	5'-0"	6'-8"	1"		HALF LOUVERED
4			2'-6"				
5			2'-6"				
6	SLIDING C. D.		6'-0"				SEE 5

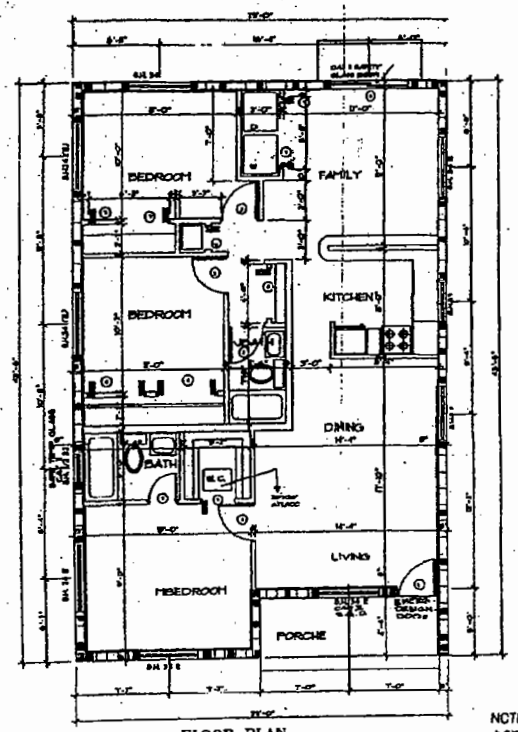
NOTE:
1. PROVIDE SAME COLOR APPROVED HURRICANE SHUTTERS TO ALL EXTERIOR DOORS AND WINDOWS. SHOW OVER COVERED APPROVAL. MANNER FINISH INSTALLATION.
2. PROVIDE DOUBLE DEADBOLTS AT DOORS.



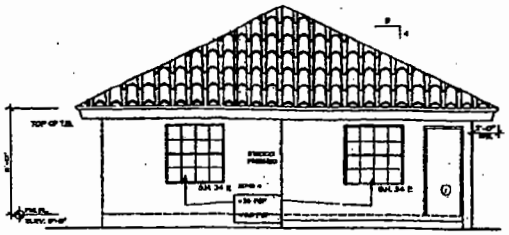
LEFT ELEVATION



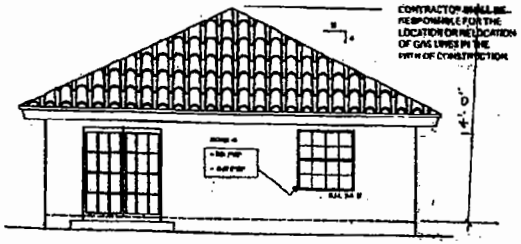
RIGHT ELEVATION



FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR RELOCATION OF GAS LINES IN THE PATH OF CONSTRUCTION.

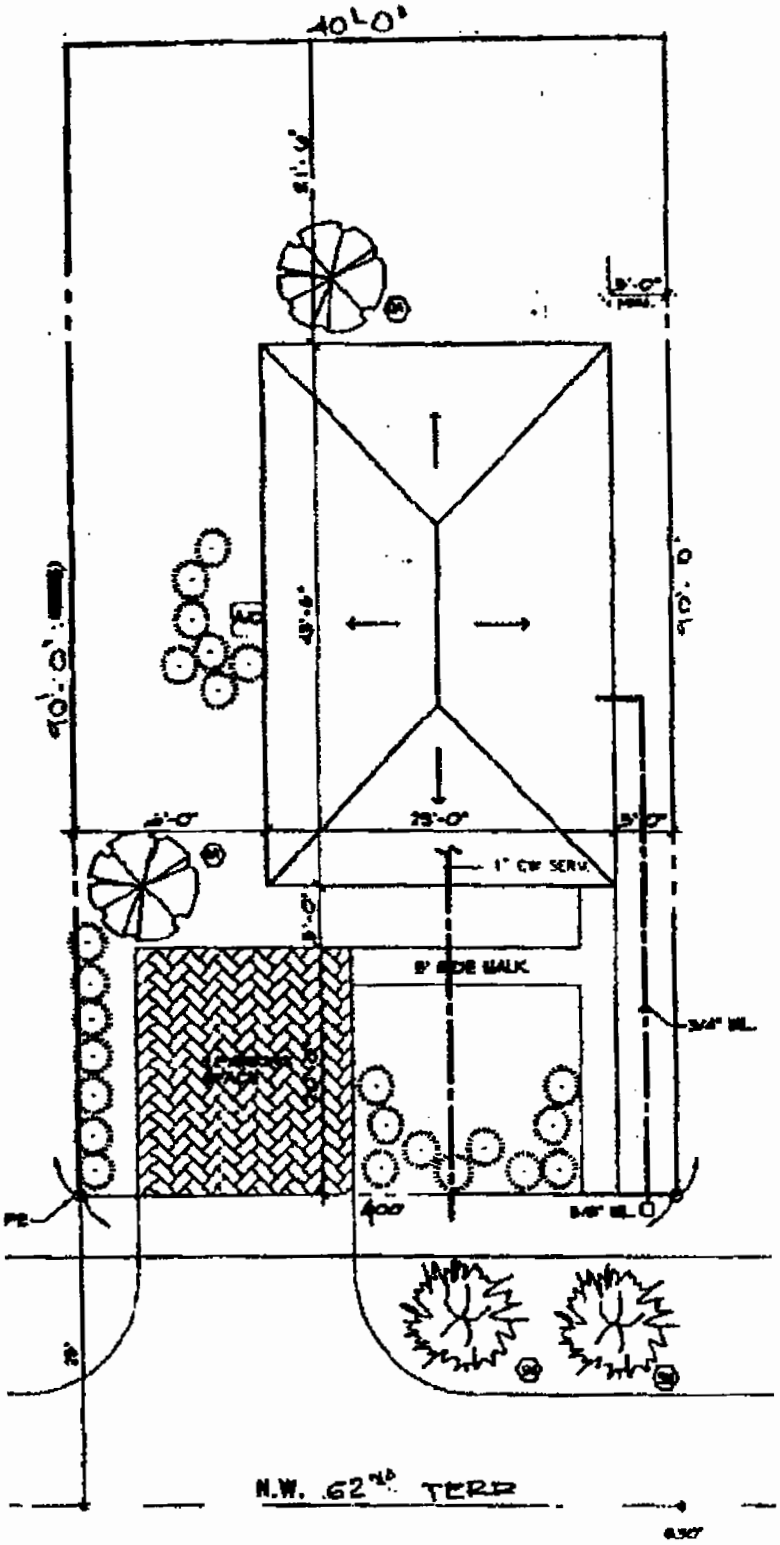
NOTES:

1. SHOWER COMPARTMENTS SHALL HAVE FLOOR AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NONABSORBENT WATER-REPELLAN MATERIALS TO A HEIGHT OF NOT LESS THAN 70" ABOVE THE COMPARTMENT FLOOR AT THE DRAIN.
2. ALL DOORS WITH GLASS, FIXED GLASS AND SHOWER ENCLOSURES TO BE OF CATEGORY II SAFETY GLASS.

ANTONIO ACOSTA, P.E.
CIVIL ENG. No. 40044
10905 SW. 4TH STREET.
MIAMI FL. 33174.
PH. (305) 266-7704.

PROPOSED RESIDENCE
FOR:
AT: 863 N.W. 62 TERR.
MIAMI FL.

2/7

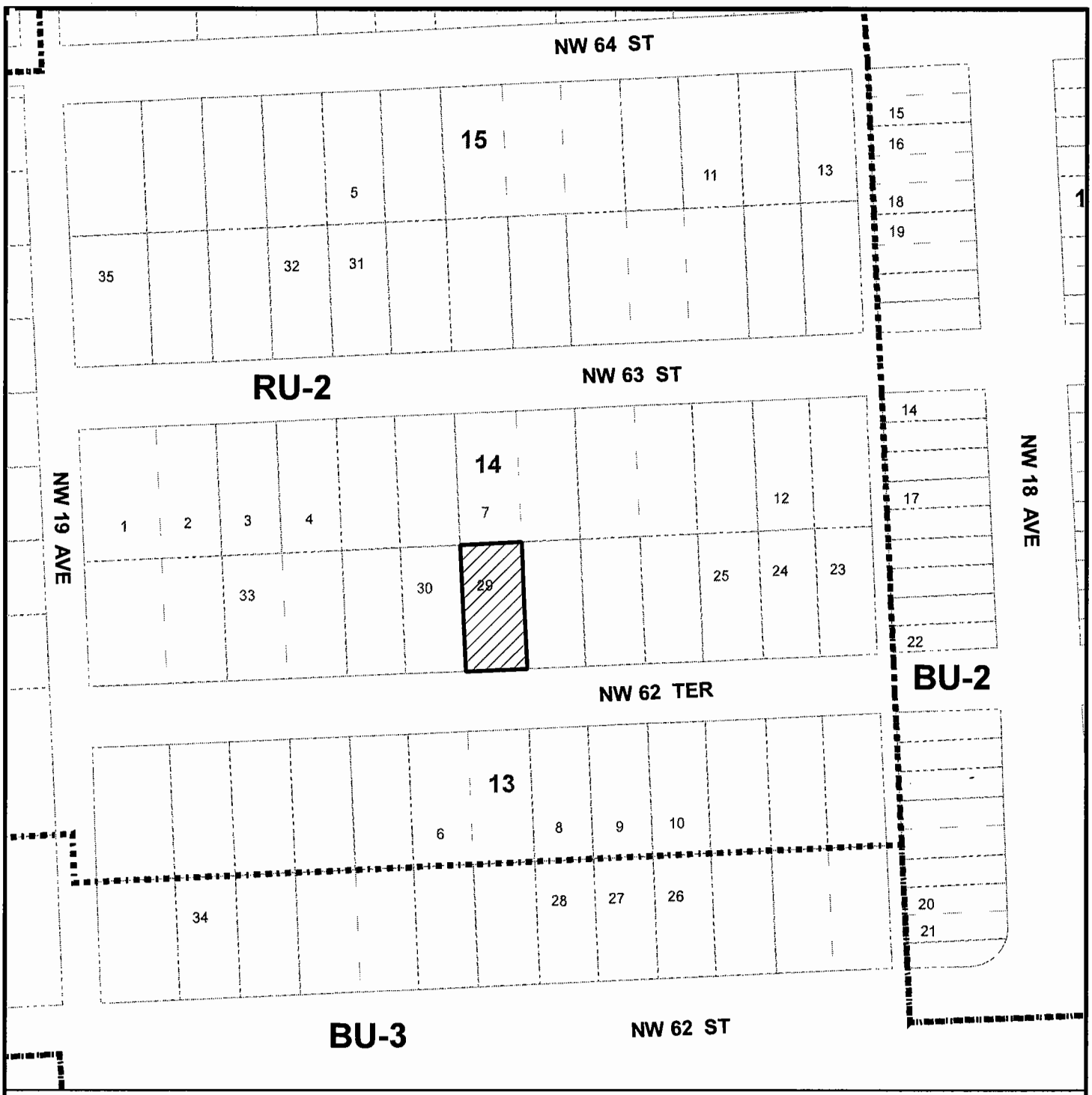


SITE PLAN

LEGAL DESCRIPTION :

LOT: 29
BLOCK: 14
SUBDIVISION: LIBERTY CITY
PLAT THEREOF AS RECORDED IN PLAT
BOOK: 7
PAGE: 19
OF THE PUBLIC RECORDS OF MIAMI
DADE COUNTY, FLORIDA

ENLARGED SITE PLAN



MIAMI-DADE COUNTY

HEARING MAP

Process Number
08-081

Section: 15 Township: 53 Range: 41
Applicant: MARYLIN BARON TRS.
Zoning Board: C08
District Number: 02
Drafter ID: ALFREDO
Scale: NTS

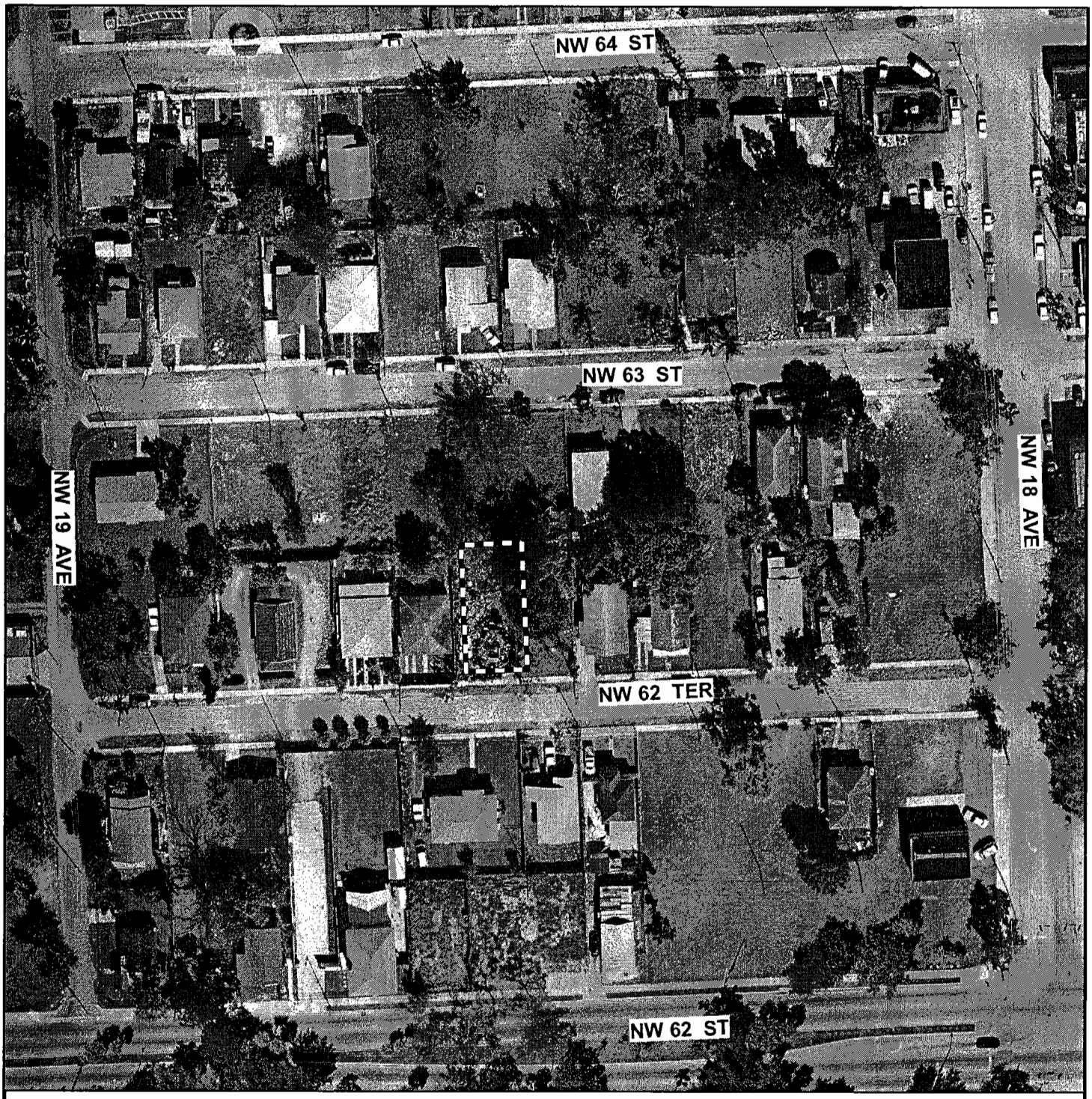
SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

CREATED ON: 05/14/08

REVISION	DATE	BY
		25



MIAMI-DADE COUNTY

AERIAL

Process Number
08-081

Section: 15 Township: 53 Range: 41
Applicant: MARYLIN BARON TRS.
Zoning Board: C08
District Number: 02
Drafter ID: ALFREDO
Scale: NTS

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

CREATED ON: 05/14/08

REVISION	DATE	BY

3. PATRICK BURROWS
(Applicant)

08-11-CZ8-3 (08-87)
Area 8/District 3
Hearing Date: 11/25/08

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8

APPLICANTS: Patrick Burrows | **PH:** Z08-087 (08-11-CZ8-3)

SECTION: 1-53-41 | **DATE:** November 25, 2008

COMMISSION DISTRICT: 3 | **ITEM NO.:** 3

==========

A. INTRODUCTION:

- **REQUESTS:**

(1) Applicant is requesting to permit a single-family residence setback a minimum of 4.8' (7.5' required) from the interior side (east) property line.

(2) Applicant is requesting to permit a swimming pool setback 28' (75' required) from the front (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwelling Units) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Patrick Burrows," as prepared by Juan Vizcarra, Structural Engineer and dated stamped received 5/6/08 and consisting of 3 pages. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

The applicant Is seeking approval for an existing single family residence with less interior side setback than required and for an existing swimming pool with less front setback than required.

- **LOCATION:**

335 NW 97 Street, Miami-Dade County, Florida

- **SIZE:** 9,000 sq. ft.

- **IMPACT:**

Although the existing single family residence and swimming pool provide living space and a recreational amenity for the resident and his guests, the approval of the encroachment into the interior side setback by the existing residence and the swimming pool encroachment into the front setback area could have a negative visual impact on adjacent properties.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low Density Residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING DESIGNATION	LAND USE PLAN
SUBJECT PROPERTY:	
RU-3b; Single-family residence	Low Density Residential, 2.5 to 6 dua
SURROUNDING PROPERTY:	
NORTH: RU-3b; Single-family residence	Low Density Residential, 2.5 to 6 dua
SOUTH: RU-3b; Duplex	Low Density Residential, 2.5 to 6 dua
EAST: RU-3b; Duplex	Low Density Residential, 2.5 to 6 dua
WEST: RU-3b; Duplex	Low Density Residential, 2.5 to 6 dua

The subject property is a corner lot located at 335 NW 97 Street. The surrounding area is developed with duplexes and single-family residences.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable***
Compatibility:	**Acceptable***
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable**
Buffering:	**Acceptable**
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable**
Visibility/Visual Screening:	**Acceptable**

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(14) Alternative Site Development Option for Single Family and Duplex Dwellings.

The following standards are alternatives to the generalized standards contained in zoning regulations governing specified zoning districts:

(c) Setbacks for a single family or duplex dwelling shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining residential property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and

3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development to less than 40% of the total net lot area; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and

5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure; and

6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and

7. the architectural design, scale, mass, and building materials of any proposed structure or addition are aesthetically harmonious with that of other existing or proposed structures or buildings on the parcel proposed for alternative development; and

8. the wall of any building within a setback area required by the underlying district regulations shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and

9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the

trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot; and

10. any windows or doors in any building to be located within an interior setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than twenty percent (20%) of the lot coverage permitted by the underlying regulations; and

12. the area within an interior side setback required by the underlying district regulations located behind the front building line will not be used for off-street parking except:

    a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings located on an adjoining parcel of land; or

    b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:

        i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or

        ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and

13. any structure within an interior side setback required by the underlying district regulations;

    a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least sixty percent (60%) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or

    b. is screened from adjoining property by an opaque fence or wall at least six(6) feet in height that meets the standards set forth in paragraph (f) herein; and

14. any proposed alternative development not attached to a principal building, except canopy carports, is located behind the front building line; and

15. any structure not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least three (3) feet; and

16. when a principal building is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building within the setback; and

17. the eighteen (18) inch distance between any swimming pool and any wall or enclosure required by this code is maintained; and

18. safe sight distance triangles shall be maintained as required by this code; and

19. the parcel proposed for alternative development will continue to provide on-site parking as required by this code; and

20. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (August 2, 2002), regulating lot area, frontage and depth.

21. the proposed development will meet the following:

    A. interior side setbacks will be at least three (3) feet or fifty percent (50%) of the side setbacks required by the underlying district regulations, whichever is greater.

    B. Side street setbacks shall not be reduced by more than fifty percent (50%) of the underlying zoning district regulations;

    C. Interior side setbacks for active recreational uses shall be no less than seven (7) feet in EU, AU, or GU zoning district or three (3) feet in all other zoning districts to which this subsection applies;

    D. Front setbacks will be at least twelve and one-half (12 ½) feet or fifty percent (50%) of the front setbacks required by the underlying district regulations, whichever is greater;

    E. Rear setbacks will be at least three (3) feet for detached accessory structures and ten (10) feet for principal structures.

(g) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or

3. will result in a materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

4. will combine severable use rights obtained pursuant to Chapter 33B of this code in conjunction with the approval sought hereunder so as to exceed the limitations imposed by section 33B-45 of this code.

(h) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts;

B. and the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b) Non-Use Variance Standard. 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.

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances for setbacks, minimum lot area, frontage and depth, maximum lot coverage and maximum structure height, the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection**
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

H. ANALYSIS:

The subject property is a corner lot located at 335 NW 97 Street in an established area zoned RU-3b, Bungalow Court District, and developed with duplexes and single-family residences. The applicant is seeking approval of an existing single family residence setback 4.8' from the interior side (east) property line and for an existing swimming pool setback 28' from the front (south) property line. The RU-3b zoning district requires a minimum interior side setback of 7.5' for single-family residences and a minimum front setback of 75' for swimming pools incidental to single-family residences. Plans submitted by the applicant depict the requests for the single family residence and swimming pool.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** also has **no objections** to this application and indicates in their memorandum that the land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The **Miami-Dade Fire Rescue Department** does not object to this application and has indicated in their memorandum that the estimated average travel time is **5:18** minutes.

Approval of the application will allow the maintenance and continued use of an existing single family residence located within the required 7.5' interior side street (east) setback area. In addition, it will allow the continued use of an existing swimming pool located within the required 75' front (south) setback area. The subject property is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre for a maximum of 1 unit on this site. Since the requests will not add additional units to the community, the 9,000 square foot, RU-3b zoned

single-family residential lot is **consistent** with the Low-Density Residential designation as shown in the LUP map of the CDMP.

When analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of Request #1 would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. In request #1 the applicant seeks approval for the continued use of an existing single family residence setback 4.8' (7.5' required) from the interior side (east) property line. The existing single family residence was built in 1953 on a larger parcel of land consisting of Lot 9; and on Lots 7 and 8 less the north 50' thereof; Block 4, Amended Plat of 2nd Addition of Pinewood Park, Plat Book 34, Page 84. On October 7, 2005, Lot 9 was conveyed to another entity, such conveyance caused the existing single family residence to setback 4.8' from the interior side (east) property line where 7.5' is required. Subsequently, in 2007, a building permit was issued (Building Permit #2006084452) for the construction of a duplex on Lot 9 on the neighboring property to the east. Staff notes that the requested non-use variance of setback requirements to allow the continued use of an existing single family residence on the subject property setback 4.8' where 7.5' is required is due by the aforementioned separation of Lot 9 from the original building site and due to the 7.5' interior side setback requirement on parcels with lot widths of 75' and over. Staff notes that the subject property consists of portions of two platted lots (Lots 7 and 8 less the north 50' thereof) which make the subject parcel an oversized parcel with a lot frontage of 100', a lot depth of 90' and a lot area of 9,000 sq. ft. in an area where the majority of the existing single family residences and duplexes have been built on platted lots with frontages of 50' in width. Additionally, staff notes that a 5' interior side setback is the requirement for the 50' wide platted lots surrounding the subject property and that the 2.7' encroachment into the 7.5 interior side setback by the existing single-family residence represents a 36% encroachment into the 7.5 interior side setback area and when compared to the surrounding properties in the area represents a 4% encroachment into the 5' interior side setback requirement of such lots surrounding the subject property. As such staff is of the opinion that the existing single family residence with an interior side setback of 4.8' from the interior side (east) property line is **compatible** with the surrounding area that the 2.7' encroachment' into the interior side (east) setback area does not result in an obvious departure from the aesthetic character of the surrounding area. As such, staff recommends approval of Request #1 of this application under the (NUV) Non-Use Variance Standards.

When request #2 is analyzed under the Non-Use Variance (NUV) Standards, the applicant is requesting a non-use variance of setback requirements to permit the continued use of a swimming pool setback 28' where 75' is required from the front (south) property line. Staff notes that the applicant followed proper procedures by obtaining the required building permits for the existing swimming pool and that the pool has being inspected and approved as per Building Code requirements. However, in order to legalize the existing swimming pool and to make it comply with the Zoning Code requirements, the applicant is requesting a non-use variance of the front setback requirements. Staff is of the opinion that the visual and aural impact of the existing swimming pool is buffered from the neighboring properties to the south by an existing 6' high wood fence running parallel to the front (south) property line which provides privacy to the applicant and his guests while enjoying the swimming pool. As such staff is of the opinion that the 47' encroachment into the required 75' front setback does not result in an obvious departure from the aesthetic

character of the surrounding area. As such, staff recommends approval of Request #2 of this application under the (NUV) Non-Use Variance Standards.

The Alternative Site Development Option (ASDO) Standards, Section 33-311(A)(14), provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable ASDO Standards and does not contravene the enumerated public interest standards as established. However, the applicant has not provided staff with the documentation required for analysis under the ASDO standards. As such, these requests cannot be approved under same and should be denied without prejudice under Section 33-311(A)(14) (ASDO).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would be required to prove that the requests are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. This application does not comply with the standards of said section since the property can be utilized in accordance with the zoning regulations. Therefore, staff recommends denial without prejudice of this application under the Alternative Non-Use Variance (ANUV) Standards.

Accordingly, staff opines that Requests #1 and #2 of the application are **compatible** with the surrounding properties and **consistent** with the LUP map of the CDMP and therefore recommends approval with conditions of Requests #1 and #2 under Section 33-311(A)(4)(b)(NUV) and denied without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

I. RECOMMENDATION:

Approval with conditions of Requests #1 and #2 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of same under Section 33-311(A)(14) (ASDO) and under Section 33-311(A)(4)(c) (ANUV).

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Patrick Burrows," as prepared by Juan Vizcarra, Structural Engineer and dated stamped received 5/6/08 and consisting of 3 pages. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

DATE INSPECTED: 01/02/08
DATE TYPED: 04/09/08
DATE REVISED: 04/10/08: 4/21/08; 09/23/08; 10/27/08
DATE FINALIZED: 05/12/08
MCL:MTF:LVT:AA

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: June 23, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-08 #Z2008000087
Patrick Burrows
335 N.W. 97th Street
Request to Permit an Existing Addition Exceeding Setback Requirements
(RU-3B) (0.20 Acres)
01-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

DERM has no pertinent comments regarding this application since the request does not entail any environmental concern.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable Level of Service (LOS) standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

PH# Z2008000087
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:PATRICK BURROWS

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

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

Raul A Pino, P.L.S.
20-JUN-08

Memorandum

Date: 03-JUN-08

To: Subrata Basu, Interim Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000087

Fire Prevention Unit:

Not applicable to Fire Engineering and Water Supply Bureau Site Requirements.

Service Impact/Demand:

Development for the above Z2008000087
located at 335 N.W. 97 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0685 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:18 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 30 - Miami Shores - 9500 NE 2 Avenue
Rescue, BLS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments:

Not applicable to service impact analysis

Office of Neighborhood Compliance
NORTHEAST OFFICE

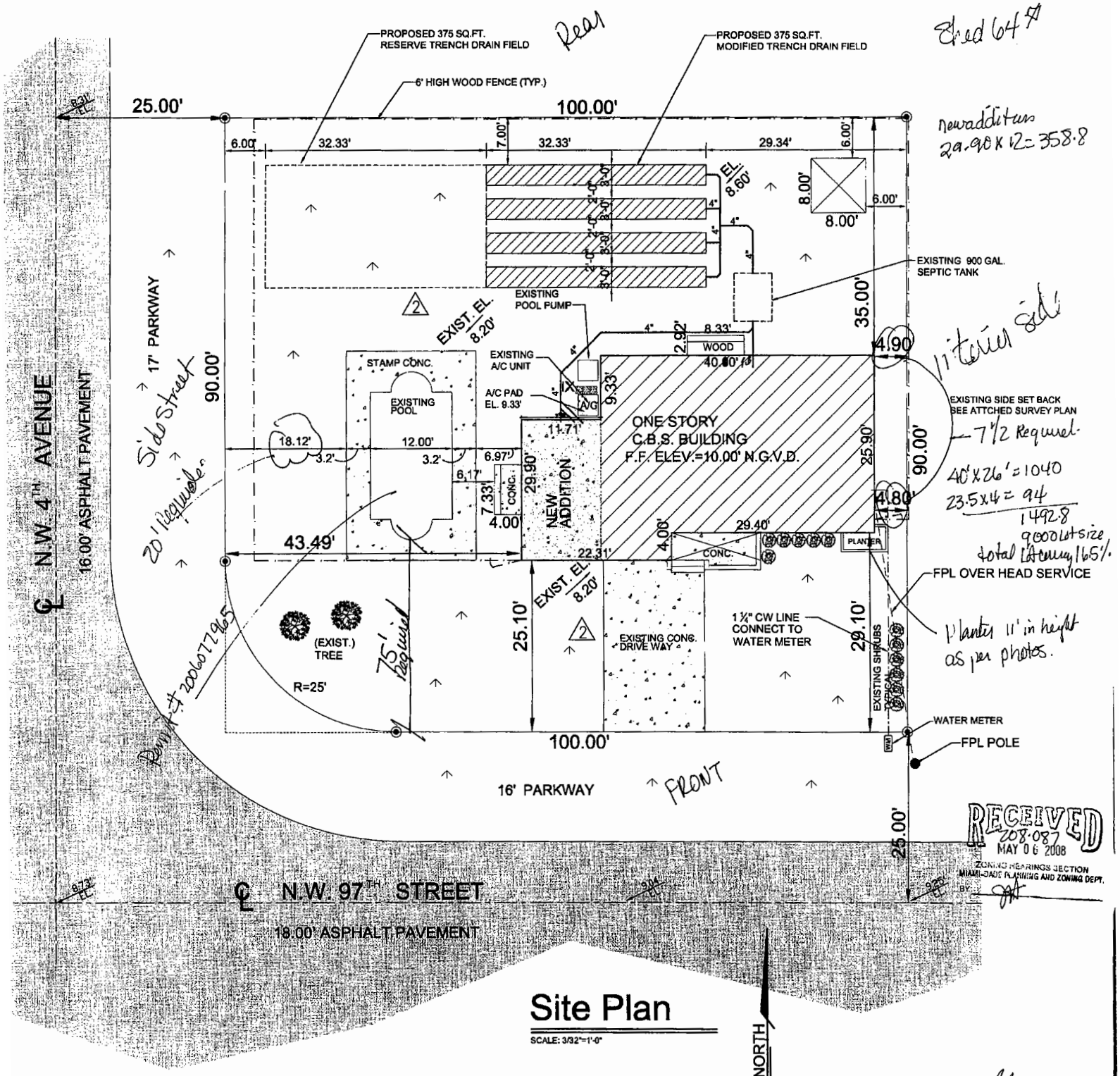
ENFORCEMENT HISTORY

Patrick Burrows	
APPLICANT	335 NW 97 Street, Miami Dade County, Florida **ADDRESS**
11/25/2008 **HEARING DATE**	**CZAB 08-87** **HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

10/31/2008 - No violation found.

Inspected by NCO George Vargas.



Site Plan

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

ENLARGED SITE PLAN

17

ON SITE SEWAGE SYSTEM CALCULATION AS PER DEPARTMENT OF HEALTH "CHAPTER 94-E-6.008

DATA: TOTAL S.F. OF LIVING AREA =1324 SF
TOTAL BED ROOM = 3

CONSEQUENTLY: ESTIMATED SEWAGE FLOW IN GPD. = 300 AS PER LIVING AREA (TABLE NO.-1)

SEPTIC TANK CAPACITY DETERMINATION (AS PER TABLE NO. II)

0—300 GPD. ——— 900 GAL. CAPACITY SEPTIC TANK IS REQ'D.

SIZING OF DRAIN FIELD DETERMINATION AS PER TABLE NO. III

ESTIMATED SEWAGE FLOW (GPD) / RATE ABSORPTION (GAL/SF./DAY) = 300 / 0.80 = 375 SF OF DRAIN FIELD ARE REQ'D.

FOR LIMITATIONS IN UNOBSTRUCTED AREA SHALL BE INSTALL AN "TRENCH SYSTEM" TO REDUCE THE DRAIN FIELD AREA

1- TOTAL DRAIN FIELD =375 S.F.

2- TOTAL RESERVE AREA =375 S.F.

ZONING INFORMATION

HEIGHT
TOP OF RIDGE OF ROOF =14'-8"

GROSS LOT AREA =11500 SQ.FT.
NET LOT AREA =9000 SQ. FT.

FOOTPRINT
MAX.PERMITTED 20% =2700 SQ. FT.
PROVIDED =1324 SQ.FT.

GREEN AREA
MIN. REQUIRED 15% =1350 SQ. FT.
PROVIDED 8471 SQ. FT.

SET BACKS

	FRONT	REAR	SIDE	SIDE
REQUIRED	25'	25'	7'-6"	7'-6"
PROVIDED	25'-1"	35'-0"	43'-6"	4'-9½"

SITE DATA TABLE

GROSS LOT AREA =11500 SQ.FT. (.26 ACRES) ZONING DISTRICT: RU-1
NET LOT AREA =9000 SQ. FT. (.21 ACRES)

STRUCTURE	SQ. FT.	% OF LOT COVERED
NEW ADDITION	242	2.7%
NEW STRUCTURE	1324	14.7%
IMPERVIOUS AREA	2531	28.1%
PERVIOUS AREA	6471	71.9%

HRS NOTES:

THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND OR ACROSS THE STREET THAT MAY BE AFFECTED BY THE NEW SEPTIC TANK SYSTEM INSTALLATION.

3

NOTE:
ADDITION TO EXISTING STRUCTURE SQUARE FOOTAGE REDUCE AS PER OWNER REQUEST.

1

Legal Description

THE SOUTH 90 FEET OF LOTS 7 AND 8, BLOCK 4, AMENDED PLAT OF SECOND ADDITION TO PINEWOOD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, AT PAGE 84 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FLOOD LEGEND

Residential New Construction

ADDRESS: 335 N.W. 97TH. STREET

LOT: 7 AND 8 BLOCK: 4 PLAT BOOK: 34 PAGE: 84

HIGHEST CROWN OF ROAD ELEV.: 9.25' FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY:

FRANDSCO F. FAJARDO PLS LIC.# 4767
SURVEYOR'S NAME

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SWALE AREA ELEVATION
PROPOSED	FT. NGVD	FT. NGVD	FT. NGVD	FT. NGVD
	10.00'	N/A	8.20	2

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. (B.F.E.)

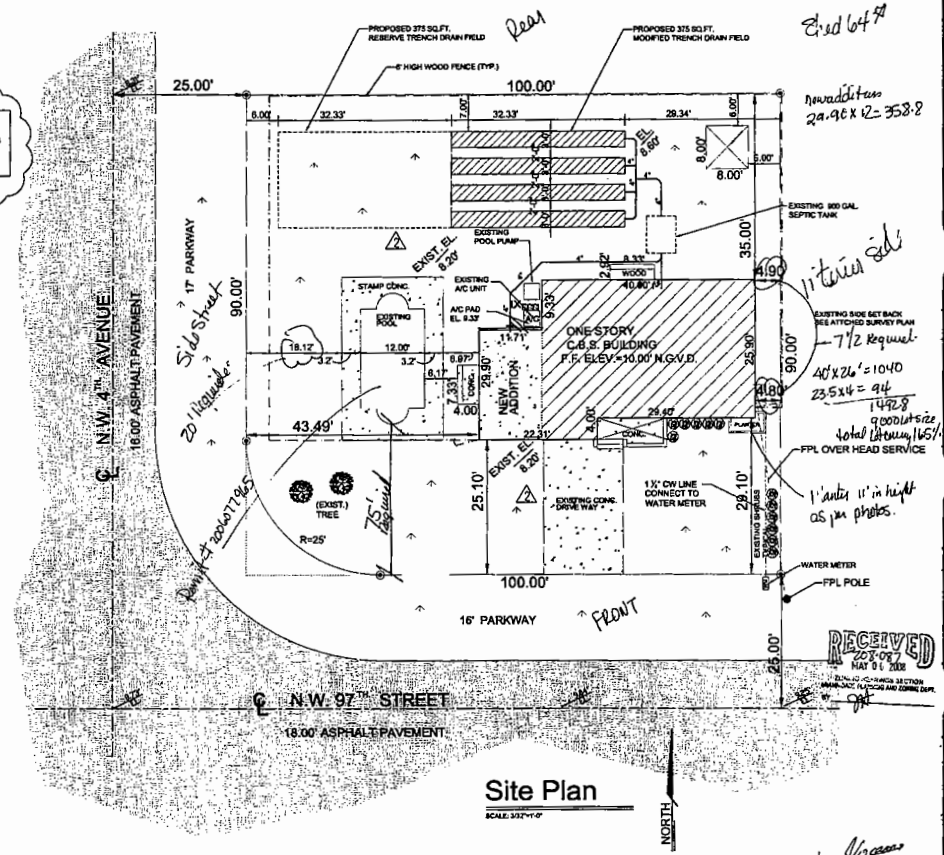
ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY_____ P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0'-0" = 10.00' NGVD

SYMBOL USED ON PLAN			PLANT NAME	NATIVE SPECIES		HEIGHT	CANOPY DIAMETER	QUANTITY
SYMBOL	NEW	EXIST.	SCIENTIFIC/ COMMON	YES	NO	AT PLANTING	ESTIMATED AT MATURITY*	
IX	x		IXORA DOCCINEA IXORA		x	3'		3



Site Plan

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

RECEIVED 203-097 MAY 06 2008 ZONING ADVANCE SECTION MIAMI-DADE FLOOD AND ZONING DEPT.

Sheet Title

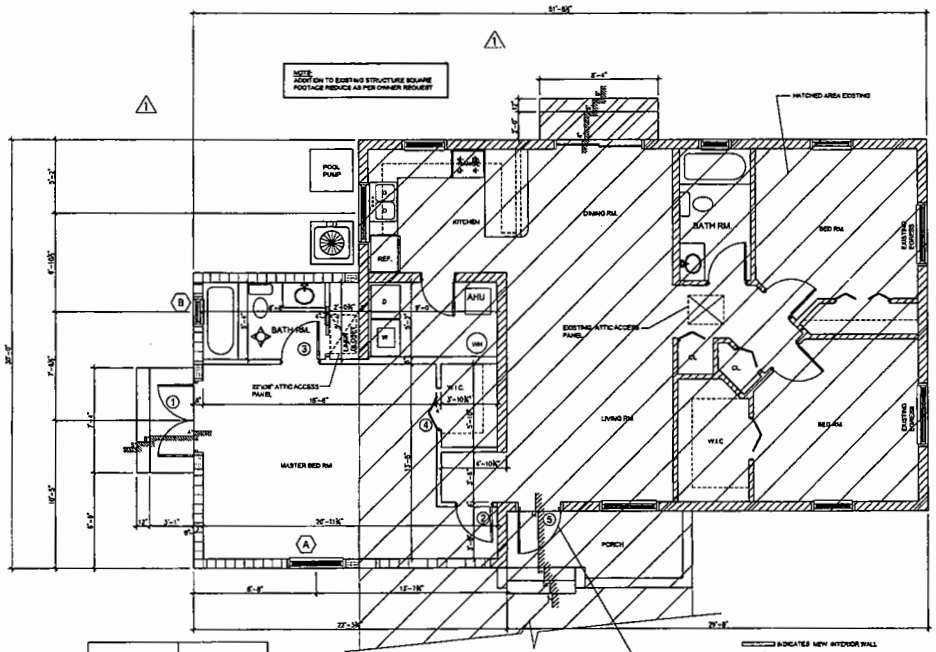
SITE PLAN

NO.	REVISION	DATE
1	AS SHOWN	03/28/08
2	AS SHOWN	4/21/08
3	HRS COMM.	5/28/08

ENGINEER
JUAN VIZCARRA
STRUCTURAL ENGINEER
10936 SW 137 TH. PLACE
MIAMI, FLORIDA 33186
FLORIDA REGISTER
P.E.# 56988

OWNER NAME & ADDRESS
PATRICK BURROWS
335 N.W. 97 TH. STREET
MIAMI, FLORIDA
33150

DATE: 02:06:08
SCALE: AS NOTED
DRAWN BY: D.FRANKS
CHECKED BY:
SHEET: SP-1



TYPE OF OCCUPANCY	TYPE OF CONSTRUCTION
R3	TYPE III

Floor Plan
Scale: 1/4"=1'-0"

NOTE:
- FRONT DOOR SHALL BE MEANS OF ESCAPE WHEN HURRICANE PROTECTION ARE CLOSED
- FRONT DOOR SHALL BE IMPACTED RESISTANT.

NOTE:
1. FIRE STOPS REQUIRED IN ALL WALL AND PARTITIONS TO CUT OFF DRAFT OPENING, AS PER FBC R315.1.1

NOTE OF COMPLIANCE:

THIS PROJECT SHALL BE CONSTRUCTED UNDER THE PROVISION OF THE FLORIDA BUILDING CODE 2004 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

THE ADDITION AND RENOVATION OF THE EXISTING STRUCTURE DEPICTED IN THESE PLANS COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 8 ADDITIONS AND CHAPTER 12 OF THE FLORIDA BUILDING CODE 2004 W/ AMENDMENTS.

THIS ADDITION IS DESIGNED BY THE 2004 FBC R23 (DENTAL (HIGH VELOCITY HURRICANE ZONE SECTIONS)

G.C. NOTE:

-WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 (AS PER FBC R315.1

EXCEPTION
- FLAME SPREAD REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HAND RAILS TO DOORS AND WINDOWS OR THEIR FRAMES, OR TO MATERIALS THAT ARE LESS THAN 1.00 INCH (0.907 MM) IN THICKNESS CEMENTED TO THE SURFACE OF THE WALLS OR CEILING IF THESE MATERIALS HAVE A FLAME-SPREAD CHARACTERISTIC NO GREATER THAN PAPER OF THIS THICKNESS CEMENTED TO A NON-COMBUSTIBLE BACKING.

- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (AS PER FBC R315.2

-INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. (AS PER FBC R316.1)

RECEIVED
MAY 05 2008
COMMUNITY PLANNING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

Sheet Title

18

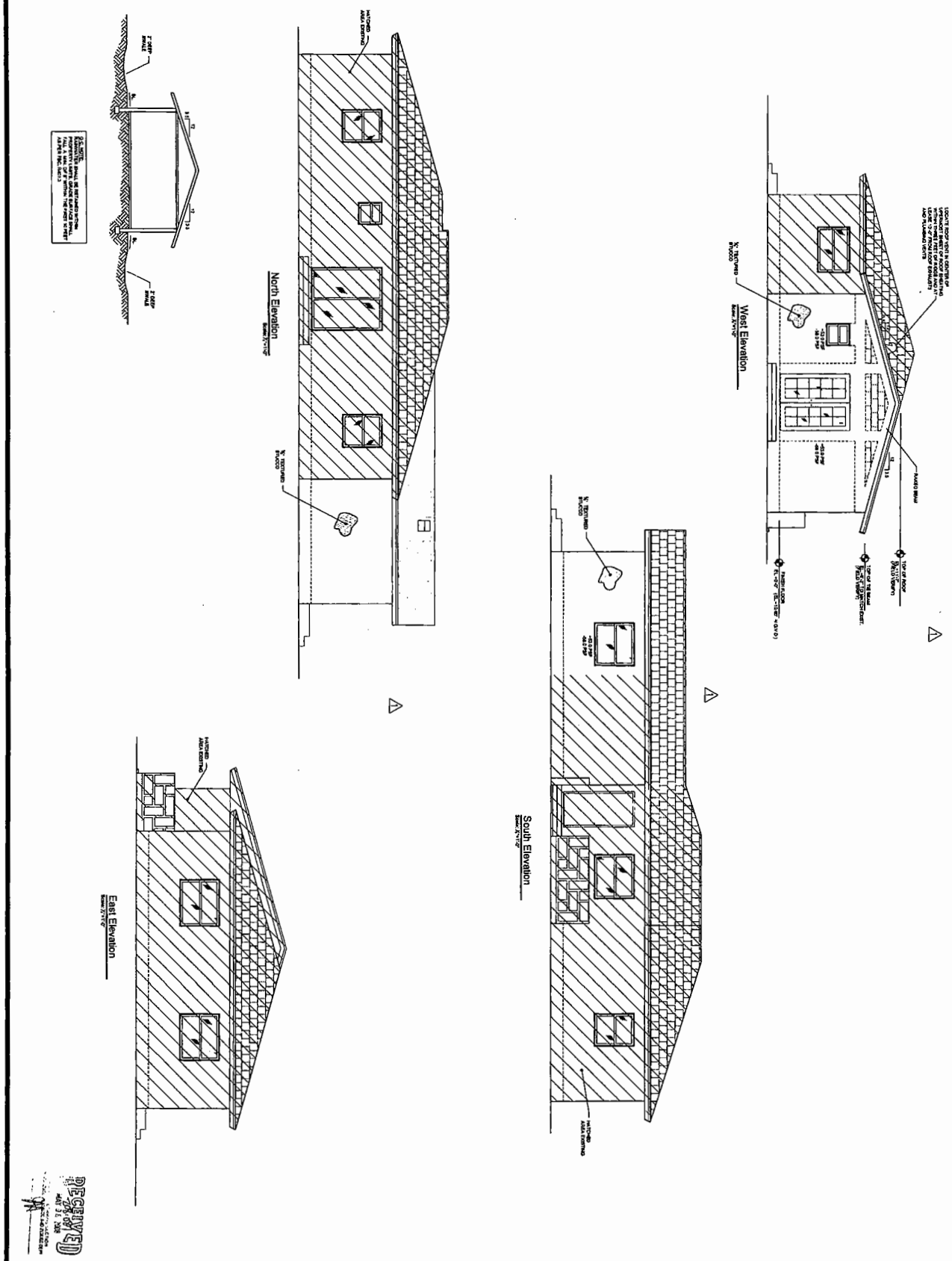
NEW FLOOR PLAN

NO.	REVISION	DATE
1	AS SHOWN	3/28/08

ENGINEER
JUAN VIZCARRA
STRUCTURAL ENGINEER
10936 SW 137 TH. PLACE
MIAMI, FLORIDA 33186
FLORIDA REGISTER
P.E.# 56988

OWNER NAME & ADDRESS
PATRICK BURROWS
335 N.W. 97 TH. STREET
MIAMI, FLORIDA
33150

DATE: 02:06:08
SCALE: AS NOTED
DRAWN BY: D.FRANKS
CHECKED BY:
SHEET:
A-2



DATE:	02.06.08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	A-3

OWNER NAME & ADDRESS

PATRICK BURROWS
335 N.W. 97 TH. STREET
MIAMI, FLORIDA
33150

ENGINEER
JUAN VIZCARRA
STRUCTURAL ENGINEER
10936 SW 137 TH. PLACE
MIAMI, FLORIDA 33186

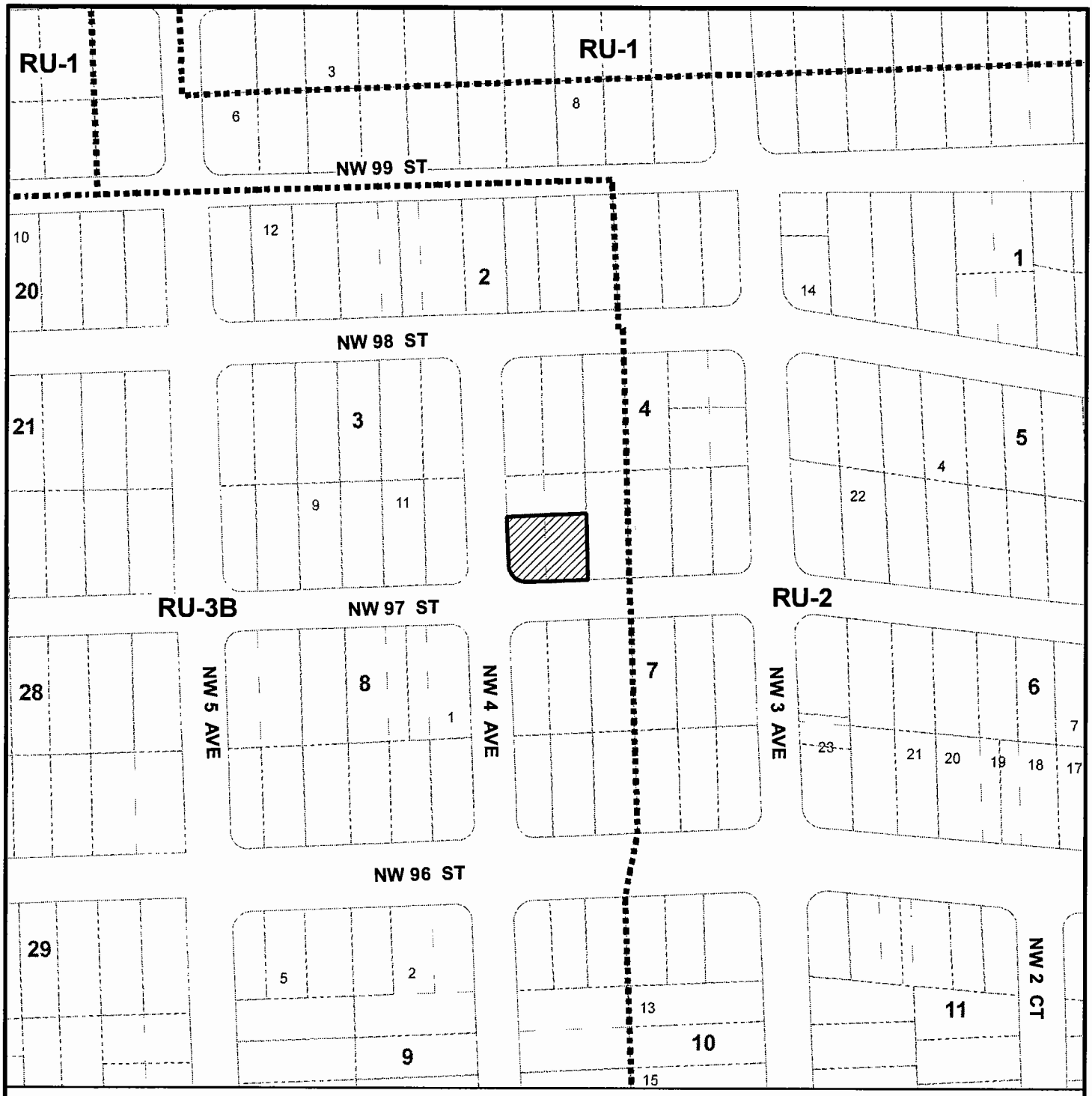
FLORIDA REGISTER
P.E.# 56988

NO.	REVISION	DATE
1	AS SHOWN	3/28/08

ELEVATIONS

Sheet Title

19



MIAMI-DADE COUNTY
HEARING MAP

Process Number
08-087

SUBJECT PROPERTY

N W E S

Section: 01 Township: 53 Range: 41
Applicant: PATRICK BURROWS
Zoning Board: C08
District Number: 03
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 05/16/08

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY
AERIAL

Process Number
08-087

SUBJECT PROPERTY

N
W E
S

Section: 01 Township: 53 Range: 41
Applicant: PATRICK BURROWS
Zoning Board: C08
District Number: 03
Drafter ID: ALFREDO
Scale: NTS

MIAMI-DADE COUNTY

CREATED ON: 05/16/08

REVISION	DATE	BY

4. EGLISE BAPTISTE D'EXPRESSION FRANCAISE, INC. **(Applicant)**

08-11-CZ8-4 (08-92)
Area 8/District 2
Hearing Date: 11/25/08

Property Owner (if different from applicant) **Same**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1990	Mr. & Mrs. Pat Soar	Non-Use variance for a religious facility with less lot area, height, and parking.	ZAB	Approved w/conds.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8

APPLICANT: Eglise Baptiste D'Expression Francaise, Inc. **PH:** Z08-092 (08-11-CZ8-4)

SECTION: 12-53-41 **DATE:** November 25, 2008

COMMISSION DISTRICT: 2 **ITEM NO.:** 4

==========

A. INTRODUCTION:

o REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution No. 4-ZAB-408-90, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eglise Baptiste D'Expression Francaise,' consisting of 4 sheets as prepared by James Merrifield, Architect, dated stamped received 8/3/90, except as herein modified to accommodate a maximum occupancy of not more than 428 persons in the church sanctuary at any one time."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eglise Baptiste D'Expression Francaise,' as prepared by Ma. Matilde Chalgub, AIA, Sheets "L1," "TD-1," and "AS-101" dated stamped received 8/28/08, the remaining sheets dated stamped received 5/7/07 for a total of 9 sheets, except as herein modified to accommodate a maximum occupancy of not more than 510 persons in the religious facility sanctuary at any one time."

(2) DELETION of Condition #4 of Resolution No. 4-ZAB-408-90, passed and adopted by the Zoning Appeals Board, reading as follows:

"4. That only one sign not to exceed 24 sq. ft. be permitted for the church use."

The purpose of requests #1 and #2 is to allow the applicant to submit a new site plan for a previously approved religious facility showing a new sanctuary, Sunday school building and administration building and to delete the condition for signage to allow a second and larger sign.

(3) Applicant is requesting to permit a second sign; a detached sign with an overall size of 56 sq. ft. (one 24 sq. ft. sign permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 and #2 may be considered under §33-311(A)(7) (Generalized Modifications Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of Request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

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

- **SUMMARY OF REQUESTS:**

  This application will allow the modification of a condition of a resolution that will permit the applicant to submit revised plans showing an expansion to a previously approved religious facility by adding a Sunday school building, administration, building, and new sanctuary building. Additional requests to delete a condition of a resolution restricting the number and size of a detached signs on the subject property and to allow a second 56 sq. ft. detached sign are also requested.

- **LOCATION:** 8255 NW 2 Court, Miami-Dade County, Florida.

- **SIZE:** 2.1 Acres

- **IMPACT:**

  Approval of the application will provide for the expansion of an existing religious facility by adding a new sanctuary building, Sunday school building and administration building and a second detached larger sign. However, the requests for the proposed expansion could bring additional traffic into the area and the proposed second detached sign could visually impact the surrounding properties.

B. ZONING HEARINGS HISTORY:

In 1990, the subject property was approved with conditions by the Zoning Appeals Board (ZAB) requests for non-use variances to allow a church on a parcel of land with less than 2.5 acres. The Zoning Appeals Board also granted the approval for a church building with a maximum height of 36.67' where 35' was permitted and allowed parking within 25' of the official right-of-way line of NW 2 Court.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. 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.

2. Also permitted in residential Communities are neighborhood and community services including schools, parks, **houses of worship**, day care centers, group housing facilities, and utility facilities only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments mix of land uses, and their relationship.

3. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertains to **existing zoning and**

uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

4. **Policy LU-4A:** 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 or architectural elements, landscaping, hour of operation, buffering, and safety, as applicable.

5. **Policy LU-9B.vii** of the Land Use Element states that Miami-Dade County shall continue to maintain and enhance, as necessary, regulations consistent with the CDMP which govern the use and development of land and which, as a minimum, regulate **signage.**

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING		LAND USE PLAN DESIGNATION
Subject Property:		
RU-3b; religious facility		Low-Medium Density, 6 to 13 dua
Surrounding Properties:		
NORTH:	RU-4; apartments	Low-Medium Density, 6 to 13 dua
SOUTH:	RU-3b; trailer park	Low-Medium Density, 6 to 13 dua
EAST:	RU-3b; single-family residences and duplex residences	Low-Medium Density, 6 to 13 dua
WEST:	RU-2; single-family residences and duplex residences	Low-Medium Density, 6 to 13 dua

The subject parcel is located at 8255 NW 2 Court. Single-family residences, duplexes, apartments and a trailer park characterize the surrounding area.

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable**
Compatibility:	**Acceptable***
Landscape Treatment:	**Acceptable**
Open Space:	**Acceptable***
Buffering:	**Acceptable***
Access:	**Acceptable**
Parking Layout/Circulation:	**Acceptable***
Visibility/Visual Screening:	**Acceptable***
Urban Design:	**N/A**

Signage	**Unacceptable**

*as applied to request #1 only

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(A)(7) Generalized Modification Standards. 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; provided, that the appropriate Board finds after public hearing that 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.

Section 33-311(A)(17) Modification or Elimination of Conditions and Covenants After Public Hearing. The Community Zoning Appeals Board shall approve applications to **modify** or eliminate any condition or part thereof which has been imposed by any zoning action, and to modify or eliminate any restrictive covenants, or parts thereof, accepted at public hearing, upon demonstration at public hearing that the requirements of at least one of the paragraphs under this section has been met. Upon demonstration that such requirements have been met, an application may be approved as to a portion of the property encumbered by the condition or the restrictive covenant where the condition or restrictive covenant is capable of being applied separately and in full force as to the remaining portion of the property that is not a part of the application, and both the application portion and the remaining portion of the property will be in compliance with all other applicable requirements of prior zoning actions and of this chapter.

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

Section 33-311(A)(4)(c) Alternative Non-Use Variance Standard. Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No objection**
MDT	**No objection**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No comment**

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The 2.14-acre subject property is a corner lot located at 8255 NW 2 Court in an established residential neighborhood characterized by duplexes and single-family residences to the east and west of the subject property, apartments to the north and a trailer park to the south. The site is currently improved with a one story religious facility building and a small storage building. The applicant indicates that the growing needs of the church have required that they expand the existing church facility to better accommodate the parishioners and their children. The applicant is requesting to modify Condition #2 of Resolution 4-ZAB-408-90 (request #1), in order to submit revised plans showing a larger religious facility and a proposed Sunday school building. Additionally the applicant seeks to delete Condition #4 of Resolution 4-ZAB-408-90 (request #2) to delete a restriction which only allows one 24 sq. ft. detached sign on the subject property. Moreover, the applicant also seeks a non-use variance to permit a second 56 sq. ft. detached sign (request #3) where only one 24 sq. ft. detached is permitted. The applicant has submitted plans depicting a proposed 9,564 sq. ft. church building, a proposed 1,234 sq. ft. Sunday school building, a proposed 1,234 administration building, 719 sq. ft. of breezeways, a proposed 56 sq. ft. detached sign to be located in front of the sanctuary on the southwesterly portion of the subject property facing NW 82 Street and NW 2 Court. Additionally, the plans also depict the existing 3,576 sq. ft. fellowship hall building and a 74 sq. ft. storage building. The new plans submitted by the applicant also depict the same number of driveway connections as approved by the prior hearing in 1990; one two-way driveway connection onto NW 82 Street and two one-way driveway connections onto NW 2 Court.

The Department of Environmental Resources Management **(DERM)** has **no objections** to this application and has indicated that this application meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The Public Works Department **(PWD)** has **no objections** to this application. According to the Public Works Department's memorandum, the project site is located within the urban infill area where traffic concurrency does not apply. The Miami-Dade Fire Department **(MDFR)** has **no objections** to the application, and indicates that the estimated response travel time to the site is **6:25** minutes.

Approval of this application would allow the applicant to construct a new two-story religious facility building on the subject property including Sunday school building, administration

building as well as to permit a second larger detached sign. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the subject property for **Low-Medium Density Residential** use, which permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre. However, the interpretative text of the CDMP indicates that all existing lawful residential and non-residential uses and zoning are deemed to be **consistent** with the CDMP, as indicated in the section titled "Concepts and Limitations of the Land Use Plan Map." The religious facility use located on this site was previously approved at zoning hearing. Therefore, the use is **consistent** with this provision of the interpretative text of the CDMP.

The interpretative text of the Master Plan indicates that neighborhood and community services including schools, parks, **houses of worship**, day care centers, group housing facilities, and utility facilities, are permitted in Residential Communities only when consistent with the goals, objectives and policies of the Master Plan and compatible with the neighborhood. However, staff opines that the proposed expansion to the existing religious facility is **compatible** with the abovementioned scale of the surrounding uses and is of the opinion that the proposed expansion to the existing religious facility is not too intensive for the subject property. The 2.14 acre site fully accommodates the proposed expansion as evidenced by the plans submitted by the applicant which depict that the proposed expansion to the existing religious facility has been designed in a way that does not create any encroachments into the required setbacks, meets the spacing requirements, does not exceed the building height permitted by the Zoning Code and provides adequate parking for the proposed expansion. Staff opines that with the existing 6' high masonry wall and 7'8" wide landscape buffer along the interior side property line, in conjunction with the existing 6' high wrought iron fence along the front (south), rear (north) and side street (west) property lines, and with the landscape buffer running along such property lines, the proposed modification to the site plan provides adequate buffer and mitigates any visual impact on the neighboring properties. As such, staff is of the opinion that the site would be adequately buffered and therefore, would provide adequate mitigation of any negative visual and aural impact of the religious facility expansion on these neighboring residential uses. Based on all of the aforementioned, staff opines that the proposed scale of the use is **consistent** with the provisions found within the interpretative text of the CDMP.

When request #1 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff is of the opinion that the proposed expansion to the existing religious facility will not adversely impact the surrounding area and will be **compatible** with same. Approval of the request, to modify Conditions #2 of Resolution 4-ZAB-408-90, will allow the applicant to submit revised plans showing a proposed expansion to an existing religious facility. Staff notes that the previous site plans for the religious facility showed a one-story 7,217 sq. ft. church building and a two-story 5,000 sq. ft. fellowship hall along with a day care center for a total of 12,217 sq. ft. and with a total of 107 parking spaces. In contrast, the applicant is proposing to modify such plans to allow the construction new church building with an area 9,564 sq. ft., a proposed 1,234 sq. ft. Sunday school building, a proposed 1,234 administration building, and 719 sq. ft. of breezeways connecting these structures for a total of 12,751 sq. ft. The applicant also proposes to maintain an existing 3,650 sq. ft. fellowship hall building for a total of 16,401 sq. ft. resulting in a 34% increase in square footage over the previously approved religious facility.

Staff is supportive of this request (request #1) on a **modified basis**. Staff is of the opinion that the proposed expansion to the previously approved religious facility is **compatible** with the surrounding area. As previously mentioned staff does not support the request for the second proposed oversized sign. As such, the plans must be modified to reflect the removal of the requested 56 sq. ft. detached sign as currently depicted in the submitted plans. Therefore, staff is of the opinion that the approval of this request on a **modified basis** will not have an unfavorable effect on the surrounding area, and will not be contrary to the public interest. Therefore, staff recommends approval of request #1 on a **modified basis** by removing the proposed 56 sq. ft. detached sign from the submitted plans, under Section 33-311(A)(7).

When request #2 is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff is of the opinion that the requested deletion of Condition #4 of Resolution 4-ZAB-408-90, which restricts the subject property to one detached sign not to exceed 24 square feet shall remain in effect and the proposed second 56 sq. ft. detached sign shall be removed from the submitted plans. When considering the necessity for and the reasonableness of the proposed sign in relation to the surrounding area and the compatibility of said sign with the area and its development, staff is of the opinion that this application, as currently depicted in the submitted plans, will have an unfavorable effect on same, and will be contrary to the public interest. Staff is not convinced of the reasonableness or necessity for the increase in the number of signs and size of signage in this application and maintains that the introduction of a sign larger than the existing sign would be a visual disturbance to the pastoral setting that is characteristic of the area. Therefore, staff opines that a second detached sign with an overall dimension of 56 sq. ft. would be detrimental to the neighboring single-family residences and duplexes lying to the east and to the west of the subject property. Staff notes that the deletion of condition #2 would allow the applicant to erect a 56 sq. ft. detached sign which in staff's opinion would be out character and **incompatible** with the surrounding residential neighborhood. As such, in staff's opinion, request #2 should be denied without prejudice under Section 33-311(A)(7).

The Standards under Section 33-311(A)(17), Modification or Elimination of Conditions and Covenants After Public Hearing, provide for the approval of a zoning application which demonstrates at public hearing that the modification or elimination of conditions of a previously approved resolution or restrictive covenant complies with one of the applicable modification or elimination standards and does not contravene the enumerated public interest standards as established. However, the applicant has not submitted documentation to indicate which modification or elimination standards are applicable to this application. Due to the lack of information, staff is unable to properly analyze the modification request under said standards and, as such, staff recommends denial without prejudice of requests #1 and #2 under Section 33-311(A)(17).

When request #3 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance Standards, staff is of the opinion that the approval of this requests would be **incompatible** with the surrounding area and would negatively affect the stability and appearance of the community. Furthermore, request #3 is germane to request #2 and would allow a second detached sign with an overall size of 56 sq. ft. which, in staff's opinion, would create a visual disturbance in this established residential area. Additionally, staff is of the opinion that the Zoning Code provides for sufficient signage to allowances to property advertise and locate uses within Miami-Dade County. Therefore, staff is of the opinion that an

oversized second detached sign on the subject property would be out character with the surrounding residential neighborhood and could cause a proliferation of such signage in the area. Therefore, staff opines that this request is **incompatible** with and detrimental to the community; therefore, staff recommends denial without prejudice of request #3 under Section 33-311(A)(4)(b) (NUV).

When request #3 is analyzed under the Alternative Non-Use Variance Standards, Section 33-311(A)(4)(c), the applicant would have to prove that the request is due to an unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. Staff notes that the property can be utilized in accordance with the zoning of the property and with the previous zoning approval. As such, staff recommends denial without prejudice of request #3 under Section 33-311(A)(4)(c) (ANUV).

Based on all of the aforementioned, staff opines that the proposed modification of the plans, on a modified basis to show the removal of the requested 56 sq. ft. second detached sign is **compatible** with the surrounding properties and, as such, **consistent** with the provisions found within the CDMP. However, staff is not supportive of the request #2 for the deletion of Condition #4 of Resolution #4-ZAB-408-90 and the accompanying request #3 for a non-use variance to allow a second detached 56 sq. ft. sign. As such, staff recommends approval of request #1 for the modification to the plans on a **modified basis** under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17), denial without prejudice of request #2 under Sections 33-311(A)(7) and 33-311(A)(17) and denial without prejudice of request #3 under Sections 33-311(A)(4)(b) and 33-311(A)(4)(c).

I. RECOMMENDATION:

Approval with conditions of request #1 on a modified basis to show the removal of the requested 56 sq. ft. second detached sign under Section 33-311(A)(7) and denial without prejudice of same under Section 33-311(A)(17), denial without prejudice of request #2 under Sections 33-311(A)(7) and 33-311(A)(17) and denial without prejudice of request #3 under Sections 33-311(A)(4)(b) and 33-311(A)(4)(c).

J. CONDITIONS:

That all other conditions of Resolution #4-ZAB-408-90 remain in full force and effect, except as herein modified.

DATE INSPECTED: 05/23/08
DATE TYPED: 09/29/08
DATE REVISED: 10/15/08; 10/31/08
DATE FINALIZED: 10/31/08
MCL:MTF:LVT:CH:AA

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Memorandum

MIAMI-DADE COUNTY

Date: September 4, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-08 #Z2008000092-Revised
Eglise Baptiste D' Expression Francaise, Inc.
8255 N.W. 2nd Court
Modification of Resolution 4-ZAB-408-90 to Permit a New Site Plan
Request to Permit a Building of Public Assemblage Spaced Less than 75 Feet from a Residence
Request to Permit Parking Within 25 Feet of Right-of-Way
Request to Permit a 25 Square Feet Sign
(RU-3B) (2.16 Acres)
12-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

Public water can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system shall be required in accordance with Code requirements.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal

The closest public sanitary sewer is located approximately 750 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sewers, as defined in Section 24-5 of the Code; therefore, DERM shall require that the site be connected to public sanitary sewer system.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the 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.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
The dumpster area shall not allowed drain into the stormwater management system. This area shall be covered or sloped to drain toward a grassy area.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

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 by DERM for this proposed development order.

Pollution Remediation
The subject property is located within a designated brownfield area. The applicant is advised that there are economic incentives available for development within this area. For further information concerning these incentives, contact the Pollution Remediation Section of DERM at 305-372-6700.

Air Quality Preservation
In the event that this project includes any kind of demolition, removal or renovation of any existing structure(s), an asbestos survey from a Florida-licensed asbestos consultant is required. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor. A Notice of Asbestos Renovation or Demolition form must be filed with the Air Quality Management Division for both the abatement (renovation) work and the demolition activity at least 10 working days prior to starting the field operations.

Wetlands
The subject property does not contain jurisdictional wetlands, as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045), may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Tree Preservation
The subject property contains a specimen-sized (trunk diameter 18 inches or greater) tree, identified as tree no. 35. According to the site plan submitted entitled "Eglise Baptiste D'Expression Francaise",

sheet TD-1, dated July 7, 2008 and prepared by JFS Design, Inc., this specimen-size tree will be preserved. Therefore, DERM may approve the subject zoning application.

Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History
DERM has found no open or closed enforcement record for the subject property.

Concurrency Review Summary
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discus this matter further, please contact Enrique A. Cuellar at (305) 372-6764.

REVISION 1
PH# Z2008000092
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:EGLISE BAPTISTE D'EXPRESSION FRANCAISE, INC

This Department has no objections to this application.

This Department has no objections to the request to permit parking within 25 feet of the right-of-way.

Gates must remain open during hours of operation.

Driveway to NW 82 Street must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

Raul A Pino, P.L.S.
06-AUG-08

REVISION 2

Memorandum

Date: 16-JUL-08

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2008000092

Fire Prevention Unit:

This Memo supersedes MDFR Memorandum dated May 20, 2008.
APPROVAL
Fire Engineering and Water Supply Bureau has no objection to Site plan. Any changes to the vehicular circulation must be resubmitted for review and approval.
This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for zoning hearing applications only. Please be advised that during the platting and permitting stages of this project, the proffered site plan must adhere to corresponding MDFR requirements.

Service Impact/Demand:

Development for the above Z2008000092
located at 8255 N.W. 2 COURT, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0800 is proposed as the following:

N/A residential	dwelling units	N/A industrial	square feet
973 Office	square feet	N/A institutional	square feet
7,884 Retail	square feet	3, 187 nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 4.70 alarms-annually.
The estimated average travel time is: 6:25 minutes

Existing services:

The Fire station responding to an alarm in the proposed development will be:

Station 30 - Miami Shores - 9500 NE 2 Avenue
Rescue, BLS Engine

Planned Service Expansions:

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

None.

Fire Planning Additional Comments:

Current service impact calculated based on last correction of the site plan. Substantial changes to the plan will require additional service impact analysis.

Office of Neighborhood Compliance
NORTHEAST OFFICE

ENFORCEMENT HISTORY

Eglise Baptiste D'Expression Francaise, Inc.	8255 NW 2 Court, Miami-Dade County, Florida
APPLICANT	**ADDRESS**
11/25/2008	**CZAB 08-92**
HEARING DATE	**HEARING NUMBER**

CURRENT ENFORCEMENT HISTORY:

10/31/2008 - No violation found.

Inspected by NCO George Vargas.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: EGLISE BAPTISTE D'EXPRESSION FRANCAISE, INC., a Florida non-profit corporation

NAME AND ADDRESS	Percentage of Stock
See attached list of board of directors	

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Stock

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Stock

RECEIVED
MAY - 7 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

_____

RECEIVED
MAY - 7 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 7 day of May, 2008. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

MARILYN BOMODEVILLA
MY COMMISSION # DD 704986
EXPIRES: September 13, 2011
Bonded Thru Budget Notary Services

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

EGLISE BAPTISTE D'EXPRESSION FRANCAISE, INC.
a Florida non-profit corporation

List of Directors

Amos Seraphim

Desir Jean-Gilles

Napolean Elima

Edith Plantin

Flore Champagne

Ernest Belony

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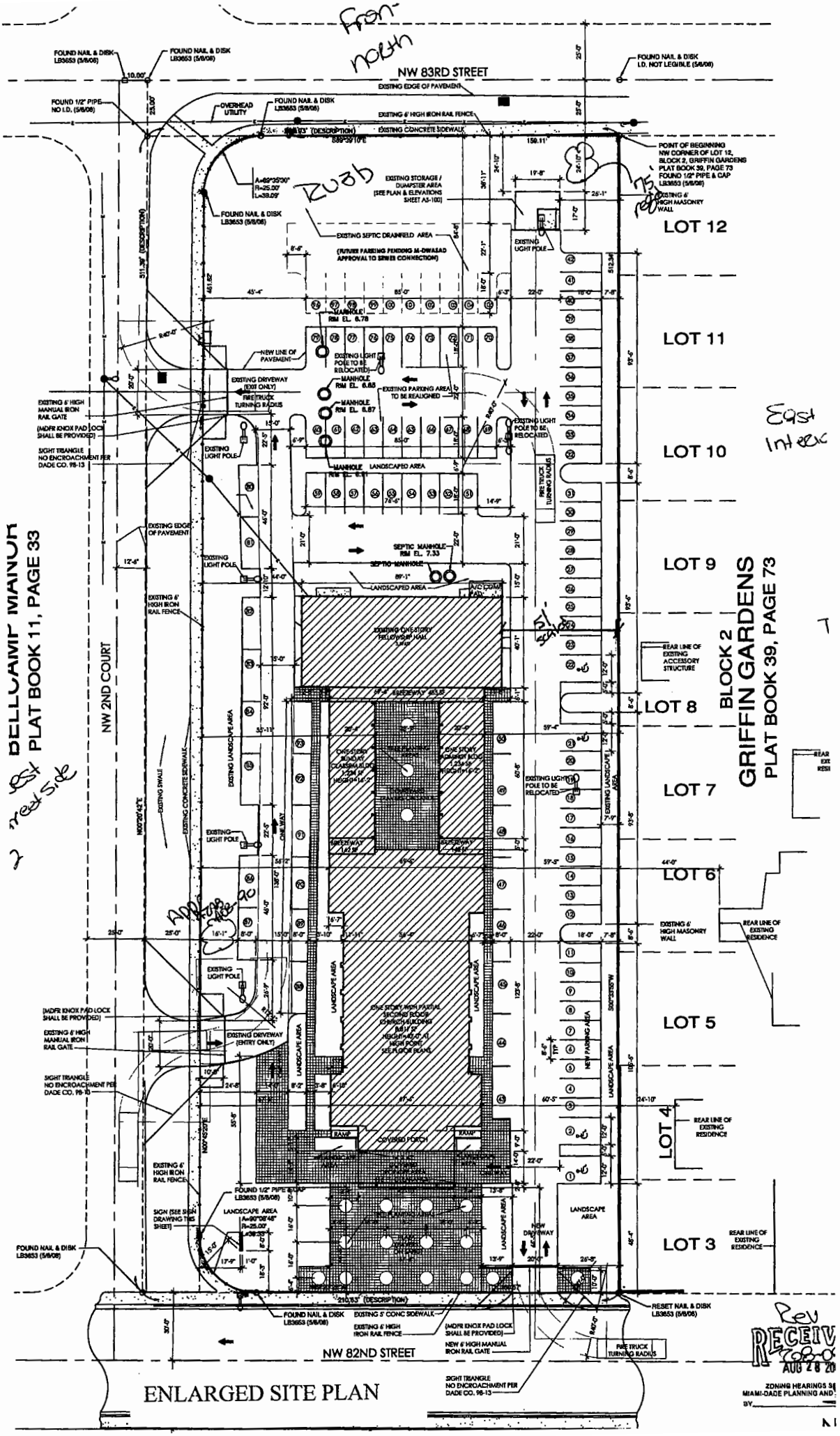
MAY - 7 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY


NW 83RD STREET
NW 82ND STREET
NW 2ND COURT
BELLCAMP MANOR
PLAT BOOK 11, PAGE 33
BLOCK 2
GRIFFIN GARDENS
PLAT BOOK 39, PAGE 73
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
EXISTING EDGE OF PAVEMENT
EXISTING 6' HIGH IRON RAIL FENCE
EXISTING CONCRETE SIDEWALK
POINT OF BEGINNING NW CORNER OF LOT 12, BLOCK 2, GRIFFIN GARDENS PLAT BOOK 39, PAGE 73 FOUND 1/2" PIPE & CAP LB3653 (5/8/08)
EXISTING STORAGE / DUMPSTER AREA (SEE PLAN & ELEVATIONS SHEET A3-100)
EXISTING SEPTIC DRAINFIELD AREA
(FUTURE PARKING PENDING M-DWASAD APPROVAL TO SEWER CONNECTION)
EXISTING DRIVEWAY (EXIT ONLY)
EXISTING DRIVEWAY (ENTRY ONLY)
EXISTING PARKING AREA TO BE REALIGNED
LANDSCAPED AREA
EXISTING ONE-STORY BELLCAMP HALL
ONE-STORY ADMIN BLDG
ONE-STORY MINOR CLASSROOM BLDG
ONE STORY WITH PARTIAL SECOND FLOOR CHURCH BUILDING
COVERED PORCH
RAMP
NEW PARKING AREA
REAR LINE OF EXISTING ACCESSORY STRUCTURE
REAR LINE OF EXISTING RESIDENCE
EXISTING 6' HIGH MASONRY WALL
EXISTING 6' HIGH MANUAL IRON RAIL GATE
(MDFR KNOX PAD LOCK SHALL BE PROVIDED)
SIGHT TRIANGLE NO ENCROACHMENT PER DADE CO. 98-13
FIRE TRUCK TURNING RADIUS
EXISTING LIGHT POLE
EXISTING LIGHT POLE TO BE RELOCATED
MANHOLE RIM EL. 6.78
MANHOLE RIM EL. 6.85
MANHOLE RIM EL. 6.87
SEPTIC MANHOLE RIM EL. 7.33
NEW LINE OF PAVEMENT
EXISTING SWALE
EXISTING CONCRETE SIDEWALK
EXISTING LANDSCAPE AREA
LANDSCAPE AREA
SIGN (SEE SIGN DRAWING THIS SHEET)
FOUND NAIL & DISK LB3653 (5/8/08)
FOUND 1/2" PIPE & CAP LB3653 (5/8/08)
FOUND NAIL & DISK I.D. NOT LEGIBLE (5/8/08)
FOUND 1/2" PIPE NO I.D. (5/8/08)
RESET NAIL & DISK LB3653 (5/8/08)
EXISTING 5' CONC SIDEWALK
NEW 6' HIGH MANUAL IRON RAIL GATE
ENLARGED SITE PLAN
Rev
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BY
19

SITE DATA: ORIGINAL APPROVAL

ZONING DISTRICT: RU-3B

LOT SIZE: 210' X 512'
LOT AREA: 107,520 SF (2.46 ACRES)

BUILDING AREA: 12,217 SF (11.41%)
FELLOWSHIP HALL / CLASSROOMS 5,000 SF (2 STORIES)
CHURCH 7,217 SF
SEATING CAPACITY 400 PEOPLE

LOT COVERAGE: 12249 SF (11.4%)

OPEN SPACE
LANDSCAPED AREA: 58,686 SF (54.6%)

PAVED AREA: 36,197 SF (33.8%)

SETBACKS: (EXISTING FELLOWSHIP HALL PER SURVEY)
FRONT (NW 82ND ST): 76'-0"

SIDE STREET (NW 2ND CT): FELLOWSHIP/SUNDAY CLASSROOMS: 50'-0"
CHURCH 80'-0"

INTERIOR SIDE: FELLOWSHIP/SUNDAY CLASSROOMS: 68'-0"
CHURCH 50'-0"

REAR (NW 83RD ST) FELLOWSHIP/SUNDAY CLASSROOMS: 232'-0"

PARKING
PARKING REQUIRED: 1 SPACE / 4 SEATS = 100 SPACES
(PER RESOLUTION 152 SPACES REQUIRED)
PARKING PROVIDED: 1 SPACE / 4 SEATS = 107 SPACES

A1 APPROVED SITE PLAN
SCALE 1" = 10'-0"

N

SITE DATA: SUBSTANTIAL COMPLIANCE

ZONING DISTRICT: RU-3B

LOT SIZE: 185' X 512'(LESS CORNER RADII)
LOT AREA: 91,524 SF (15% REDUCTION IN LOT AREA)

BUILDING AREA PROVIDED 11,644 SF (12.3%)
FELLOWSHIP / CHILD DAY CARE 3,560 SF
CHURCH BUILDING 6,128 SF
SUNDAY CLASS / OFFICES / RESTROOMS 1,956 SF
SEATING CAPACITY (BASED ON 7 SF / PERSON) 428 PERSONS (389 IN SANCTUARY + 39 CHOIR)

LOT COVERAGE: 11,644 SF (12.3%)

OPEN SPACE
LANDSCAPED AREA: 54,460 SF (50.7%)

PAVED AREA: 52,919 SF (49.3%)

SETBACKS:
FRONT (NW 82ND ST): 151'-0"
SIDE STREET (NW 2ND CT): FELLOWSHIP / DAY CARE 44'-0"
CHURCH: 59'-0"
INTERIOR SIDE: FELLOWSHIP: 51'-0"
CHURCH: 51'-0"
REAR (NW 83RD ST) FELLOWSHIP/ DAY CARE 205'-4"

PARKING
PARKING REQUIRED
(CHURCH @ 1 / 4 PERSONS) 107 SPACES
DAY CARE STAFF 5 SPACES
PARKING PROVIDED
(INCLUDING 5 ADA) 112 SPACES

A3 SUBSTANTIAL COMPLIANCE
SCALE 1" = 10'-0"

N

SITE DATA NEW SITE PLAN:

	REQUIRED / ALLOWED	PROVIDED
ZONING DISTRICT: RU-3		
LOT AREA:	2 ACRES MIN.	94, 324 SF (2.165 ACRES)
LOT COVERAGE:	30% OF SITE	15,300 SF (16%)
SETBACKS: (PER SECTION 33-17 BUILDINGS FOR PUBLIC ASSEMBLAGE)		
PROPERTY LINE @ RIGHT OF WAY:	25 FT.	
NW 82ND STREET TO COVERED DROP-OFF		44' - 7"
NW 2ND COURT TO EXISTING BLDG		43'- 8"
TO SUNDAY CLASSROOM BLDG		54'- 0"
TO CHURCH BLDG		57'- 11"
NW 83RD STREET TO EXISTING BLDG		205' - 3"
INTERIOR SIDE:	50' TO P.L. / 75' TO EXISTING RESIDENCE	
EXISTING BLDG.		51'-8" / 66'-8"
ADMINISTRATION BLDG		61'-4" /
CHURCH BUILDING		60'-9" / 86'-8"
HEIGHT:	40' / 3 STORIES	40'-0" / 2 STORIES
FAR:	30 % MAX. -1 STORY 50% MAX. -2 STORY	16,4011 SF (17%)
EXISTING FELLOWSHIP HALL		3,576 SF
EXISTING DUMPSTER AREA		74 SF
TOTAL EXISTING BLDG. AREA		3,650 SF
CHURCH BUILDING		9,564 SF
MAIN LEVEL		8,591 SF
SEATING CAPACITY (BASED ON 13 PERSONS / PEW) (368 IN SANCTUARY + 42 CHOIR)		510 OCCUPANTS
2ND LEVEL		973 SF
SUNDAY CLASSROOM		1,234 SF
ADMINISTRATION BUILDING		1,234 SF
BREEZEWAYS		719 SF
TOTAL NEW BUILDING AREA:		12,751 SF
OPEN SPACE:	25%	38,882 SF (41%)
LANDSCAPED AREA:		29,569 SF (31%)
PLAZA, COURTYARD & WALKWAY AREAS (PAVERS ON SAND):		9,313 SF (10%)
PAVED PARKING AREA:		40,196 SF (43.0%)
PARKING:	1 SPACE / 50 SF OF AUDITORIUM AREA: 4,712 SF / 50 SF = 94 SPACES 100 ÷ 50	EXISTING PARKING SPACES = 47 SPACES NEW PARKING SPACES PROVIDED= 59 SPACES TOTAL SPACES PROVIDED= 106 SPACES (INCLUDING 4 ADA SPACES)

A5 NEW SITE PLAN
SCALE 1" = 10'-0"

N

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MAY - 7 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

CHALGUB

20

AR 2600297

ARCHITECTURE
URBAN DESIGN
TOWN PLANNING

MA. MATILDE CHALGUB, AIA
STATE OF FLORIDA AR 0009199

CONSULTANTS

EGLISE BAPTISTE D'EXPRESSION FRANCAISE
8255 NW 2ND CT MIAMI, FL 33150

PROJECT NUMBER/LOCATION

ISSUE DATES

CHALGUB inc 2007

ORIGINAL & PROPOSED SITE DATA

SHEET NUMBER
AS-102

not A part

21

LEGAL DESCRIPTION:

Being a portion of the South 1/2 of the NW 1/4 of Section 12, Township 53 South, Range 41 East, Miami-Dade County, Florida, being more fully described as follows:

Begin at the Northwest corner of Lot 12, Block 2, GRIFFIN GARDENS, according to the plat thereof as recorded in Plat Book 39, Page 73 of the Public Records of Miami-Dade County, Florida; thence South 00° 33' 55" West along the Westerly line of said Plat for 512.34 feet to a point of intersection with the Northerly right of way line of NW 82nd Street as shown on the right of way map as recorded in Plat Book 78 at Page 88 of the Public Records of Miami-Dade County, Florida; thence North 89° 23' 25" West along said Northerly right of way line for 210.63 feet to a point of intersection with the Easterly right of way line of NW 2nd Court, said right of way line being 25.00 feet East of the Westerly right of way line of said NW 2nd Court, as shown on the plat of BELLCAMP MANOR, as recorded in Plat Book 11 at Page 33 of the Public Records of Miami-Dade County, Florida; thence North 00° 45' 20" East along said Easterly right of way line for 511.39 feet; thence South 89° 39' 10" East along the Southerly right of way line of NW 83rd Street, said Southerly right of way line being parallel with and 25.00 feet South of the North line of the South 1/2 of the NW 1/4 of said Section 12, for 208.93 feet to the POINT OF BEGINNING, Less and Except the West 25.00 feet thereof for right of way.

AND LESS AND EXCEPT

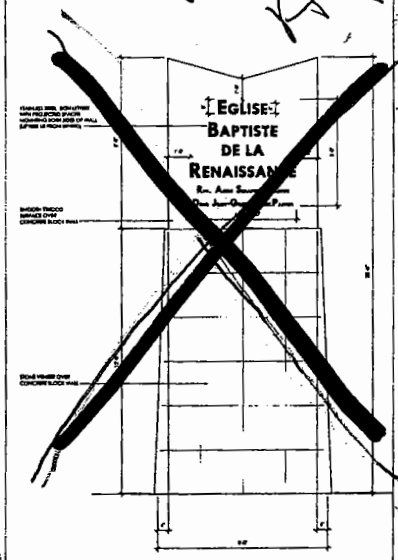
The area bounded by the South line of the North 25 feet of the South 1/2 of the NW 1/4 of said Section 12 and bounded by a line which is 50 feet East of and parallel with the West right of way line of said NW 2nd Court said right of way line as shown on the plat of BELLCAMP MANOR as recorded in Plat Book 11 at Page 33 of the Public Records of Miami-Dade County, Florida and bounded by a 25 foot radius arc concave to the Southeast, said arc being tangent to both of the last described lines.

AND LESS AND EXCEPT

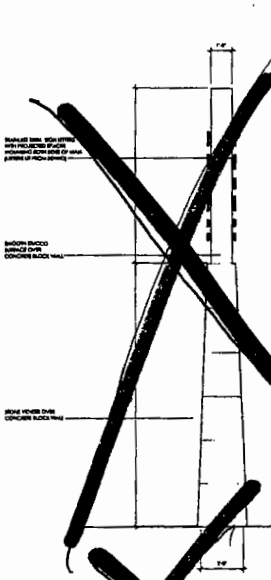
The area bounded by the Northerly right of way line of said NW 82nd Street, as shown on the right of way map as recorded in Plat Book 78 at Page 88 of the Public Records of Dade County, Florida and bounded by a line which is 50 feet East of and parallel with the West right of way line of said NW 2nd Court, said right of way line as shown on the plat of BELLCAMP MANOR as recorded in Plat Book 11 at Page 33 of the Public Records of Miami-Dade County, Florida and bounded by a 25 foot radius arc concave to the Northeast, said arc being tangent to both of the last described lines.

SITE DATA:

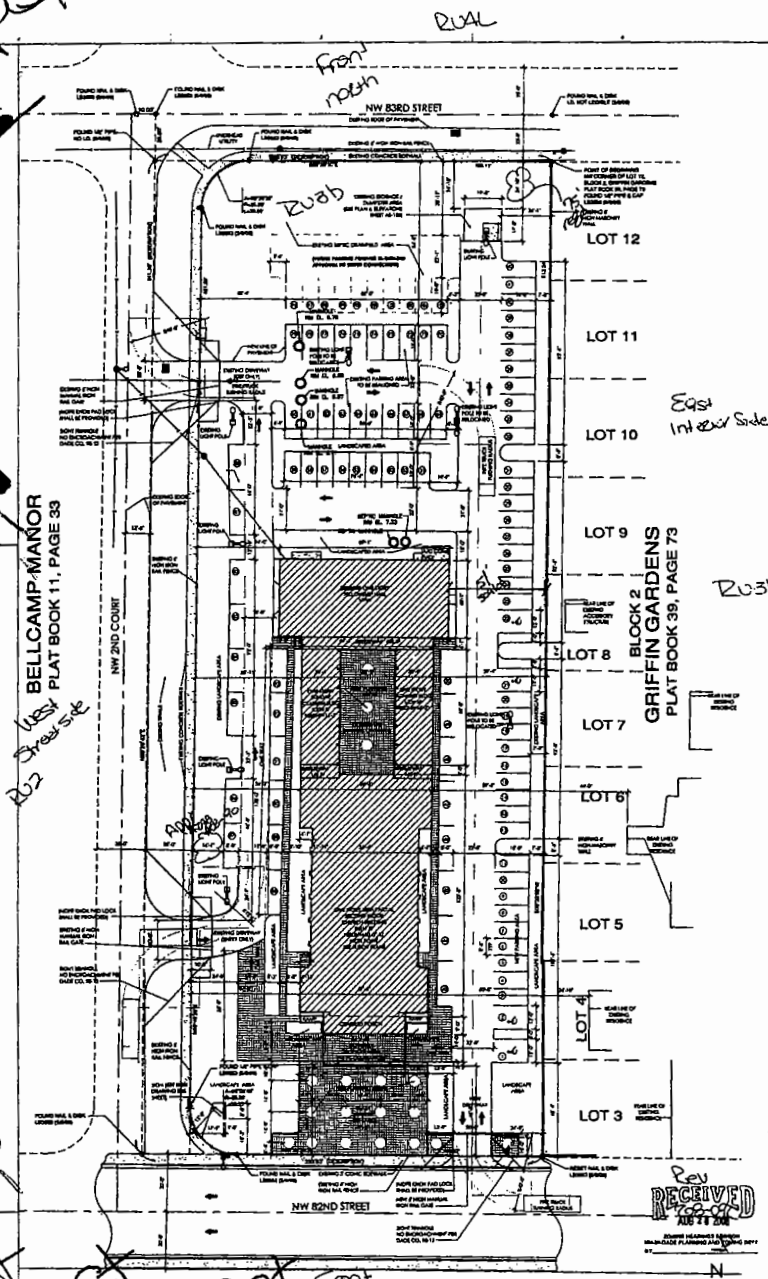
	REQUIRED / ALLOWED	PROVIDED	W/ FUTURE PARKING PENDING WASAD SEWER CONNECTION
ZONING DISTRICT: RU-3			
LOT AREA:	2 ACRES MIN.	94, 324 SF (2.165 ACRES)	
LOT COVERAGE:	30% OF SITE	14,562 SF (15%)	
SETBACKS: (PER SECTION 33-17 BUILDINGS FOR PUBLIC ASSEMBLAGE)			
PROPERTY LINE @ RIGHT OF WAY:	25 FT.		
NW 82ND STREET TO CHURCH BLDG		46'- 6"	
NW 2ND COURT TO EXISTING BLDG		43'- 8"	
TO SUNDAY CLASSROOM BLDG		54'- 0"	
TO CHURCH BLDG		57'- 5"	
NW 83RD STREET TO EXISTING FELLOWSHIP HALL BLDG		205' - 3"	
TO EXISTING STORAGE/DUMPSTER STRUCTURE		24' - 10"	
INTERIOR SIDE:	50' TO P.L. / 75' TO EXISTING RESIDENCE	NO RESIDENCES WITHIN 75' OF PUBLIC ASSEMBLY	
EXISTING FELLOWSHIP HALL BLDG.		51'-8" / 64'-8"	
EXISTING STORAGE/DUMPSTER STRUCTURE		26'-1"	
ADMINISTRATION BLDG		61'-6"	
CHURCH BUILDING		60'-9" / 85'-3"	
HEIGHT:	40' / 3 STORIES	40'-0" / 2 STORIES	
FAR:	30 % MAX. -1 STORY 50% MAX. -2 STORY	15,654 SF (16.6%)	
EXISTING FELLOWSHIP HALL BLDG.		3,576 SF	
EXISTING STORAGE/DUMPSTER STRUCTURE		74 SF	
EXISTING BLDG. AREA		3,650 SF	
CHURCH BUILDING		8,817 SF	
SUNDAY CLASSROOM		1,234 SF	
ADMINISTRATION BUILDING		1,234 SF	
BREEZEWAYS		719 SF	
NEW BUILDING AREA:		12,004 SF	
OPEN SPACE:	25%	43,343 SF (46%)	39,621 SF (42%)
LANDSCAPED AREA:		33,773 SF (35%)	30,033 SF (32%)
PLAZA, COURTYARD & WALKWAY AREAS (PAVERS ON SAND):		9,588 SF (10.0%)	
TREES			
PAVED PARKING AREA:		35,483 SF (38%)	39,223 SF (42%)
PARKING:	1 SPACE / 100 SF OF AUDITORIUM AREA: 4,712 SF / 50 SF = 47 SPACES	47 EXISTING PARK'G SPACES 46 NEW PARK'G SPACES 93 TOTAL SPACES (INCLUDING 4 ADA SPACES)	56 SPACES 103 SPACES



C3 PROPOSED SIGN-SIDE
SCALE 3/8" = 1'-0"



A3 PROPOSED SIGN-END



A4 PROPOSED SITE PLAN
SCALE 1" = 20'-0"

CHALGUB

AA 2600797

ARCHITECTURE
URBAN DESIGN
TOWN PLANNING

MA. MATILDE CHALGUB, AIA
STATE OF FLORIDA AR 0009199

EGLISE BAPTISTE D'EXPRESSION FRANCAISE
8255 NW 2ND CT MIAMI, FL 33150

CHALGUB inc 2007

LEGAL DESCRIPTION
SITE PLAN &
ZONING DATA

AS-101

not A part per applicant Ltr 11/10/08

(08-092)

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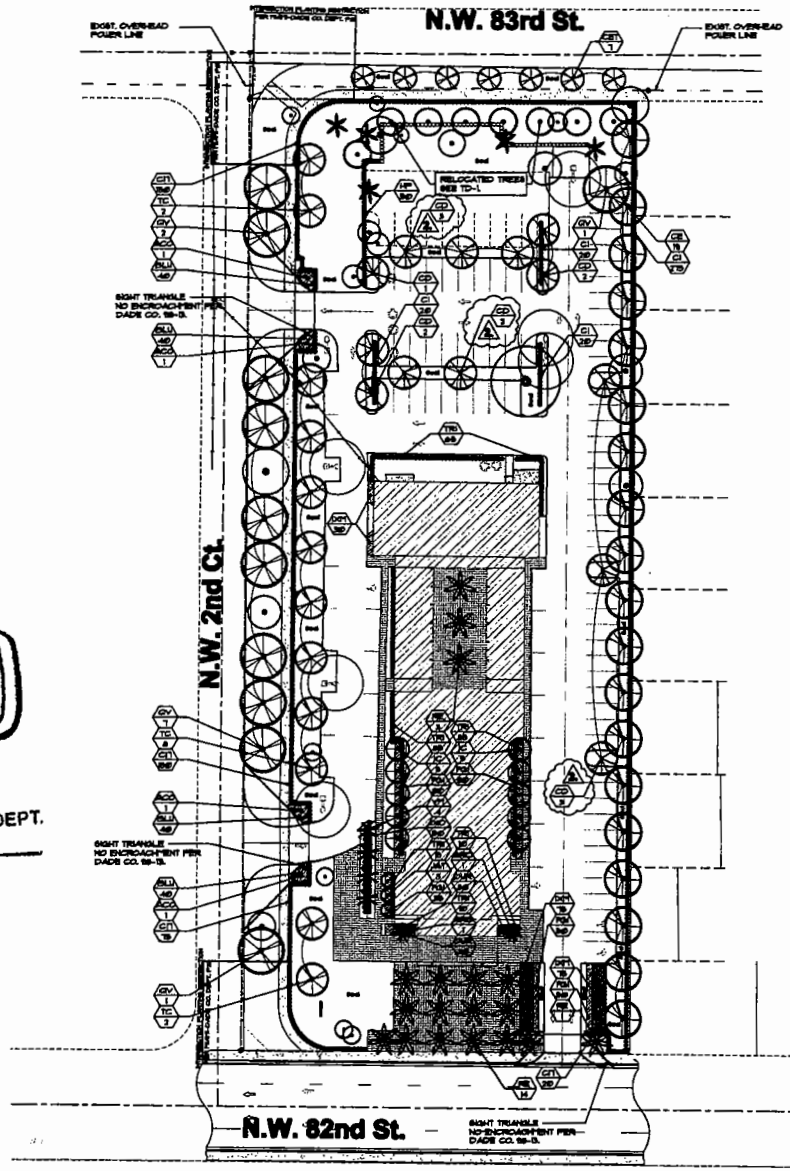


NATIVE PLANTLIST

SYM	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
CD	YES	13	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2" cal.
CE	YES	11	GREEN BUTTONWOOD	Conocarpus erectus	12' x 6'spr., 2 1/2" cal.
CET	YES	1	SILVER BUTTONWOOD	Conocarpus erec. "Sericeus"	16' x 6', STANDARD
IC	YES	10	DAHOON HOLLY	Ilex cassine	16' x 6'spr., 2" cal.
QV	YES	11	LIVE OAKS	Quercus virginiana	12' x 6'spr., 2 1/2" cal.
TC		12	YELLOW TABEBUIAS	Tabebuia caraiba	12' x 6'spr., 2 1/2" cal.
ACO	YES	4	P'AUROTIS PALMS	Acoelorrhaphe wrighti	Pdl, 10' o.a., sm. 5 ste = o.a.
ARC		2	KING ALEXANDER PALMS	Archontophoenix alexandrae	16' o.a., TRIPLE, full head
RE	YES	18	ROYAL PALMS	Roystonea elata	6' GEL, 25' o.a. full head
VM		4	MONTGOMERY PALMS	Veitchia montgomeryana	Pdl, 14' o.a., full head
CI	YES	33gl	COCOPLUM	Chrysobalanus icaco	24" x 24", 24"o.c. full, 3 gal.
CIT	YES	94b	COCOPLUM	Chrysobalanus icaco	36" x 24", 24"o.c. full, 1 gal.
BLU		14gl	BLUEBERRY FLAX LILY	Dianella tasmanica	12" x 12", 16" o.c. 3 gal.
FGI		21b	'GREEN ISLAND' FICUS	Ficus microcarpa 'Green Island'	18" x 18", 18" o.c. full, 3 gal.
DUR		6gl	'GOLD MOUND' DURANTA	Duranta erecta 'Gold Mound'	18" x 18", 18" o.c. full, 3 gal.
HP	YES	9gl	FIREBUSH	Hamelia patens	24" x 24", 24" o.c. full, 3 gal.
IX1		18gl	IXORA 'MAUI'	Ixora spp. 'Maui'	18" x 18", 2' o.c. full, 3 gal.
IXG		9gl	IXORA 'NORA GRANT'	Ixora spp. 'Nora Grant'	24" x 24", 24" o.c. full, 3 gal.
JAT		3	RED JATROPHA	Jatropha spp.	25 GAL., 8' o.a.
TRI		22gl	"TRINETTE" ARBORICOLA	Schefflera 'Trinette'	24" x 24", 24" o.c. full, 3 gal.

LANDSCAPE LEGEND - CHAPTER 18A SITE DATA

ORDINANCE 98-13

ZONING DISTRICT: RU-3 — NET LAND 2.368 ACRES — 94324 SF.

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan. Net lot area = 94324 s.f. x 25 % =	23,581	28,249
B. Square feet of parking lot open space required by Chapter 18A, on site plan: 96 SURFACE SPACES X 10 SF/ SPACE	960	960
C. Total s.f. of open space required by Chapter 33: A + B =	24,571	29,209
LAWN AREA CALCULATION: 24,571 required by Chapter 33	24,571	29,209
B. Maximum lawn area (sod) permitted required by Chapter 18A, on site plan: .6 x 24,571 s.f. =	14,743	drought tolerant grasses shown on plan 14,743
TREES: 25 per Acre		
A. No. trees required per net lot acre space. Less existing No. of trees meeting min. required	61	55 trees 360 palms 65
B. % Palms Allowed. No. of trees provided 30 x 30% =	19	360 palms 14
C. % Natives Required. No. of trees provided x 50% =	18	not including st. trees 43
D. Street Trees (replace average spacing of 25' o.c.) linear feet along street /25' =	SEE "STREET TREE TABULATIONS" TABLE- BELOW 210	210
E. Street Trees located directly beneath power lines, Max. ave. spacing of 25' o.c. =	7	7
TOTAL NUMBER OF TREES REQUIRED	96	96
SHRUBS: A. No. trees required x 10= No. of shrubs allowed	960	1230
B. No. shrubs allowed x 30% = No. of Native shrubs required	288	SEE SHRUB TABULATIONS IN PLANTLIST 369 (63 %)

STREET TREE TABULATIONS

	REQUIRED	PROVIDED
N.W. 82nd Street 161 l.f. @ 1 PALM/ 25 LF.	7	7 1 RE
N.W. 83rd Street 176 l.f. @ 1 TREE/ 25 LF. EXISTING OVERHEAD POWER LINE REQUIRES USE OF SMALL TREES PER FPL GUIDELINES	7	7 1 CET
N.W. 2nd Court 462 l.f. @ 1 TREE/ 35 LF.	13	13 3 Existing trees+ 10 QV
TOTALS	27	27

A WRITTEN TREE REMOVAL PERMIT FROM DADE COUNTY DERM IS REQUIRED PRIOR TO REMOVAL OF ANY TREES ON THIS SITE.

SEE SHEET L-2, FOR NOTES, DETAILS, SPECIFICATIONS, ETC.

north

0' 10' 50'
SCALE: 1" = 30'

LANDSCAPE PLAN

RECEIVED
AUG 28 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
AUG 28 2008

CHALGUB

AA 3002717

MA. MARCIE CHALGUB, AIA
STATE OF FLORIDA, AR 0009199

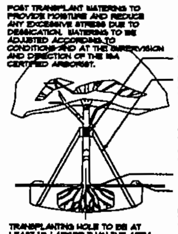
JPG Design Inc.

EGLISE BAPTISTE D'EXPRESSION FRANCAISE
8205 NW 2ND CT. MIAMI, FL 33150

1 STATUS: FOR DEPT. COMMENTS ON 06/27/2008
2 STATUS: FOR DEPT. COMMENTS ON 07/28/2008

CHALGUB no. 2007

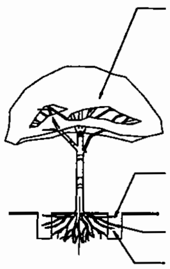
L-1



TREE TRANSPLANT DETAIL

REF. "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001

N.T.S.



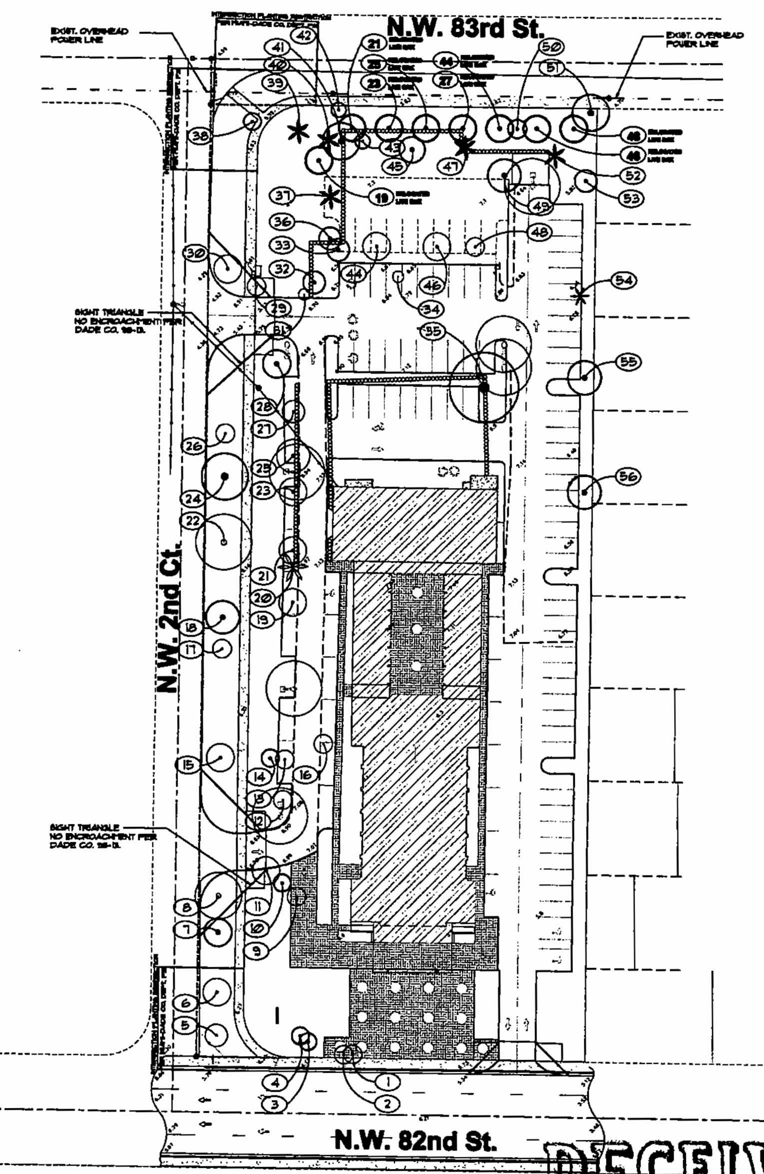
ROOT PRUNING DETAIL

REF. "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001

N.T.S.

NOTES:

1. SEE SHEET L-1, LANDSCAPE PLAN FOR PROPOSED TREE AND PALM LOCATIONS.
2. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (DADE CO. DERM). TREE AND HEDGE REMOVAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
3. NOTE: LOCATIONS SHOWN FOR THE EXISTING TREES ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING AND ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES TO REMAIN.
4. ALL TREES AND PALMS TO BE RELOCATED SHALL BE ROOT PRUNED AND CANOPY PRUNED ACCORDING TO ALL ACCEPTED STANDARDS AS DEFINED BY THE NATIONAL ARBORIST ASSOCIATION, AND ALL TRANSPLANT AND POST-TRANSPLANT OPERATIONS SHALL BE CONDUCTED WITH UTMOST CARE TO MINIMIZE DAMAGE AND TRANSPLANT SHOCK. WATERING-IN AND WATERING SCHEDULES SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO RELOCATION.
5. ALL TREES AND PALMS TO BE RELOCATED SHALL BE STAKED AND BRACED TO INSURE STABILITY AND MINIMIZE ROOT DAMAGE DURING THE PLANT ROOT RECUPERATION PERIOD.
6. CONTRACTOR SHALL VERIFY WITH THE PROJECT SUPERINTENDENT THE PROPOSED LANDSCAPE AREAS PRIOR TO TREE AND PALM RELOCATION TO INSURE PROPER RELOCATION AND MINIMIZE ANY FIELD DISCREPANCIES WITH RESPECT TO PROPOSED PAVING, BUILDINGS, AMENITIES AND LIMITS OF PROPERTY.
7. ALL INVASIVE EXOTIC VEGETATION AND OTHER PLANTS LISTED AS CATEGORY I, ON THE EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.
8. CONTRACTOR SHALL ESTABLISH AN IRRIGATION SYSTEM TO PROVIDE PRE-AND POST-TRANSPLANT IRRIGATION SCHEDULING. TREE AND PALM FERTILIZATION SHALL BE ESTABLISHED CONCURRENTLY WITH IRRIGATION PRE AND POST FERTILIZATION. THIS PROCEDURE SHALL BE CONDUCTED TO OPTIMIZE PLANT ESTABLISHMENT.
9. CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO PLANT ALL RELOCATED TREES AND PALMS AT THE FINAL GRADE OF THE SITE.



TREE NUM	QTY	7/13/2008 COMMON NAME	EGLISE BAPTISTE, 8253 N.W. 2nd Court, Miami, Fl 33150 BOTANICAL NAME	HEIGHT	SPREAD	DBH	CONDITION %	STATUS	CANOPY	CANOPY LOSS	REMARKS
1	WR	WASHINGTONIA PALM	Washingtonia robusta	12	8	10"		REMOVE	113	113	
2	WR	WASHINGTONIA PALM	Washingtonia robusta	12	8	10"		REMOVE	113	113	
3	WR	WASHINGTONIA PALM	Washingtonia robusta	50	8	10"		REMAIN	113		
4	WR	WASHINGTONIA PALM	Washingtonia robusta	50	8	10"		REMAIN	113		
5	BA	YELLOW VERAWOOD	Bulnesia arborea	10	12	4"		REMOVE	113	113	IN SAFE SIGHT DISTANCE TRIANGLE
6	BA	YELLOW VERAWOOD	Bulnesia arborea	15	15	6"		REMOVE	177	177	IN SAFE SIGHT DISTANCE TRIANGLE
7	BA	YELLOW VERAWOOD	Bulnesia arborea	15	15	5"		REMAIN	177		STREET TREE TO REMAIN
8	DR	ROYAL POINCIANA	Delonix regia	25	25	10"		REMOVE	491	491	IN SIGHT TRIANGLE
9	WR	WASHINGTONIA PALM	Washingtonia robusta	30	8	10"		REMOVE	50	50	IN HARDSCAPE PAVER LAYOUT
10	WR	WASHINGTONIA PALM	Washingtonia robusta	20	8	10"		REMAIN	50		
11	AP	AUSTRALIAN PINE	Casuarina spp.	30	25	24"		REMOVE	314		PROHIBITED
12	WR	WASHINGTONIA PALM	Washingtonia robusta	10	6	10"		REMOVE	50	50	
13	WR	WASHINGTONIA PALM	Washingtonia robusta	30	6	10"		REMOVE	50	50	
14	WR	WASHINGTONIA PALM	Washingtonia robusta	20	6	10"		REMAIN	50		
15	CA	CARROTWOOD	Cupaniopsis anacardioides	15	15	6"		REMOVE	177		PROHIBITED
16	WR	WASHINGTONIA PALM	Washingtonia robusta	8	8	10"		REMOVE	50	50	
17	BS	GUMBO LIMBO	Bursera simaruba	10	10	6"		REMOVE	78	78	TRUNK DAMAGE
18	LEG	LEGUMINOSAE FAM	LEGUMINOSAE FAM.	14	18	6"		REMAIN	254		STREET TREE TO REMAIN
19	QV	LIVE OAK	Quercus virginiana	14	15	4"		RELOCATE	177		
20	CN	COCONUT PALM	Cocos nucifera	14	20	8"		REMOVE	314	314	
21	QV	LIVE OAK	Quercus virginiana	16	15	4"		RELOCATE	177		
22	JAC	JACARANDA	Jacaranda spp.	25	30	8		REMOVE	706	706	TRUNK DAMAGE
23	QV	LIVE OAK	Quercus virginiana	18	16	6"		RELOCATE	201		
24	UNK	UNKNOWN		25	25	6"		REMAIN	491		STREET TREE TO REMAIN
25	QV	LIVE OAK	Quercus virginiana	18	18	6"		RELOCATE	254		
26	SPC	AFRICAN TULIP TREE	Spathodea campanulata	14	10	4"		REMOVE	78	78	DEAD WOOD, CANOPY DAMAGE
27	QV	LIVE OAK	Quercus virginiana	14	12	4"		RELOCATE	113		
28	QV	LIVE OAK	Quercus virginiana	16	15	5"		REMAIN	177		
29	WR	WASHINGTONIA PALM	Washingtonia robusta	15	8	10"		REMOVE	50	50	IN SIGHT TRIANGLE
30	DR	ROYAL POINCIANA	Delonix regia	12	15	4"		REMOVE	177	177	IN SIGHT TRIANGLE
31	QV	LIVE OAK	Quercus virginiana	8	8	3"		REMOVE	50	50	CANOPY DAMAGE
32	QV	LIVE OAK	Quercus virginiana	14	12	4"		REMAIN	113		
33	QV	LIVE OAK	Quercus virginiana	14	12	4"		REMAIN	113		
34	QV	LIVE OAK	Quercus virginiana	8	8	3"		REMOVE	50	50	CANOPY DAMAGE
35	SC	JAMBOLAN PLUM	Syzygium cumini	35	35	48"		REMAIN	961		
36	QV	LIVE OAK	Quercus virginiana	15	12	6"		REMAIN	113		
37	CN	COCONUT PALM	Cocos nucifera	8	8	8"		REMAIN	50		
38	WR	WASHINGTONIA PALM	Washingtonia robusta	60	8	10"		REMAIN	50		
39	CN	COCONUT PALM	Cocos nucifera	12	8	8"		REMAIN	50		
40	CN	COCONUT PALM	Cocos nucifera	22	20	8"		REMAIN	314		
41	QV	LIVE OAK	Quercus virginiana	20	20	10"		REMAIN	314		
42	WR	WASHINGTONIA PALM	Washingtonia robusta	30	8	10"		REMAIN	50		
43	QV	LIVE OAK	Quercus virginiana	10	8	6"		REMAIN	50		
44	QV	LIVE OAK	Quercus virginiana	18	14	5"		RELOCATE	154		
45	QV	LIVE OAK	Quercus virginiana	22	14	6"		REMAIN	154		
46	QV	LIVE OAK	Quercus virginiana	18	15	5"		RELOCATE	177		
47	CN	COCONUT PALM	Cocos nucifera	22	20	8"		REMAIN	314		
48	QV	LIVE OAK	Quercus virginiana	12	10	4"		RELOCATE	78		
49	QV	LIVE OAK	Quercus virginiana	20	18	6"		REMAIN	254		
50	QV	LIVE OAK	Quercus virginiana	10	10	4"		REMAIN	78		
51	QV	LIVE OAK	Quercus virginiana	18	20	8"		REMAIN	314		
52	CN	COCONUT PALM	Cocos nucifera	20	20	8"		REMAIN	314		
53	QV	LIVE OAK	Quercus virginiana	14	12	4"		REMAIN	113		
54	CN	COCONUT PALM	Cocos nucifera	18	20	8"		REMOVE	314	314	
55	QV	LIVE OAK	Quercus virginiana	20	18	6"		REMAIN	254		
56	QV	LIVE OAK	Quercus virginiana	18	18	8"		REMAIN	254		
									10480	3024	

CALCULATIONS ARE APPROXIMATE PER FIELD OBSERVATION AND INVENTORY
LOCATIONS ARE PER FIELD NOTES AND ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE SURVEY LOCATED,
PRIOR TO ANY WORK TO DETERMINE EXACT LOCATIONS OF ALL TREES AND PALMS.
PROHIBITED SPECIES ARE NOT CALCULATED PER DADE CO. TREE PRESERVATION ORDINANCE

TREE REMOVAL - REPLACEMENT SCHEDULE

EXISTING TREE CANOPY-	10,480	s.f.
EXISTING TREES - TO REMOVE CANOPY LOSS	-3,024	s.f.
TREE PLANTINGS - SHADE 1 (12' HT.) 86 = 500 SF/TREE 8 CD+ 15 CE+ 51 QV+ 12 TC	71,500	s.f.
SHADE 2 (8' HT.) 11 = 300 SF/TREE 7 CET+ 10 IC	3,300	s.f.
PALM 1 (6' C.T.) 28= 150 SF/TREE 4 ACO+ 2 ARC+ 18 RE+ 4 VM	4,200	s.f.
TREE CANOPY CALCULATIONS ARE PER DADE COUNTY TREE PRESERVATION ORDINANCE NO. 98-13.		
NEW PLANTING CANOPY GAIN	36,800	s.f.
NET CANOPY GAIN	33,776	s.f.

SPECIAL NOTE: (2) MINIMUM ROOT PRUNING TIME SHALL BE EIGHT WEEKS FROM INITIAL ROOT PRUNING OPERATION TO RELOCATION PER MIAMI-DADE COUNTY DERM AND PER SUPERVISION AND APPROVAL OF ISA ARBORIST.

A WRITTEN TREE REMOVAL PERMIT FROM DADE COUNTY DERM IS REQUIRED PRIOR TO REMOVAL OF ANY TREES ON THIS SITE.

SEE SHEET TD-2 FOR TREE REMOVAL-REPLACEMENT SCHEDULE, DETAILS AND NOTES, ETC.

SEE LANDSCAPE PLANS, SHEETS L-1, L-2 FOR PROPOSED LANDSCAPE PLANTINGS.

TREE DISPOSITION PLAN

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AUG 28 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY________

Rev RECEIVED AUG 28 2008 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

CHALGUB

AA 26000??

MA. MATILDE CHALGUB, AIA
STATE OF FLORIDA AR 0009??

JPS Design Inc.

EGLISE BAPTISTE D'EXPRESSION FRANCAISE
8253 NW 2ND CT MIAMI, FL 33150

1 Per DERM comments on 06/13/2008
2 Per DERM comments on 07/28/2008

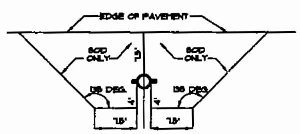
CHALGUB inc 2007

TD-1

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC - AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC * 523U RATE: 15 LBS/ INCH OF DIA. @ DBH PALMS: 12-04-12 (AFEC * 1216) RATE: 15 LBS/ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC * 523U RATE: 15 OZ/ FT. OF HEIGHT



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

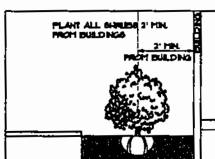
BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT.

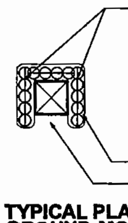
FIRE HYDRANT CLEAR ZONE DETAIL

N.T.S.



SHRUB PLANTING ADJACENT TO BUILDINGS DETAIL

N.T.S.

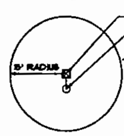


CLEARANCES FOR ANY AND ALL UNDERGROUND UTILITIES MUST BE COORDINATED WITH THE LOCAL GOVERNING AGENCY AND/OR THE INDIVIDUAL UTILITIES AND/OR U.N.C.L.E. - TEL: 1 (800) 432-4770

PLANT MATERIAL TO BE COCOPLUM OR OTHERWISE SPECIFIED ON THE PLANS - 3 GAL. 24" X 24", 2' O.C. OR LARGER PER THE LOCAL REQUIREMENTS. QUANTITY TO BE PER THE SIZE OF THE UTILITY. PROVIDE UNIT PRICE AND BILL PER QUANTITY INSTALLED.

TYPICAL PLANTING SCREEN FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



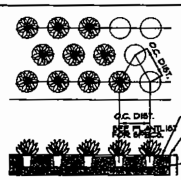
MINIMUM 15' CLEARANCE OF ALL TREES FROM ALL LIGHT FIXTURES. CLEARANCE TO BE FROM THE LIGHT FIXTURE OR LAMP, NOT THE LIGHT POST.

CONTRACTOR TO ADJUST ANY AND ALL TREES IN THE FIELD TO PROVIDE FOR MIN. 15' CLEARANCE FOR ANY SITUATIONS NOT PER PLAN.

MINIMUM CLEARANCE FOR ALL SMALL TREES AND PALMS IS 15 FEET. PER FPL GUIDELINES SEE FPL'S "PLANT THE RIGHT TREE IN THE RIGHT PLACE" FOR TREE AND PALM SIZES AND LIST.

MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

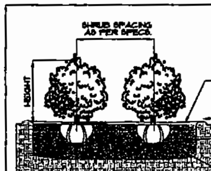
N.T.S.



GROUNDCOVERS TO BE STAGGERED AS SHOWN - SPACING BETWEEN ROWS TO BE AT A 60 DEGREE ANGLE OF THE O.C. DISTANCE AS SHOWN

GROUNDCOVER PLANTING DETAIL

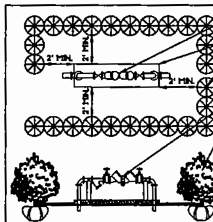
N.T.S.



PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.

SHRUB PLANTING DETAIL

N.T.S.

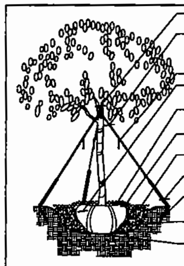


1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 33, SECTION 33-5X(d) OF THE MIAMI-DADE COUNTY CODE.

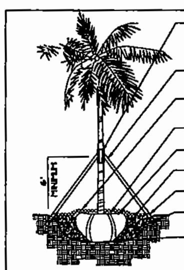
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



TREE PLANTING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL/SAND MIX, FREE OF CLAY, STONES, ROCKS OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR ALL LANDSCAPE AREAS.

SODDED-LAWN AREAS:
2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.

GROUNDCOVER PLANTING BEDS:
6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:
12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL:
24" DEPTH PLANTING SOIL SPREAD IN PLACE -OR- TO THE DEPTH OF THE ROOTBALL OR CONTAINER, WHICHEVER IS GREATEST, THROUGHOUT.

LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL/SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME FOR A WIDTH OF 36" FROM THE BUILDING BASE.

THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL/SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL/SAND SOIL APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS, AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

5. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL.

6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, ETC. ARE TO BE CONTAINED IN THE MULCH, THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

7. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON PLAN, STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. CONTRACTOR SHALL BE PAID BY THE TOTAL SODDED AREA X THE UNIT PRICE SUBMITTED (FIELD VERIFIED).

8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 6-MONTH WARRANTY.

9. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A 1-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

10. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGA).
THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

12. IRRIGATION SHALL PROVIDED FOR A 100% COVERAGE W/ A 100% OVERLAP AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR AS PER FLORIDA XERISCAPE LAW REQUIREMENTS. NO OVERSPRAY SHALL FALL ONTO PAVED SURFACES. ALL GUIDELINES AS OUTLINED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) SHALL BE STRICTLY ADHERED.

13. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

14. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

15. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" ORANGE SAFETY FENCING OR SIMILAR, TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIP LINE OF THE TREES, PALMS AND PLANT MATERIAL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

16. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY A CERTIFIED ARBORIST TO INSURE QUALITY WORK.

17. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. NON-NATIVE TREES CLASSIFIED AS "NUISANCE" TREES MAY BE EXEMPT FROM THE PERMIT.

A WRITTEN TREE REMOVAL PERMIT FROM DADE COUNTY DERM IS REQUIRED PRIOR TO REMOVAL OF ANY TREES ON THIS SITE.

SEE SHEET L-1 FOR LANDSCAPE PLANTING DESIGN, ETC.

NOTES, DETAILS, SPECIFICATIONS, ETC.

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY_______

CHALGUB

AA 2600797

ARCHITECTURE
URBAN DESIGN
TOWN PLANNING

MA. MATILDE CHALGUB, AIA
STATE OF FLORIDA AR 0009199

JFS Design Inc.

EGLISE BAPTISTE D'EXPRESSION FRANCAISE

8255 NW 2ND CT MIAMI, FL 33150

CAD FILE: 08-23-62

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L-2

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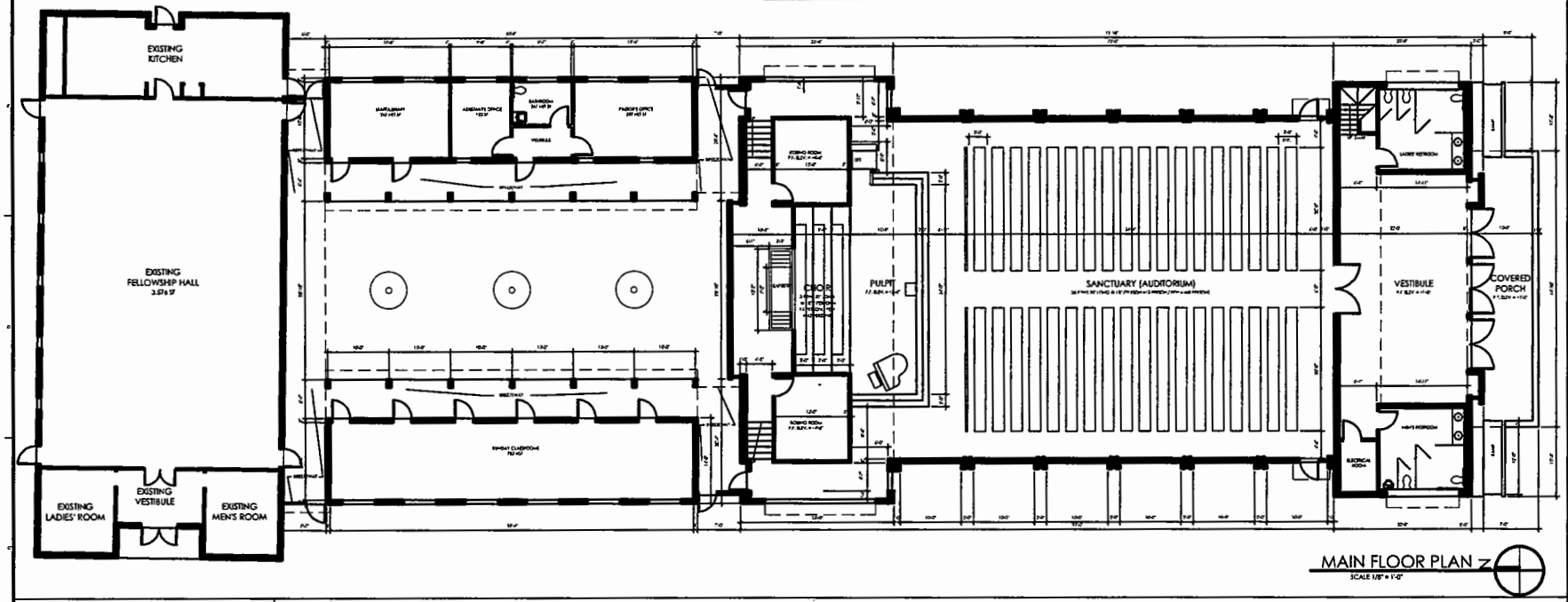

MAIN FLOOR PLAN

SCALE 1/8" = 1'-0"

BUILDING AREAS:

EXISTING FELLOWSHIP HALL	3,576 SF
DUMPSTER AREA (SITE)	74 SF
TOTAL EXISTING AREA	**3,650 SF**
NEW CONSTRUCTION	
SUNDAY CLASSROOM	1,234 SF
ADMINISTRATION BUILDING	1,234 SF
BREEZEWAYS	719 SF
SUB-TOTAL	**3,187 SF**
CHURCH BUILDING	
MAIN LEVEL	**8,591 SF**
ENTRY PORCH	474 SF
VESTIBULE	865 SF
RESTROOMS/ELECT/STAIR	684 SF
SEATING AREA (SANCTUARY) INCL. CIRCULATION, PULPIT AND CHOIR SEATING	4,712 SF
SEATING CAPACITY (BASED ON 13 PERSONS / PEW) (368 IN SANCTUARY + 42 CHOIR)	**510 PERSONS**
ROBING ROOMS/BAPTISTRY/ EXIT WAYS	
COVERED DROP OFF AREA	1,172 SF
2ND LEVEL	**973 SF**
STAIR / RESTROOM	342 SF
ELECT. RM. / RESTROOM	342 SF
TOTAL NEW CONSTRUCTION	**12,751 SF**
TOTAL AREA	**16,401 SF**

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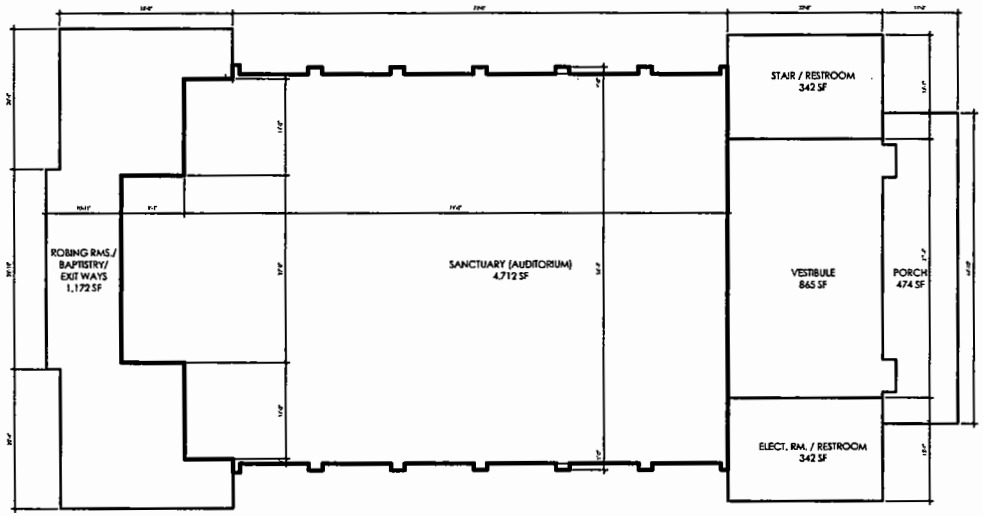
BY: BJL



MAIN LEVEL (AREA CALCULATION)

SCALE 1/8" = 1'-0"

CHALGUB

AA 2600207

ARCHITECTURE | PLANNING | URBAN DESIGN | LAND DEVELOPMENT

MA. MATILDE CHALGUB, AIA
STATE OF FLORIDA AR 0009199

CONSULTANTS

EGLISE BAPTISTE D'EXPRESSION FRANCAISE

8255 NW 2ND CT MIAMI, FL 33150

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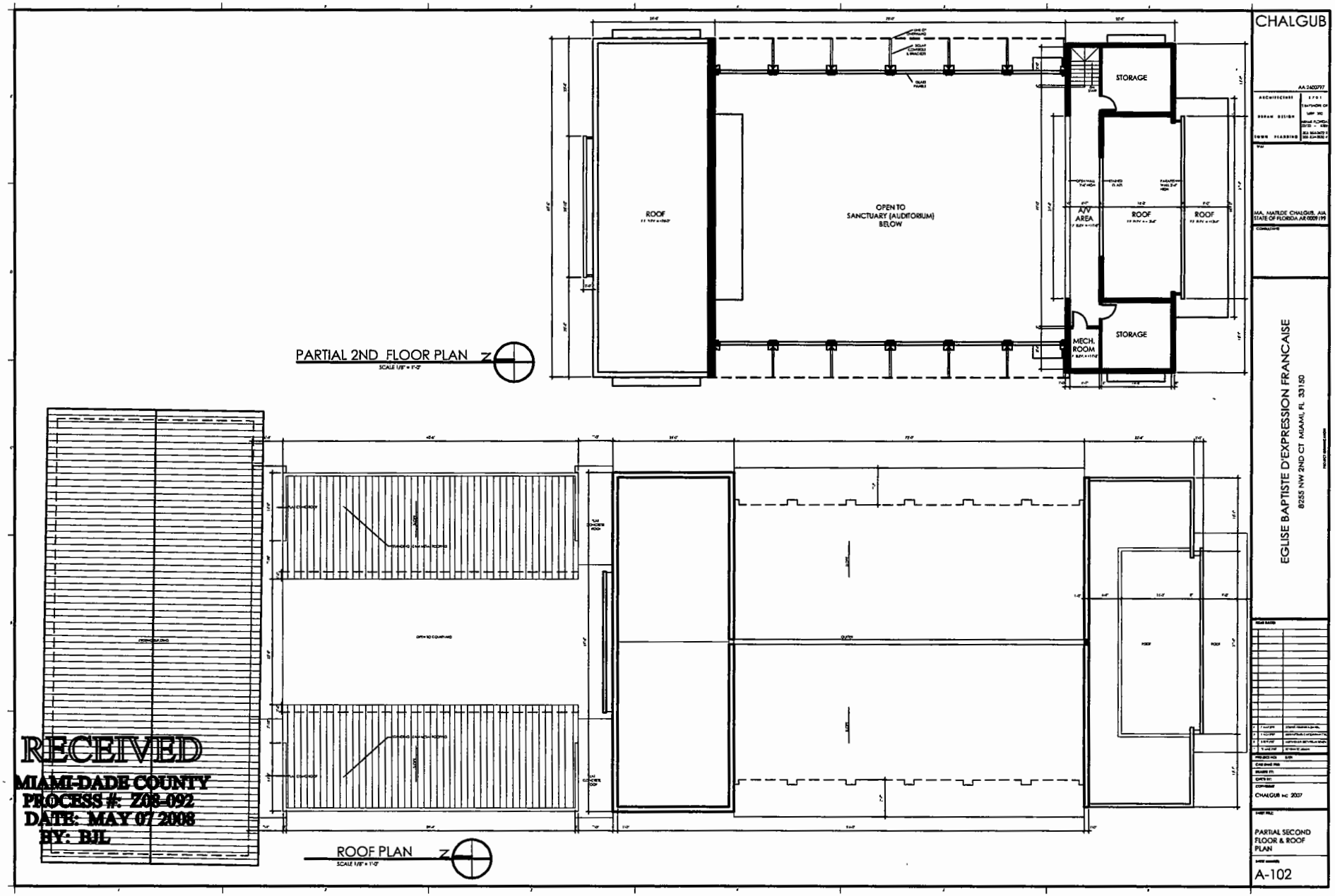
FLOOR PLAN

A-101

26



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MIAMI-DADE COUNTY
PROCESS #: Z08-092
DATE: MAY 07 2008
BY: BJL

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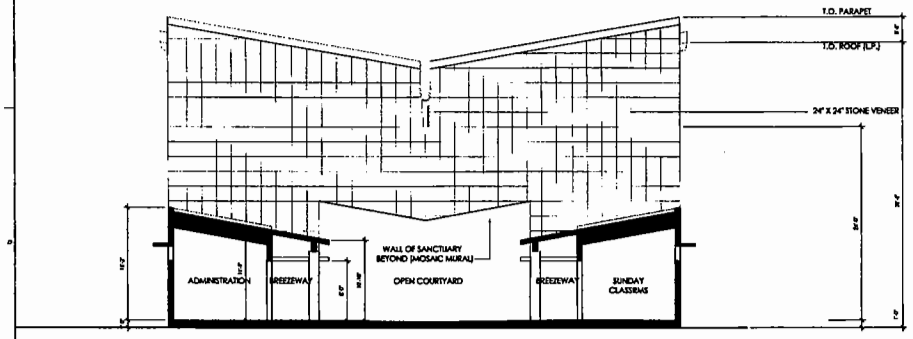
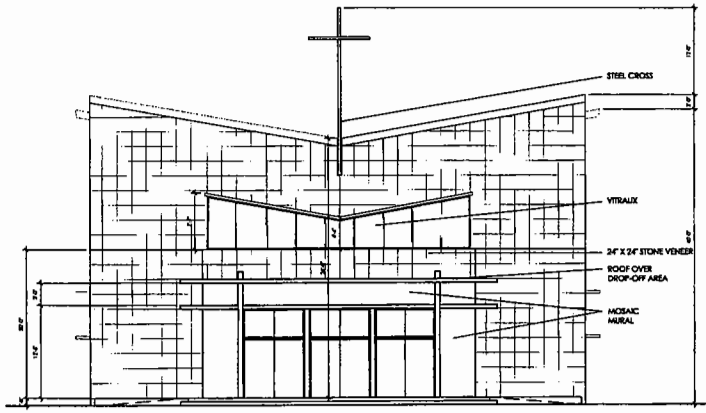
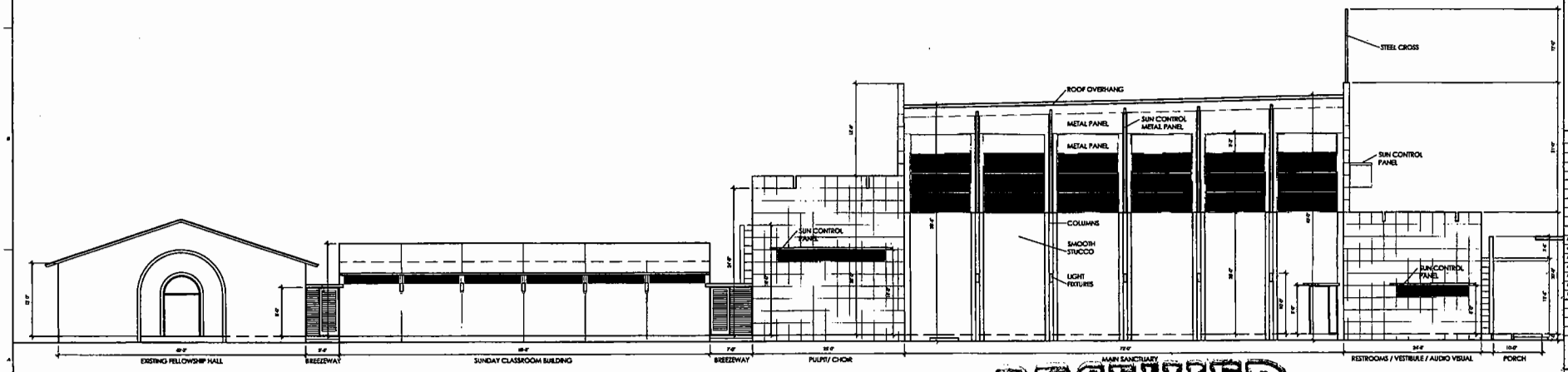


C1 COURTYARD SECTION/ELEVATION
SCALE 1/8" = 1'-0"



C4 FRONT ELEVATION
SCALE 1/8" = 1'-0"



A1 WEST SIDE ELEVATION (EAST ELEVATION REVERSE)
SCALE 1/8" = 1'-0"

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ZONING HEARINGS SECTION
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BY_____

CHALGUB

AA 2600797

ARCHITECTURE | 2701 S. BAYSHORE DR. SUITE 200 MIAMI, FLORIDA 33133 305 854-3012 T 305 854-3050 F

MA. MATILDE CHALGUB, AIA
STATE OF FLORIDA AR 0009199

CONSULTANTS

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6255 NW 2ND CT MIAMI, FL 33150

PROJECT DESCRIPTION

1	1 MAY 2008	ZONING HEARING SUBMITTAL
6	1 MAY 2007	REPRESENTATIVE ACTION SUBMITTAL
5	1 JUN 2007	ARC-HEALTH DEPT-PRESUBMITTAL
4	15 APR 2007	AUTHORITY REVIEW
3	27 MAR 2007	AUTHORITY REVIEW
2	27 MAR 2007	PRELIMINARY ZONING REVIEW
1	22 MAR 2007	PRELIMINARY CLIENT REVIEW

PROJECT NO.: 0703
CAD DWG FILE:
DRAWN BY:
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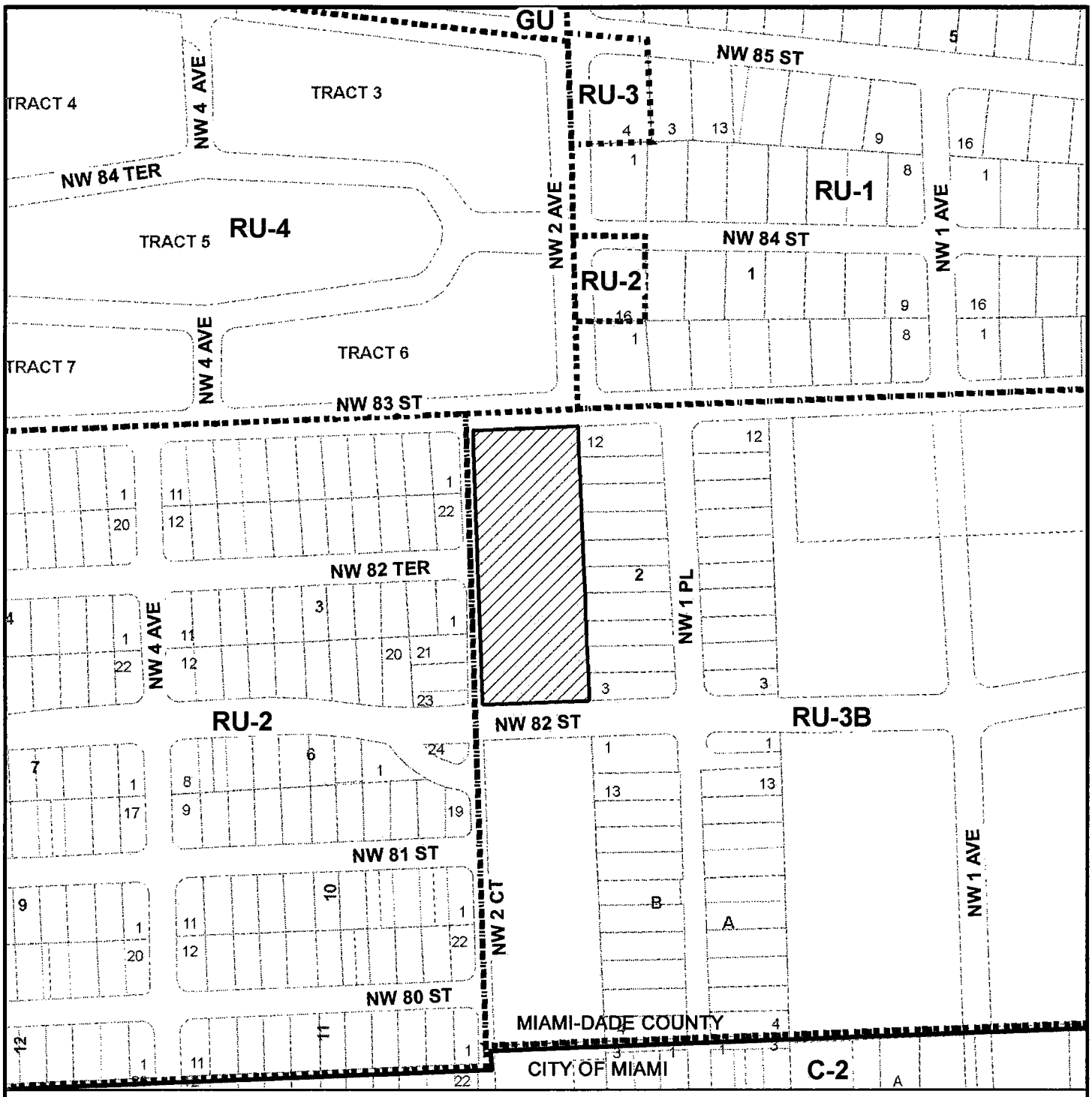
DRAW TITLE:
BUILDING ELEVATIONS

SHEET NUMBER:
A-201



MIAMI-DADE COUNTY

HEARING MAP

Process Number

08-092

Section: 12 Township: 53 Range: 41
Applicant: EGLISE BAPTISTE D'EXPRESSION FRANCAISE, INC
Zoning Board: C08
District Number: 02
Drafter ID: JOAQUIN
Scale: NTS

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

CREATED ON: 05/12/08

REVISION	DATE	BY
		28

MIAMI-DADE COUNTY

AERIAL

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