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8-19-2010 Version # 3

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8

HENRY REEVES ELEMENTARY SCHOOL

2005 NW 111 Street, Miami

Wednesday, September 1, 2010 at 7:00 p.m.

CURRENT

1.	10-9-CZ8-1	MARC AMEDA	08-231	02-53-41	N
2.	10-9-CZ8-2	ORELVYS & ORESTES GUTIERREZ	10-19	04-53-41	N
3.	10-9-CZ8-3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-38	15-53-41	N
4.	10-9-CZ8-4	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-39	15-53-41	N
5.	10-9-CZ8-5	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	10-40	15-53-41	N
6.	10-9-CZ8-6	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-41	15-53-41	N
7.	10-9-CZ8-7	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-42	15-53-41	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, SEPTEMBER 1, 2010

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

1. MARC AMEDA (10-9-CZ8-1/08-231) **02-53-41**
Area 8/District 2

(1) Applicant is requesting to permit a duplex residence setback a minimum of 19.27' (25' required) from the front (north) property line, setback 5' (7.5' required) from the interior side (east) property line and setback 22.16' (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the duplex residence with a lot coverage of 38.4% (30% permitted).

REQUESTS #1 AND #2 ON PARCEL 1

(3) Applicant is requesting to permit a parcel of land with a lot frontage of 64.8' (75' required) and a lot area of 6,868.8 sq. ft. (7,500 sq. ft. required).

(4) Applicant is requesting to permit a duplex residence setback 5' (6.48' required) from the interior side (west) property line.

REQUESTS #3 AND #4 ON PARCEL 2

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Marc Ameda," as prepared by Juan Vizcarra, dated stamped received 7/6/10 and consisting of 9 sheets. Plans may be modified at public hearing.

LOCATION: 1396 N.W. 102 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 150' x 106'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

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2. ORELVYS & ORESTES GUTIERREZ (10-9-CZ8-2/10-019) **04-53-41**
Area 8/District 2

(1) Applicants are requesting to permit an existing single-family residence setback 93' (50' maximum permitted) from the front (north) property line and setback 7'1" (25' required) from the rear (south) property line.

(2) Applicants are requesting to permit an existing covered porch setback 8'6" (15' required) from the side street (east) property line.

(3) Applicants are requesting to permit an existing covered terrace setback 7'1" (25' required) from the rear (south) property line and setback 4'4" (5' required) from the interior side (west) property line.

(4) Applicants are requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle; to permit an existing wall with an iron fence at a height of 4' within the safe sight distance triangle along the side street (east) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Gutierrez Residence," as prepared by Orestes Lopez-Recio, Sheet "SP-1", dated stamped received 5/3/10 and Sheet "A-1" dated stamped received 3/26/10 and consisting of 2 sheets. Plans may be modified at public hearing.

LOCATION: 3008 N.W. 93 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' X 140'

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 through #3 and denial without prejudice of request #4.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-9-CZ8-3/10-038) **15-53-41 Area 8/District 2**

(1) Applicant is requesting to permit a single-family residence setback 15' 1" (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas and Calzadilla, dated stamped received 4/19/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 310' west of N.W. 18 Avenue, south of N.W. 69 Street; A/K/A: 1844 N.W. 69 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-9-CZ8-4/10-039) **15-53-41 Area 8/District 2**

(1) Applicant is requesting to permit a single-family residence setback 15' 2" (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas and Calzadilla, dated stamped received 4/19/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 189' east of N.W. 19 Avenue, south of N.W. 69 Street; A/K/A: 1864 N.W. 69Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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5. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-9-CZ8-5/10-040) **15-53-41 Area 8/District 2**

(1) Applicant is requesting to permit a single-family residence setback 15' 1" (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas and Calzadilla, dated stamped received 4/19/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 157' west of N.W. 17 Avenue, south of N.W. 68 Street; A/K/A: 1726 N.W. 68 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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6. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-9-CZ8-6/10-041) **15-53-41 Area 8/District 2**

(1) Applicant is requesting to permit a single-family residence setback 15' 2" (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 5/19/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying approximately 109' east of N.W. 19 Avenue, south of N.W. 63 Street; A/K/A: 1866 N.W. 63 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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7. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-9-CZ8-7/10-042) **15-53-41 Area 8/District 2**

(1) Applicant is requesting to permit a single-family residence setback 15' 2" (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 5/19/10 and consisting of two sheets: "A-1" and "A-2". Plans may be modified at public hearing.

LOCATION: Lying approximately 149' east of N.W. 19 Avenue, south of N.W. 63 Street; A/K/A: 1864 N.W. 63 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation:	Approval with conditions.
Protests: 0	Waivers: 0
APPROVED:	DENIED WITH PREJUDICE:
DENIED WITHOUT PREJUDICE:	DEFERRED:

NOTICE

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THE FOLLOWING SUMMARY INFORMATION IS PROVIDED AS A COURTESY; IT SHOULD NOT BE TREATED AS LEGAL ADVICE AND IT SHOULD NOT BE RELIED UPON. LEGAL CONSULTATION MAY BE WARRANTED IF AN APPEAL OR OTHER LEGAL CHALLENGE IS BEING CONTEMPLATED.

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

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

1. MARC AMEDA
(Applicant)

10-9-CZ8-1 (08-231)
Area 8/District 2
Hearing Date: 09/01/10

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
	No History			

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

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

APPLICANT: Marc Ameda **PH:** Z08-231 (10-09-CZ8-1)

SECTION: 2-53-41 **DATE:** September 1, 2010

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

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A. INTRODUCTION

- **REQUESTS:**

(1) Applicant is requesting to permit a duplex residence setback a minimum 19.27' (25' required) from the front property line, setback 5' (7.5' required) from the interior side (east) property line and setback 22.16' (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the duplex residence with a lot coverage of 38.4% (35% allowed).

REQUESTS #1 AND #2 ON PARCEL 1

(3) Applicant is requesting to permit a duplex residence setback 5' (6.48' required) from the interior side (west) property line.

(4) Applicant is requesting to permit a lot frontage of 64.8' (75' required) and a lot area of 6,868.8 sq. ft. (7500 sq. ft. required).

REQUESTS #3 AND #4 ON PARCEL 2

Plans are on file and may be examined in the Zoning Department entitled "Marc Ameda", as prepared by Juan Vizcarra, dated stamped received 07/06/10, consisting of 9 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

The applicant is requesting to permit reduced setbacks from the front (north), interior side (east) and rear (south) property lines and a lot coverage that exceeds that which is permitted in RU-2, Two-Family Residential District (Parcel 1). In addition, the applicant is seeking a reduced interior side (west) setback and a reduced lot frontage and lot area (Parcel 2).

- **LOCATION:** 1396 NW 102 Street, Miami-Dade County, Florida.

- **SIZE:** 150' x 106'

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**. 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. 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 pertain 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.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	RU-2; duplex residence	Low-Medium Density Residential, 6 to 13 dua
Surrounding Properties:		
NORTH:	RU-2; single-family residence duplex residences	Low-Medium Density Residential, 6 to 13 dua
SOUTH:	RU-2; duplex residence 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-1; single family residence	Low Density Residential, 2.5 to 6 dua

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:	**N/A**

* Subject to conditions

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is located at 1396 NW 102 Street in an RU-2, Two-Family Residential, zoning district developed with duplexes and single-family residences. The applicant proposes, in the Letter of Intent submitted, to subdivide the 15,900 sq. ft. lot, which contains two (2) existing buildings, in order to create two parcels with two duplex buildings consisting of a total of four dwelling units. The subject property has an enforcement history for unauthorized use/multiple family use. The applicant has submitted a site plan depicting subdivided parcels (Parcels 1 and 2) and the elimination of the multiple doors on the site. The subject property is designated as **Low-Medium Density Residential** on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows a minimum of 6 to a maximum of 13 dwelling units per acre. Individually, Parcel 1 and Parcel 2 would allow 2 dwelling units each if they were subdivided. The application, as proposed, would meet the density threshold for Low-Medium Density. Therefore, the proposed subdivision of the RU-2 zoned subject property in order to create two duplex buildings with a total of four units is

consistent with the Low-Medium Density Residential designation as shown on the LUP map of the CDMP.

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. The **Public Works Department does not object** to this application. Its memorandum indicates that the parcel requires platting in accordance with Chapter 28 of the Miami-Dade County Code. In addition, their memorandum indicates that the project meets traffic concurrency because it lies within the urban infill area. The Miami-Dade Fire Rescue Department **(MDFR) does not object** and MDFR indicates in its memorandum that the estimated average response travel time is **5:18** minutes.

When requests #1 and #3 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of these requests, subject to conditions, would be **compatible** with the surrounding area, would not be detrimental to the neighborhood and would not affect the appearance of the community. As previously mentioned, the applicant proposes to subdivide the parcel and therefore the proposed subdivision has created the variance requests. By subdividing the property into two parcels, setback variances have been created on the front (north), interior side (east) and rear (south) property lines on Parcel 1 and on the interior (west) property lines on Parcel 2. In addition, staff's research has found similar requests within a two block radius of the subject site. For example, pursuant to CZAB8-22-09, a duplex lot located at 1018 NW 102 Street was granted reduced setbacks of 17.97' where 25' was required from the front north property line and a setback varying from 7.3' to 7.32' (7.5' required) from the interior side (east) property line. In addition, pursuant to Resolution No 4-ZAB-76-84, a non-use variance was granted on a duplex located at 1211-1213 NW 102 Street which permitted an 8.5' setback from the east property line where 25' was required. However, staff opines that the rear staircase on Parcel 1 could provide access for an additional unit and therefore, as a condition of approval, staff is requesting that the applicant remove said stairs. In addition, staff recommends as a condition of approval, that buffering be provided along the rear (south) and along the interior side (east) property lines on Parcel 1 and that buffering be provided on the west property line of Parcel 2, either in the form of a 6' high opaque fence, wall or hedge, not less than 2.5' high at the time of planting, which shall grow to and be maintained at a height of 7' that would mitigate any negative visual impacts of the encroachments. Based on the aforementioned, staff recommends approval with conditions of requests #1 and #3 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards.

Staff also supports requests #2, to permit the duplex residence with a lot coverage of 38.4% where 35% is allowed and request #4 to permit a lot frontage of 64.8 (75' required) and a lot area of 6,868.8 sq. ft. (7500 sq. ft. required). These requests are also the result the applicant's proposed subdivision of the parcel into two duplex sites and are therefore germane to requests #1 and #3. Staff's research did not reveal similar requests to exceed the required lot coverage for a residential unit within the immediate area, however, staff opines that the 9% increase in lot coverage is not overly intensive and would not negatively impact the surrounding community. Further, staff notes that both structures are existing and the applicant is not proposing any physical changes to

the buildings that will have a visual impact on the surrounding area. The subject property has a lot frontage of 150', however with the proposed subdivision, the frontage for Parcel 2 would be 64.8'. Staff's research also did not reveal any similar requests for reduced lot frontage and lot area. However, staff opines that the approval of the reduced lot coverage and lot area requests would not result in an obvious departure from the aesthetic character of the area. Staff is of the opinion that the approval of requests #2 and #4 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations. As such, staff recommends approval of requests #2 and #4 with conditions. Moreover, based on all the aforementioned, staff finds that when requests #1 - #4 are analyzed collectively, the combined impact of said requests are **compatible** with the surrounding area.

Based on all of the aforementioned, staff opines that the approval of 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 - #4 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things 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 "Marc Ameda", as prepared by Juan Vizcarra, dated stamped received 07/06/10 and consisting of 9 sheets.

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

4. That the applicant submits a Declaration of Use Agreement for each parcel (Parcel 1 and 2) restricting the use of the subject property to a duplex residence use only prior to the issuance of a building permit.

5. That the applicant remove the rear staircase located on Parcel 1 of two story duplex building.

6. That buffering be provided along the rear (south) and along the interior side (east) property lines on Parcel 1 and that buffering be provided on the west property line of Parcel 2, either in the form of a 6' high opaque fence, wall or hedge, not less than 2.5' high at the time of planting, which shall grow to and be maintained at a height of 7'.

DATE TYPED: 06/29/10
DATE REVISED: 06/29/10; 07/23/10
DATE FINALIZED: 07/23/10
MCL:GR:NN:CXH:CI

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

JV.
GR

Memorandum

MIAMI-DADE COUNTY

Date: July 27, 2010

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

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

Subject: C-08 #Z2008000231-2nd Revision
Marc Ameda
1396 N.W. 102nd Street
Non-Use Variance Setbacks, Frontage and Area
(RU-2) (0.36 Acres)
02-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that at the present time the same cannot be approved. Therefore, the application must be deferred until DERM issues its written approval. DERM approval of the application will be contingent upon compliance with all the requirements noted herein.

Wastewater Disposal
The closest public sanitary sewer is located approximately 1131 feet from the subject property; therefore, extension of the public sanitary sewer system to serve this property may not be feasible. Consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

The subject application seeks to subdivide a parcel of land into two (2) lots. Section 24-43.1(3) of the Miami-Dade County Code (the Code) provides that the minimum lot size for a duplex served by public water and a septic tank shall be 20,000 square feet (gross). The plans submitted along with this request, entitled "Marc Ameda," as prepared by Juan Vizcarra, P.E., indicate that lots would have gross areas less than 20,000 square feet.

Inasmuch as the above-noted request does not comply with Miami-Dade noted Code Sections, DERM can not administratively approve this application revision. The applicant should notice that the subject property was granted a variance by the Miami-Dade Environmental Quality Control Board (EQCB) based on the original zoning application. The proposed revision to this application is not the same proposal that was granted a variance by the EQCB from the original approval and requires the EQCB approval.

Accordingly, DERM may not approve this application unless and until the applicant obtains a variance from the requirements of the aforesaid Code Section from the EQCB.

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.

Therefore, the subject application must be deferred until DERM issues its written approval as required by the Code.

Stormwater Management
DERM has no objection to the approval of this application.

Tree Preservation
According to the site and landscape plan submitted with this zoning application, tree resources will not be impacted. Therefore, the Tree Program has no objection to this zoning application, however please be advised that 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.

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

Pollution Control
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.

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.

In summary, this application cannot be approved by DERM; therefore, it should not be scheduled for public hearing until such time as DERM issues its written approval as required by the Code.

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

PH# Z2008000231
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:MARC AMEDA

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

Raul A Pino, P.L.S.
02-FEB-09

REVISION 1

Memorandum

Date: 12-MAY-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2008000231

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped April 21, 2010.

Service Impact/Demand

Development for the above Z2008000231
located at 1396 NW 102 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0681 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: 5:18 minutes

Existing services

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

Station 7 - W Little River - 9350 NW 22 Avenue
Rescue, ALS Engine, Squad

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated base on plan date stamped April 21, 2010.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

11

DATE: 27-APR-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

MARC AMEDA	1396 NW 102 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2008000231

HEARING NUMBER

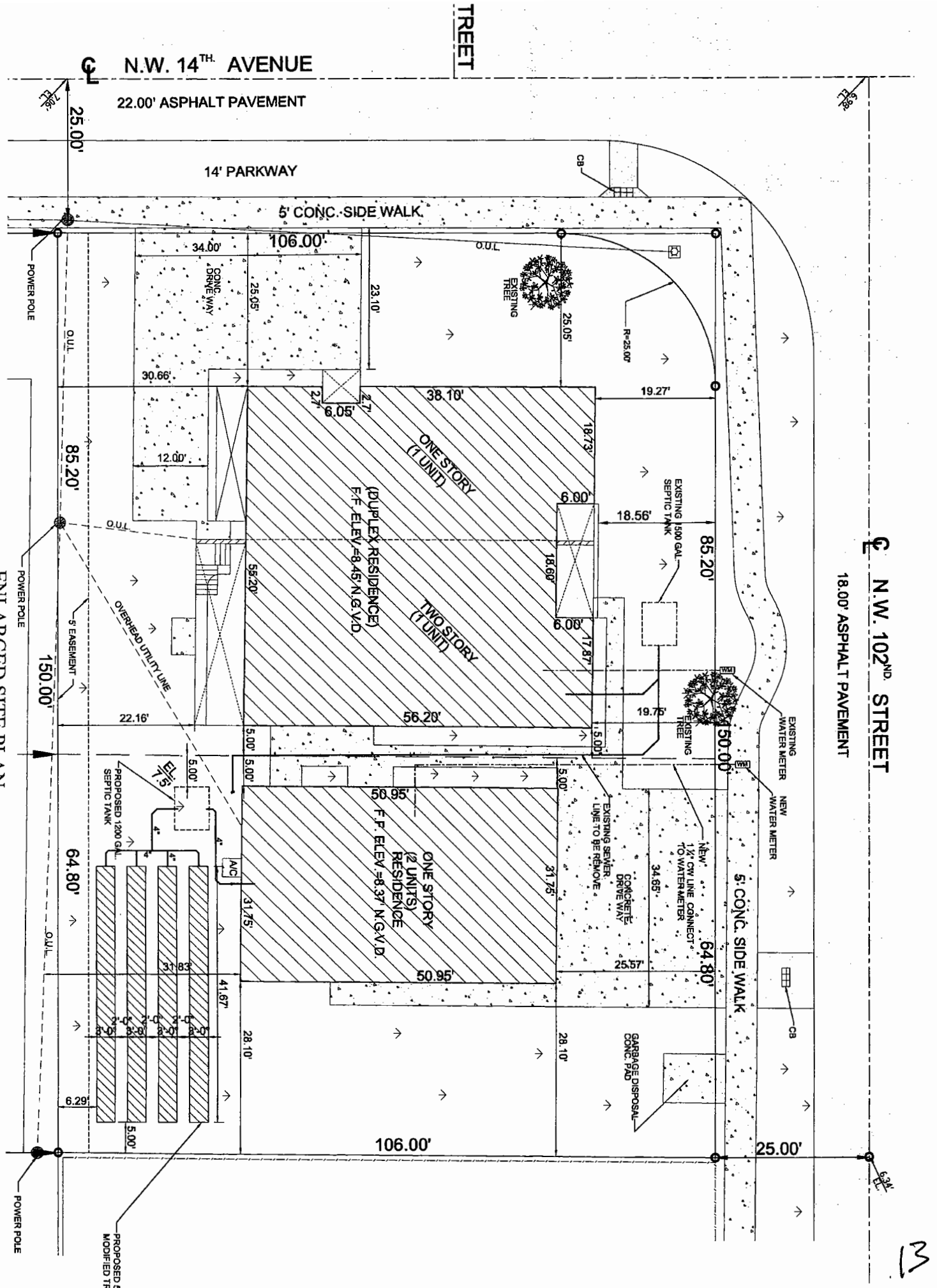
HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (1) CASE OPENED FOR JUNK/TRASH/OVERGROWTH AND CASE CLOSED. (2) CASES OPENED FOR ADDRESS/HOUSE NUMBER DISPLAY AND CASES CLOSED. (3) CASES OPENED FOR COMMERCIAL VEHICLES AND CASES CLOSED. (1) CASE OPENED FOR ABANDONED PROPERTY/VEHICLE AND CASE CLOSED. (1) CASE OPENED FOR UNAUTHORIZED USE/MUTIPLE FAMILY USE AND LIEN PLACED [200704003822]. BLDG ENFORCEMENT: (2) CASES OPENED FOR WORK WITHOUT PERMIT OR FAILURE TO MAINTAIN AND (1) CASE CLOSED AND (1) CASE OPEN [20080120916].

MARC AMEDA

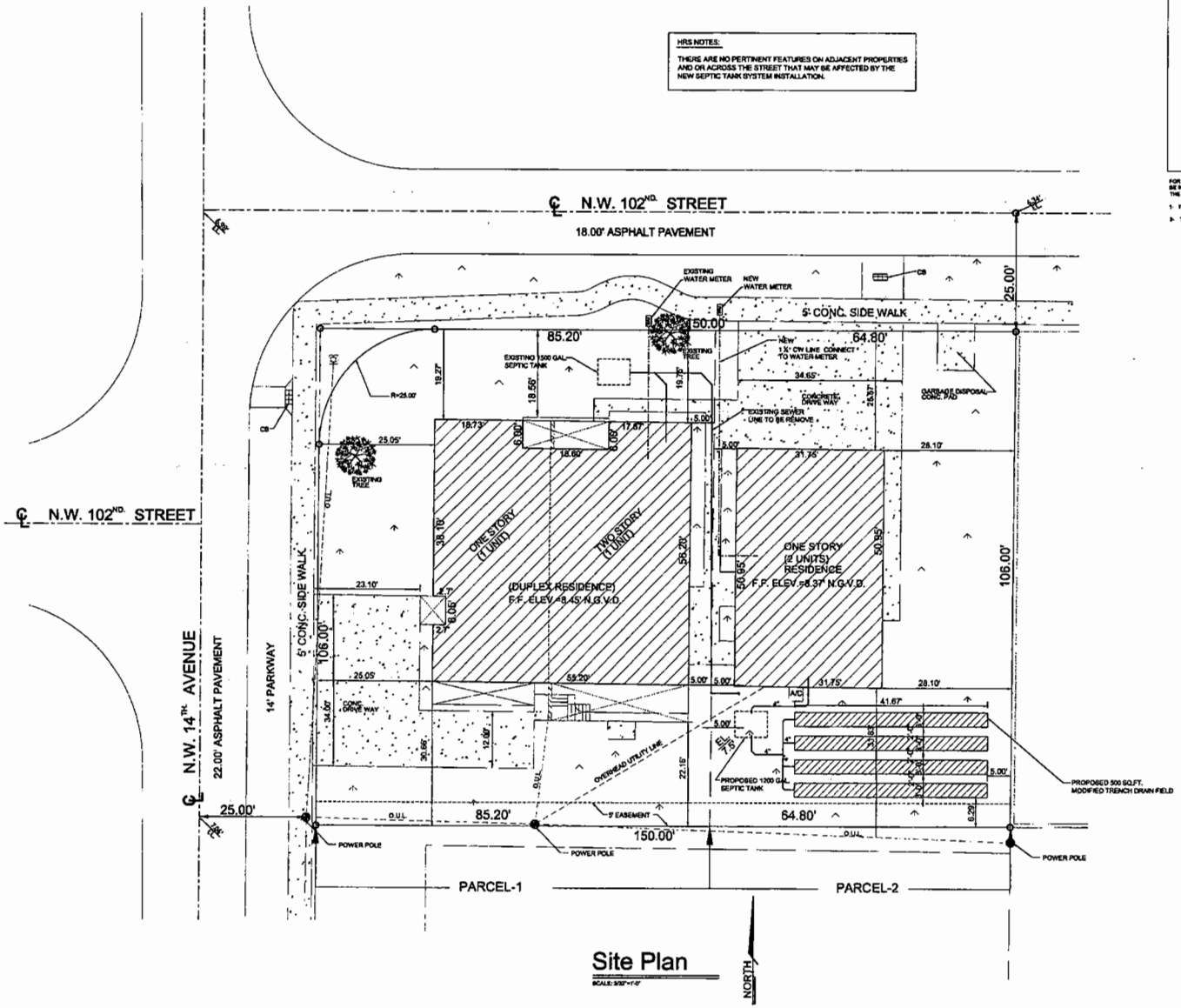
OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:



ENLARGED SITE PLAN

13



Site Plan

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

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.

ON SITE SEWAGE SYSTEM CALCULATION AS PER DEPARTMENT OF HEALTH "CHAPTER 64-E-6.008

DATA: TOTAL S.F. OF LIVING AREA =1618 SF
TOTAL BED ROOM = 4

CONSEQUENTLY: ESTIMATED SEWAGE FLOW IN GPD. = 400 AS PER LIVING AREA (TABLE NO.-1)

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

0----400 GPD. ———————— 1200 GAL. CAPACITY SEPTIC TANK IS REQ'D.

SIZING OF DRAIN FIELD DETERMINATION AS PER TABLE NO. III

$$\frac{\text{ESTIMATED SEWAGE FLOW (GPD)}}{\text{RATE ABSORPTION (GAL/SF./DAY}} = \frac{400}{0.80} = 500 \text{ SF OF DRAIN FIELD ARE REQ'D.}$$

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

1- TOTAL DRAIN FIELD =500 S.F.

2- TOTAL RESERVE AREA =250 S.F.

PARENT TRACT

Lot 1, Block 4,
WEST SILVER CREST,
according to the Plat thereof
as recorded in Plat Book 40, Page 73,
of the Public Records of Miami-Dade County, Florida.

PARCEL 1

Lot 1 less the East 64.80 feet, Block 4,
WEST SILVER CREST,
according to the Plat thereof
as recorded in Plat Book 40, Page 73,
of the Public Records of Miami-Dade County, Florida.

PARCEL 2

The East 64.80 feet of Lot 1, Block 4,
WEST SILVER CREST,
according to the Plat thereof
as recorded in Plat Book 40, Page 73,
of the Public Records of Miami-Dade County, Florida.

Flood Criteria = 5.50'

SITE DATA TABLE

GROSS LOT AREA =22388 SQ.FT. (0.51 ACRES) ZONING DISTRICT: RU-2
NET LOT AREA =15769 SQ. FT. (0.36 ACRES)

STRUCTURE	SQ FT.	% OF LOT COVERED
EXISTING (ROOFED STRUCTURE)	5093	23.5%
IMPERVIOUS AREA	7941	50.4%
PERVIOUS AREA	7828	49.6%

Rev#1
RECEIVED
2-08-23
JUL 0 5 2010

Sheet Title

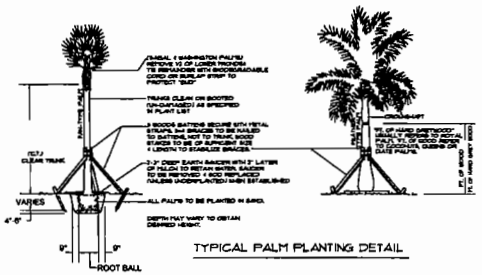
SITE PLAN
(PROPOSED SEPARATION OF PARCEL 1 &2)

NO.	REVISION	DATE

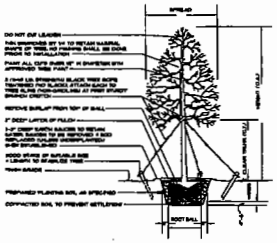
JUAN VIZCARRA
STRUCTURAL ENGINEER
10936 SW 137 TH. PLACE
MIAMI, FLORIDA 33186
FLORIDA REGISTER
P.E.# 56988

OWNER NAME & ADDRESS
MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

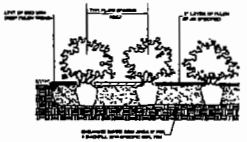
DATE: 04:15:08
SCALE: AS NOTED
DRAWN BY: D.FRANKS
CHECKED BY:
SHEET:
SP-1



TYPICAL PALM PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL



SHRUBS & GROUND COVER DETAIL

ZONING INFORMATION

HEIGHT
TOP OF RIDGE OF ROOF =24'-2'4" FEET

GROSS LOT AREA =13,796 SQ.FT.
NET LOT AREA =8,900 SQ. FT.

FOOTPRINT
MAX.PERMITTED 30 % =2670 SQ. FT.
PROVIDED =3464 SQ.FT.

GREEN AREA
MIN. REQUIRED 15 % =1335 SQ. FT.
PROVIDED 4128 SQ. FT.

SET BACKS

	FRONT	REAR	SIDE	SIDE
REQUIRED	25'	25'	8'-5"	8'-5"
PROVIDED	22'-2"	5'-0"	19'-3"	22'-0"

LANDSCAPE LEGEND :

ZONING DISTRICT: RU2 NET LOT AREA: .20 ACRES 8,900 SQUARE FEET

OPEN SPACE

	REQUIRED	PROVIDED
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA= 8,900 SQUARE FEET x 50%= 4450 SQUARE FEET	4,450	4,136
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES ____ x10 SQUARE FEET PER PARKING SPACE=	2	2
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A + B =		

LAWN AREA CALCULATION

A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33			
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 50 % x 8,900 SQUARE FEET=	(MINUS)	4450	3,500

TREES

A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE		3	
LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS TREES x NET LOT ACREAGE =		3	3
B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE) PALMS PROVIDED =			
C. PERCENTAGE OF NATIVE TREES REQUIRED = THE NUMBER OF TREES PROVIDED x 30%=		1	
D. STREET TREES (MAX. AVERAGE SPACEING 33' O.C.): ____ LINEAR FEET ALONG STREET =35=		6	6
PALMS AS STREET TREES (MAX. AVERAGE SPACEING 25' O.C.): ____ LINEAR FEET ALONG STREET = 25=			
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): ____ LINEAR FEET ALONG STREET = 25=			
F. TOTAL NUMBER OF TREES PROVIDE =		9	9

SHRUBS

A. THE TOTAL NUMBER OF TREES REQUIRED x 10 = THE NUMBER OF SHRUBS REQUIRED		90	90
B. THE TOTAL NUMBER OF SHRUBS REQUIRED x 30% = THE NUMBER OF NATIVE SHRUBS REQUIRED		18	0

IRRIGATION PLAN:
REQUIRED BY CHAPTER 33. AUTO IRRIGATION ____ OR HOSE BIB 2 PROVIDED.

LANDSCAPE NOTES:

1. ALL PLANTING MATERIAL SHALL BE GRADED FLORIDA No.1 OR BETTER, AS OUTLINED UNDER "GRADES AND STANDARDS FOR NURSERY PLANTS" STATE PLANT BOARD OF FLORIDA.
2. PLANTING SOIL FOR ALL PLANTINGS SHALL CONSIST OF 50 % FLORIDA PEAT MIXED WITH 50 % EXISTING SOIL UNLESS OTHERWISE NOTED. AND SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS, AND OTHER FOREIGN MATERIALS
3. MULCH MATERIALS SHALL BE SHREDDED CYPRESS MULCH MOISTENED AT THETIME OF APPLICATION. ALL TREES, SHRUBS, AND GROUND COVER BEDS SHALL RECEIVE TWO INCHES OF MULCH IMMEDIATELY AFTER PLANTING
4. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION AND AVOID AND PROTECT UTILITY LINES, DUCTS, BURIED CABLES, AND OTHER UTILITIES IN THE AREA
5. TREE, PALM, SHRUB AND GROUND COVER LOCATIONS AREA TO BE STAKED IN THE FIELD AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL
7. SOD SHALL BE ST. AUGUSTINE "FLORATAM," STRONGLY ROOTED, AND FREE FROM WEED, FUNGUS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED PAYMENT SHALL BE AS PER THE TOTAL SODDED AREA, TO BE VERIFIED IN THE FIELD
8. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 6 MONTH WARRANTY.
9. ALL SHRUBS AND GROUND COVERS SHALL CARRY A 180-DAY WARRANTY +- ALL TREES AND PALMS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
10. ALL TREES AND PALMS ARE TO BE BY-WIRED AS PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN AND GROWERS ASSOCIATION (FNGA).
11. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLANTS AND PLANT LIST / BID FORM, THE QUANTITIES ON THE PLAN WILL BE HELD VALID.
12. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.

TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE.

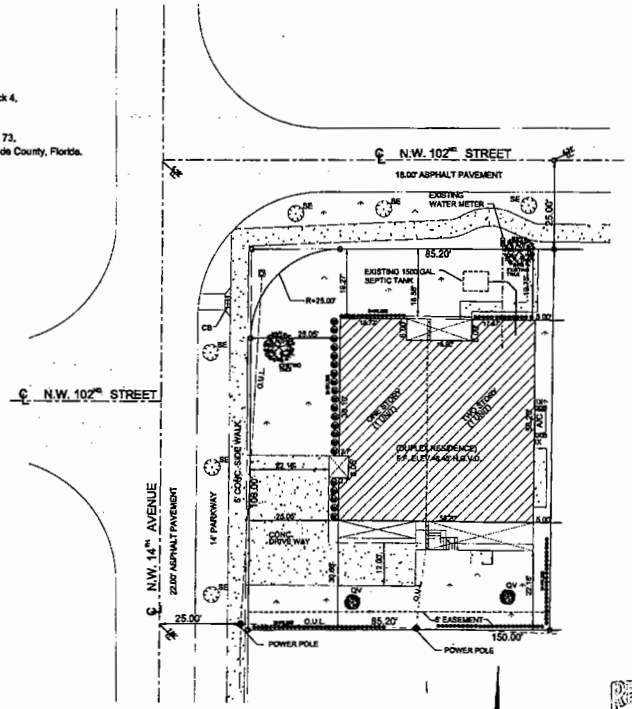
	SYMBOL USED ON PLAN			PLANT NAME	NATIVE SPECIES		HEIGHT	CANOPY DIAMETER	QUANTITY
	SYMBOL	NEW	EXIST.	SCIENTIFIC COMMON	YES	NO	AT PLANTING	ESTIMATED AT MATURITY *	
NEW →	QV	X		QUERCUS VIRGINIANA LIVE OAK	X		10'		2
	IX	X		IXORA COCCINEA IXORA		X	3'		6
	SHRUBS	X		BYZSIUM PANICULATUM BRUSH CHERRY		X	3'		90
	SE	X		CASSIA SORATTENSIS GLAUCOUS CASSIA		X	10'		6

* REQUIRED FOR TREES LOCATED UNDERNEATH OR ADJACENT TO POWER LINES AND PALMS USED AT 1:1 RATIO

PARENT TRACT

PARCEL 1
Lot 1 less the East 64.80 feet, Block 4,
WEST SILVER CREST,
according to the Plat thereof
as recorded in Plat Book 40, Page 73,
of the Public Records of Miami-Dade County, Florida.
Flood Criteria = 5.50'

SITE DATA TABLE		
GROSS LOT AREA =13796 SQ.FT. (0.32 ACRES) NET LOT AREA =8900 SQ. FT. (0.20 ACRES)		ZONING DISTRICT: RU-2
STRUCTURE	SQ. FT.	% OF LOT COVERED
EXISTING (ROOFED STRUCTURE)	3464	38.1%
IMPERVIOUS AREA	4886	54.9%
PERVIOUS AREA	4128	46.4%



Site Plan

Received 208-231 JUL 06 2008

Sheet Title
PROPOSED SITE PLAN PARCEL 1

NO.	REVISION	DATE

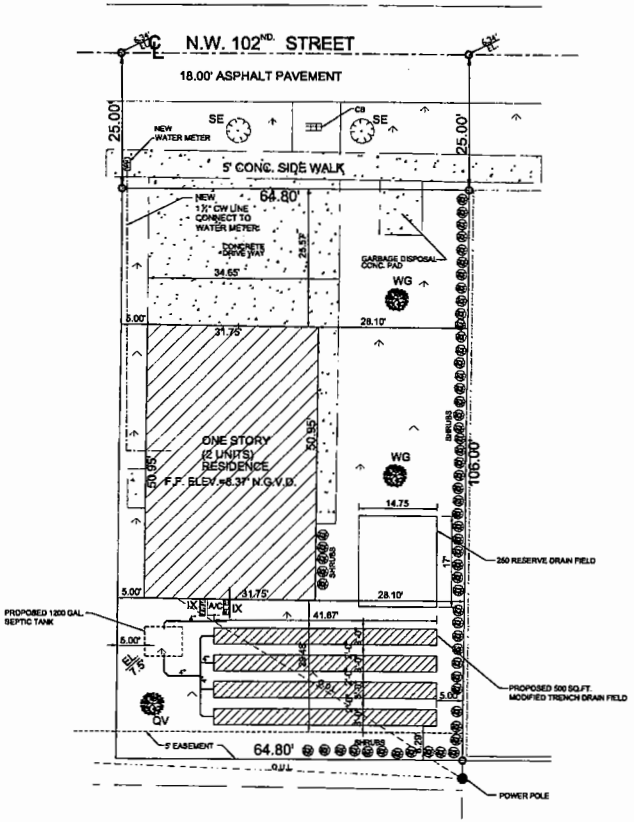
JUAN VIZCARRA
STRUCTURAL ENGINEER
10936 SW 137 TH. PLACE
MIAMI, FLORIDA 33186
FLORIDA REGISTER
P.E.# 56988

OWNER NAME & ADDRESS
MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

DATE:	04:15:08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	SP-2

PARENT TRACT

PARCEL 2
THE EAST 64.80 FEET OF LOT 1, BLOCK 4,
WEST SILVER CREST,
ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 40, PAGE 73,
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FLOOD CRITERIA = 5.50'



Site Plan

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

NORTH

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.

LANDSCAPE LEGEND :

ZONING DISTRICT: RU2 NET LOT AREA: .18 ACRES 8,869 SQUARE FEET

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA= 8,869 SQUARE FEET x 50%= 3434.5 SQUARE FEET	3434.5	4,111
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES _____ x10 SQUARE FEET PER PARKING SPACE=	2	2
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A + B =		
LAWN AREA CALCULATION		
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33		
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 50 % x 8,869 SQUARE FEET= (MINUS)	3434.5	3,000
TREES		
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE	3	
LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS = TREES x NET LOT ACREAGE =	3	3
B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE) PALMS PROVIDED =		
C. PERCENTAGE OF NATIVE TREES REQUIRED = THE NUMBER OF TREES PROVIDED x 30%=	1	
D. STREET TREES (MAX. AVERAGE SPACEING 25' O.C.): _____ LINEAR FEET ALONG STREET =35=	2	2
PALMS AS STREET TREES (MAX. AVERAGE SPACEING 25' O.C.): _____ LINEAR FEET ALONG STREET =25=		
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): _____ LINEAR FEET ALONG STREET = 25=		
F. TOTAL NUMBER OF TREES PROVIDE =	5	5
SHRUBS		
A. THE TOTAL NUMBER OF TREES REQUIRED x 10 = THE NUMBER OF SHRUBS REQUIRED	50	50
B. THE TOTAL NUMBER OF SHRUBS REQUIRED x 30% = THE NUMBER OF NATIVE SHRUBS REQUIRED	15	0

IRRIGATION PLAN:

REQUIRED BY CHAPTER 33. AUTO IRRIGATION _____ OR HOSE BID 2 PROVIDED.

ZONING INFORMATION

HEIGHT
TOP OF RIDGE OF ROOF =15'-1" FEET

GROSS LOT AREA =8489 SQ.FT.
NET LOT AREA =8869 SQ. FT.

FOOTPRINT
MAX.PERMITTED 30% =2661 SQ. FT.
PROVIDED =1818 SQ.FT.

GREEN AREA
MIN. REQUIRED 15% =1000 SQ. FT.
PROVIDED 4135 SQ. FT.

SET BACKS

	FRONT	REAR	SIDE	SIDE
REQUIRED	25'	25'	5'	5'
PROVIDED	25'-0"	29'-5½"	4'-11"	28'-0"

ON SITE SEWAGE SYSTEM CALCULATION AS PER DEPARTMENT OF HEALTH "CHAPTER 64-E-6.008

DATA: TOTAL S.F. OF LIVING AREA =1818 SF
TOTAL BED ROOM = 4

CONSEQUENTLY: ESTSMATED SEWAGE FLOW IN GPD. = 400 AS PER LIVING AREA (TABLE NO.-1)

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

0—400 GPD. ——— 1200 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) = 400 / 0.80 = 500 SF OF DRAIN FIELD ARE REQ'D.

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

1- TOTAL DRAIN FIELD =500 S.F

2- TOTAL RESERVE AREA =250 S.F.

SITE DATA TABLE

GROSS LOT AREA =8489 SQ.FT. (0.19 ACRES) ZONING DISTRICT: RU-2
NET LOT AREA =8869 SQ. FT. (0.16 ACRES)

	SQ. FT.	% OF LOT COVERED
STRUCTURE	1818	23.5%
EXISTING (ROOFED STRUCTURE)	1818	23.5%
IMPERVIOUS AREA	4886	71.1%
PERVIOUS AREA	4125	60.1%

TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE:

	SYMBOL USED ON PLAN			PLANT NAME	NATIVE SPECIES		HEIGHT	CANOPY DIAMETER	QUANTITY
	SYMBOL	NEW	EXIST.	SCIENTIFIC COMMON:	YES	NO	AT PLANTING	ESTIMATED AT MATURITY *	
NEW	QV	X		QUERCUS VIRGINIANA LIVE OAK	X		10'		1
	WG	X		CORDIA BOISSIERI WHITE CORDIA		X	10'		2
	IX	X		IXORA COCCINEA IXORA		X	3'		5
	SHRUBS	X		SYZIGIUM PANICULATUM BRUSH CHERRY		X	3'		50
	SE	X		CASSIA SURATTENSIS GLAUCOUS CASSIA		X	10'		2

* REQUIRED FOR TREES LOCATED UNDERNEATH OR ADJACENT TO POWER LINES AND PALMS USED AT 1:1 RATIO

Sheet Title

PROPOSED SITE PLAN FOR PARCEL 2

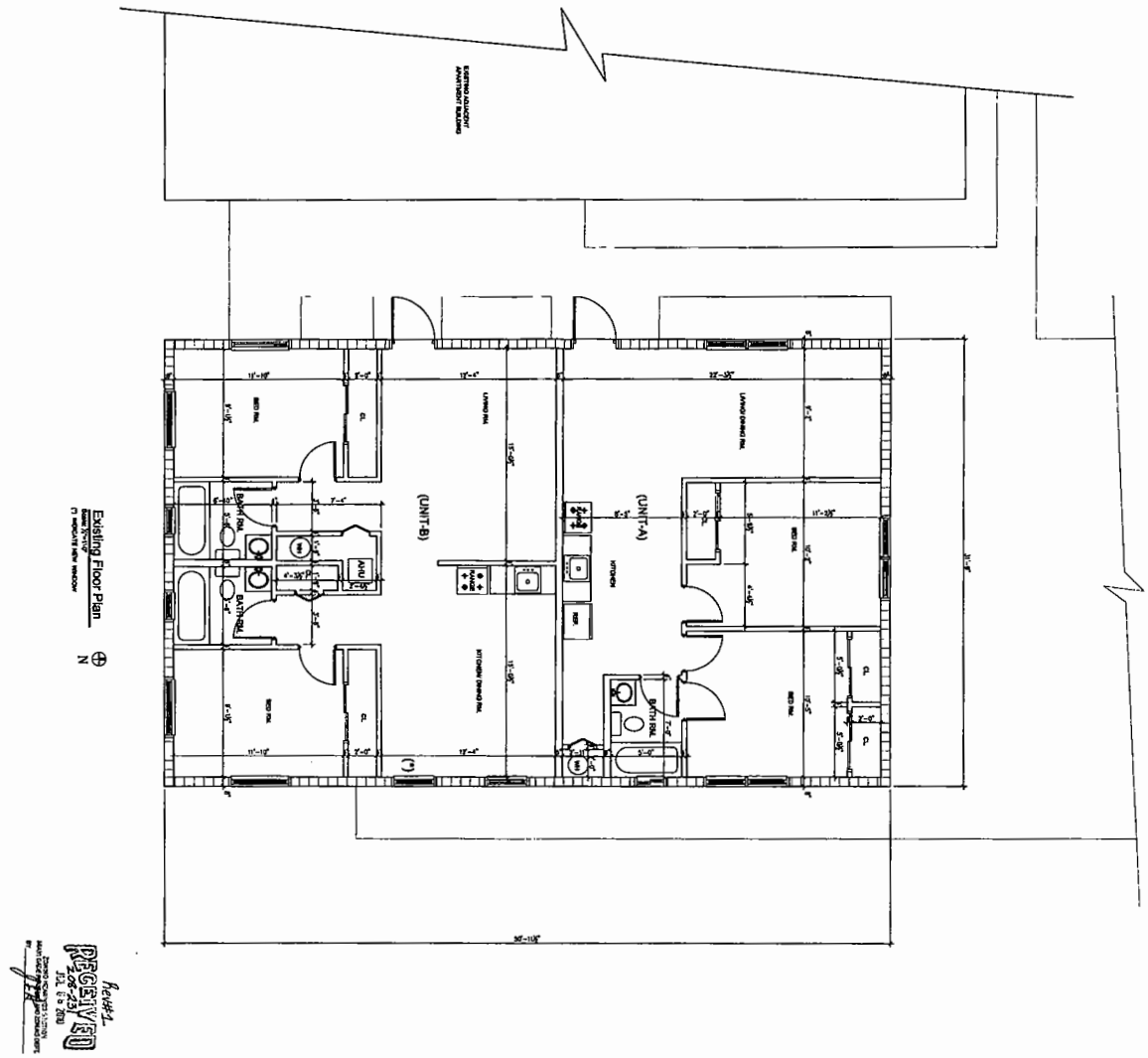
NO.	REVISION	DATE

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

OWNER NAME & ADDRESS
MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

DATE:	04:15:08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	SP-3

Revised
Z08-231
JUL 06 2011



DATE:	04:15:08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	A-1

OWNER NAME & ADDRESS

MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

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

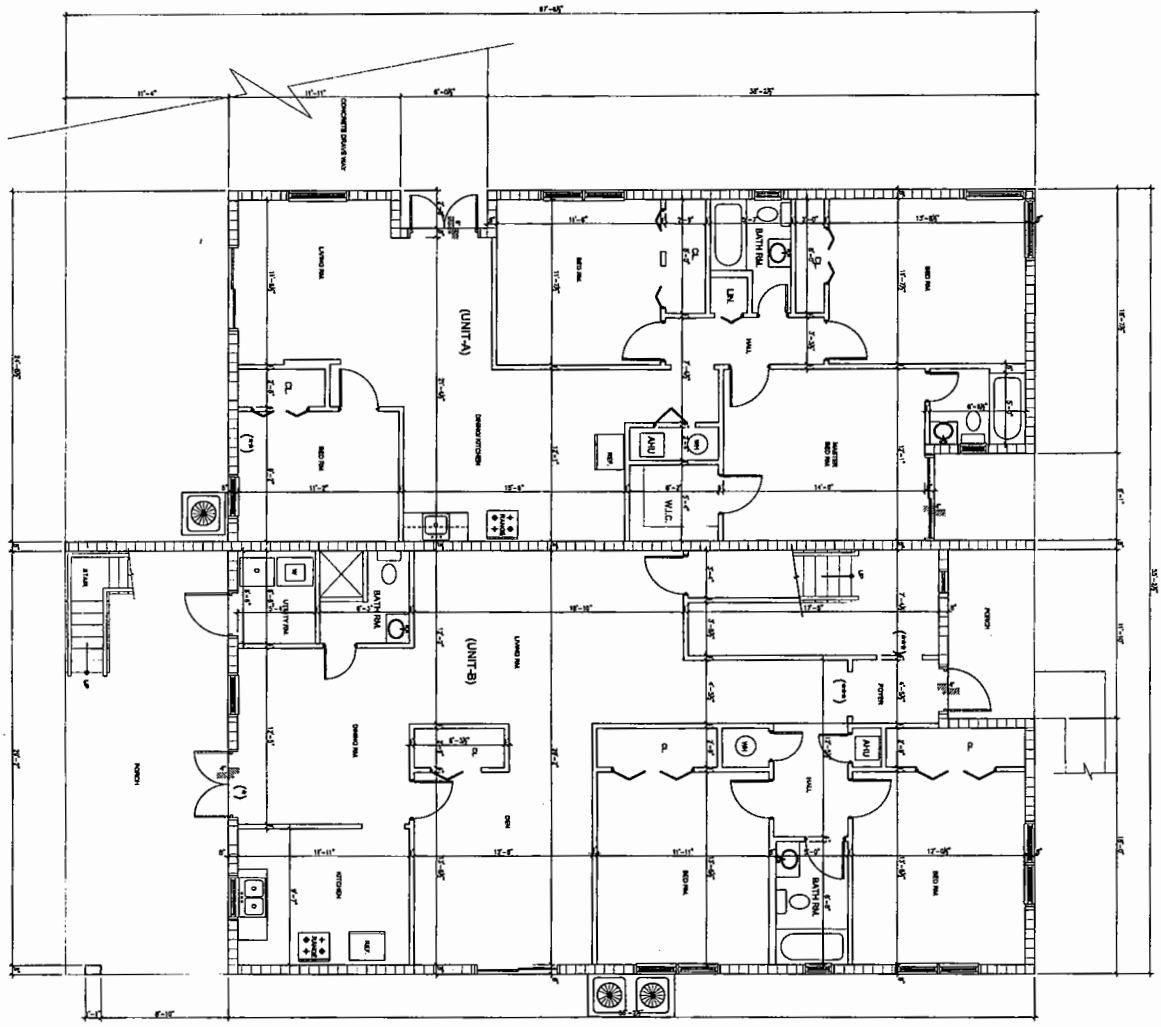
FLORIDA REGISTER
P.E.# 56988

NO.	REVISION	DATE

EXISTING FLOOR PLAN

Sheet Title

17



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JUL 05 2010

DATE:	04-15-09
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	A-3

OWNER NAME & ADDRESS

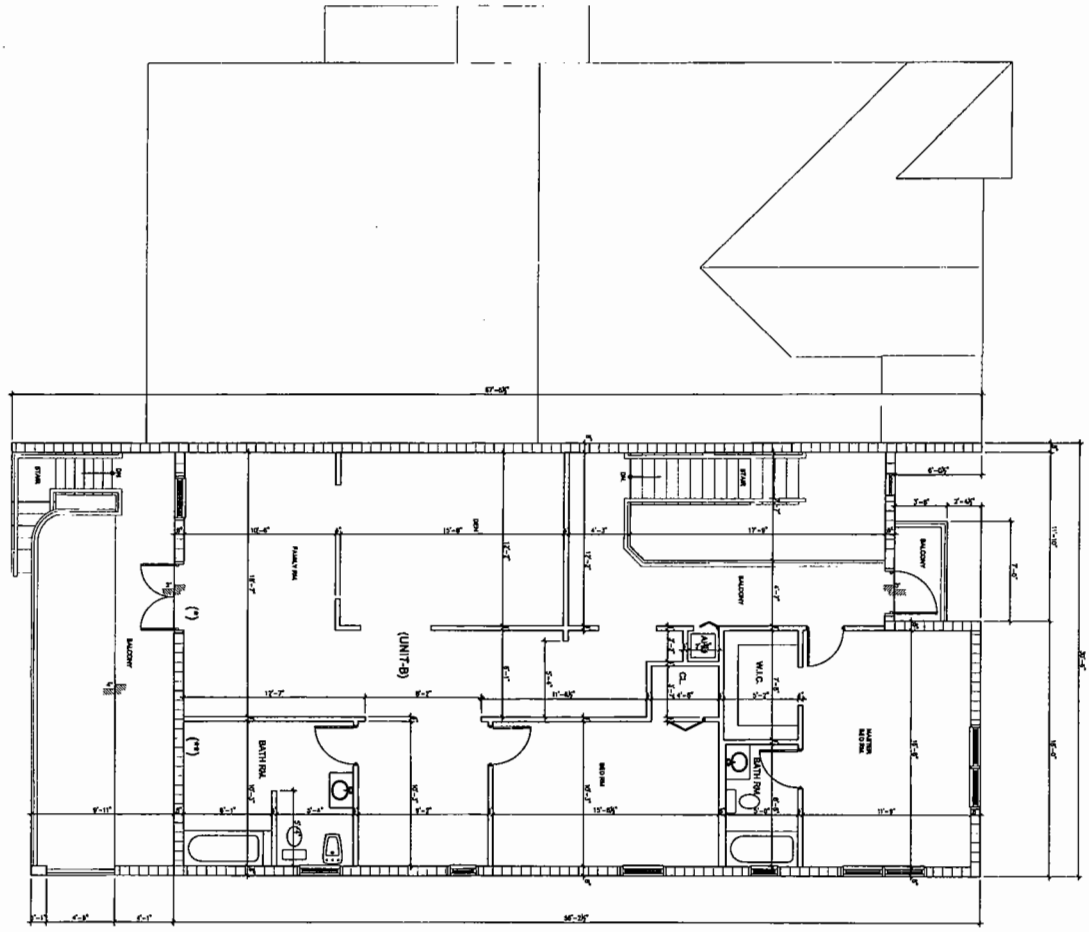
MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

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

NO.	REVISION	DATE

EXISTING GROUND FLOOR PLAN

Sheet Title



Existing Second Floor Plan

Revised
RECEIVED
JUL 0 6 2010

DATE:	04:15:08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	A-4

OWNER NAME & ADDRESS

MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

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

FLORIDA REGISTER
P.E.# 56988

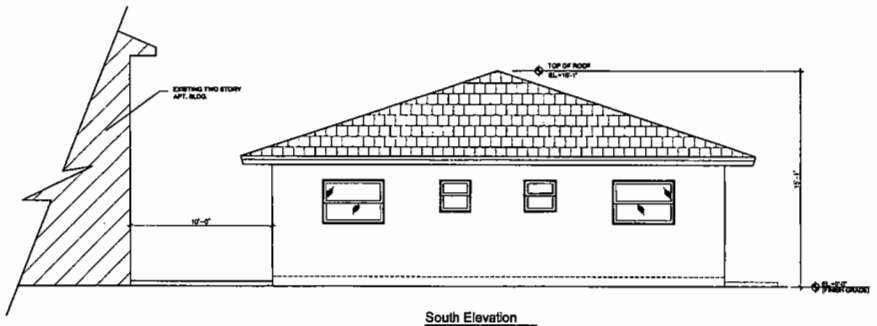
NO.	REVISION	DATE

EXISTING SECOND FLOOR PLAN

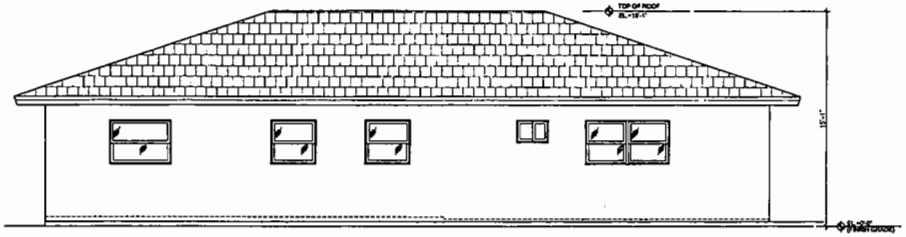
Sheet Title

19

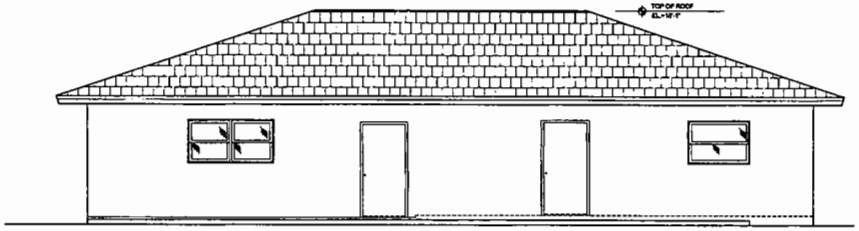
20



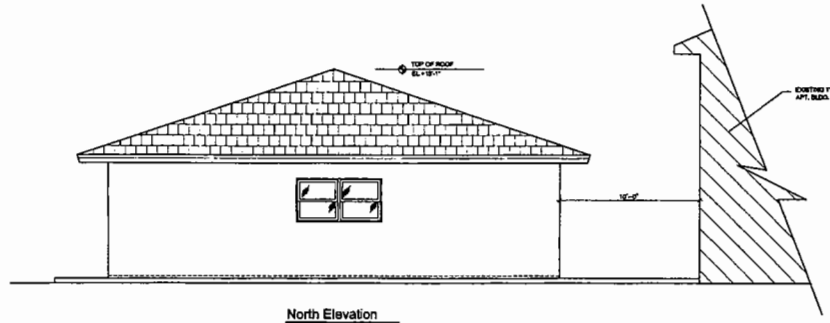
South Elevation



East Elevation



West Elevation



North Elevation

Rev#1
RECEIVED
208-231
JUL 05 2010
ZONING DIVISION - SECTION
MIAMI DAILY PLANNING AND ZONING DEPT.
BY: JJR

Sheet Title

EXISTING- Duplex ELEVATIONS

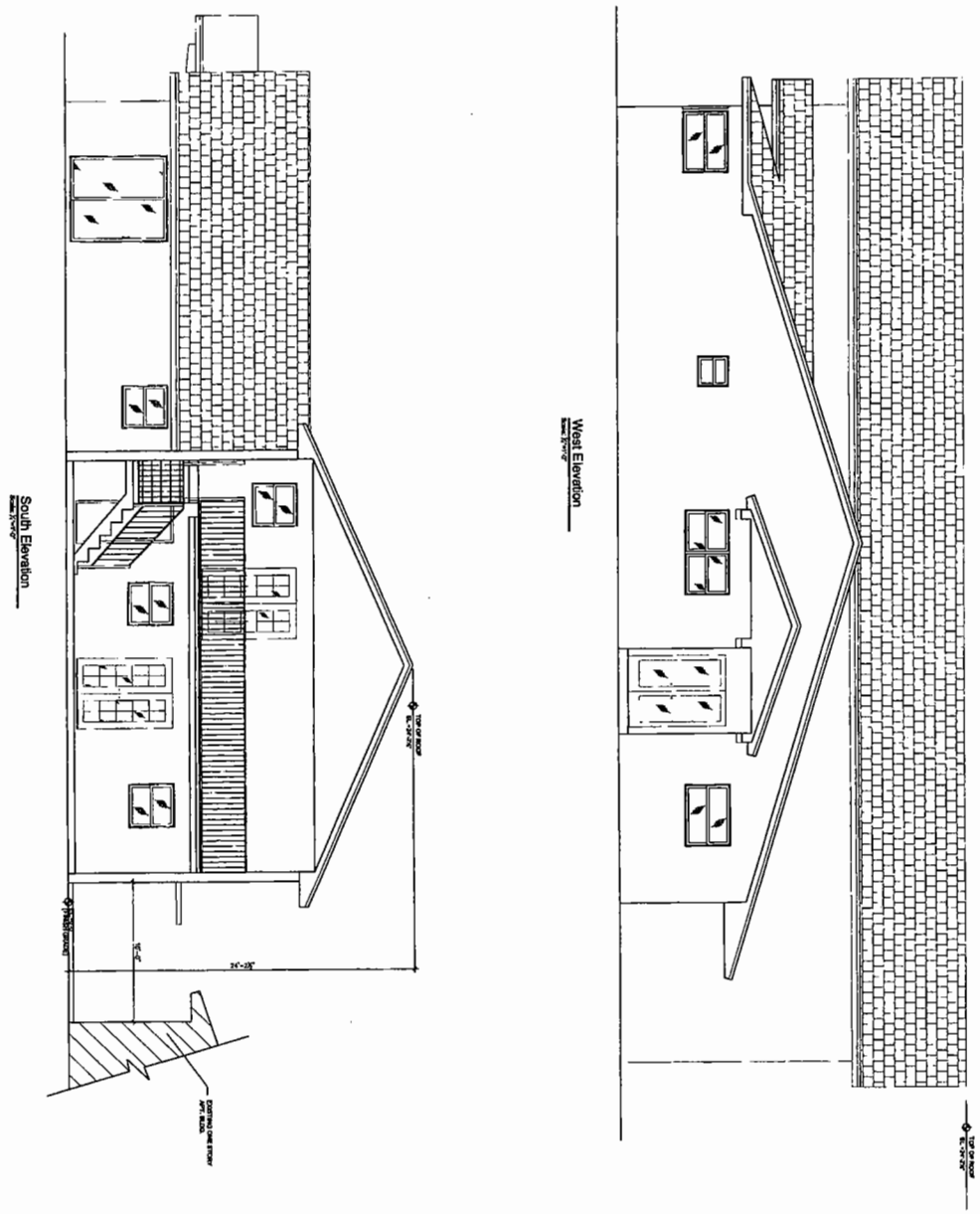
NO.	REVISION	DATE

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

OWNER NAME & ADDRESS

MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

DATE:	04:15:08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	A-2



Rev#1
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JUL 0 6 2010

DATE:	04:15:08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	A-5

OWNER NAME & ADDRESS

MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

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

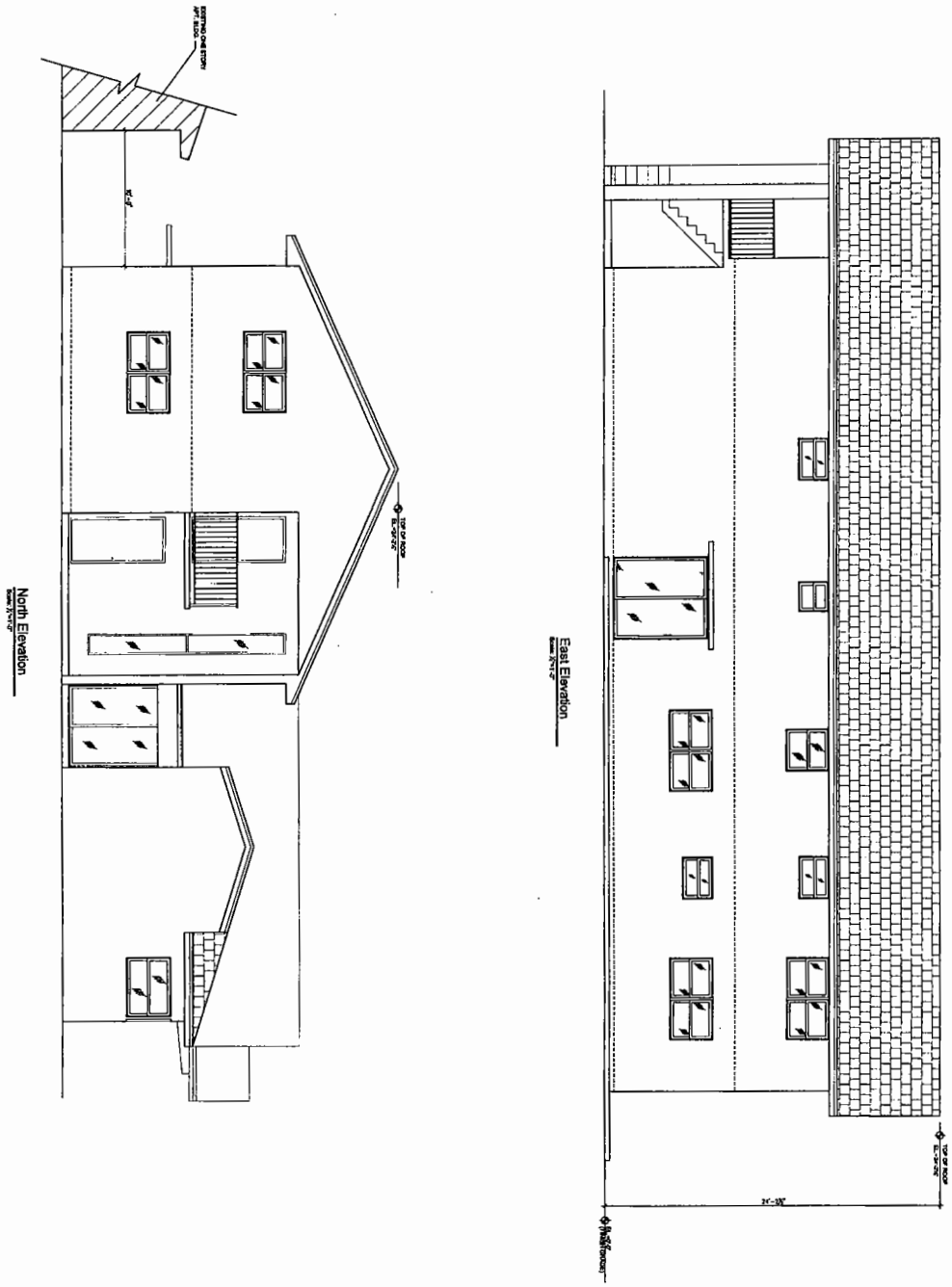
FLORIDA REGISTER
P.E.# 56988

NO.	REVISION	DATE

EXISTING TWO STORY Duplex
ELEVATIONS

Sheet Title

21



Revised
PRESERVED
JUL 06 2010

DATE:	04:15:08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	A-6

OWNER NAME & ADDRESS

MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

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

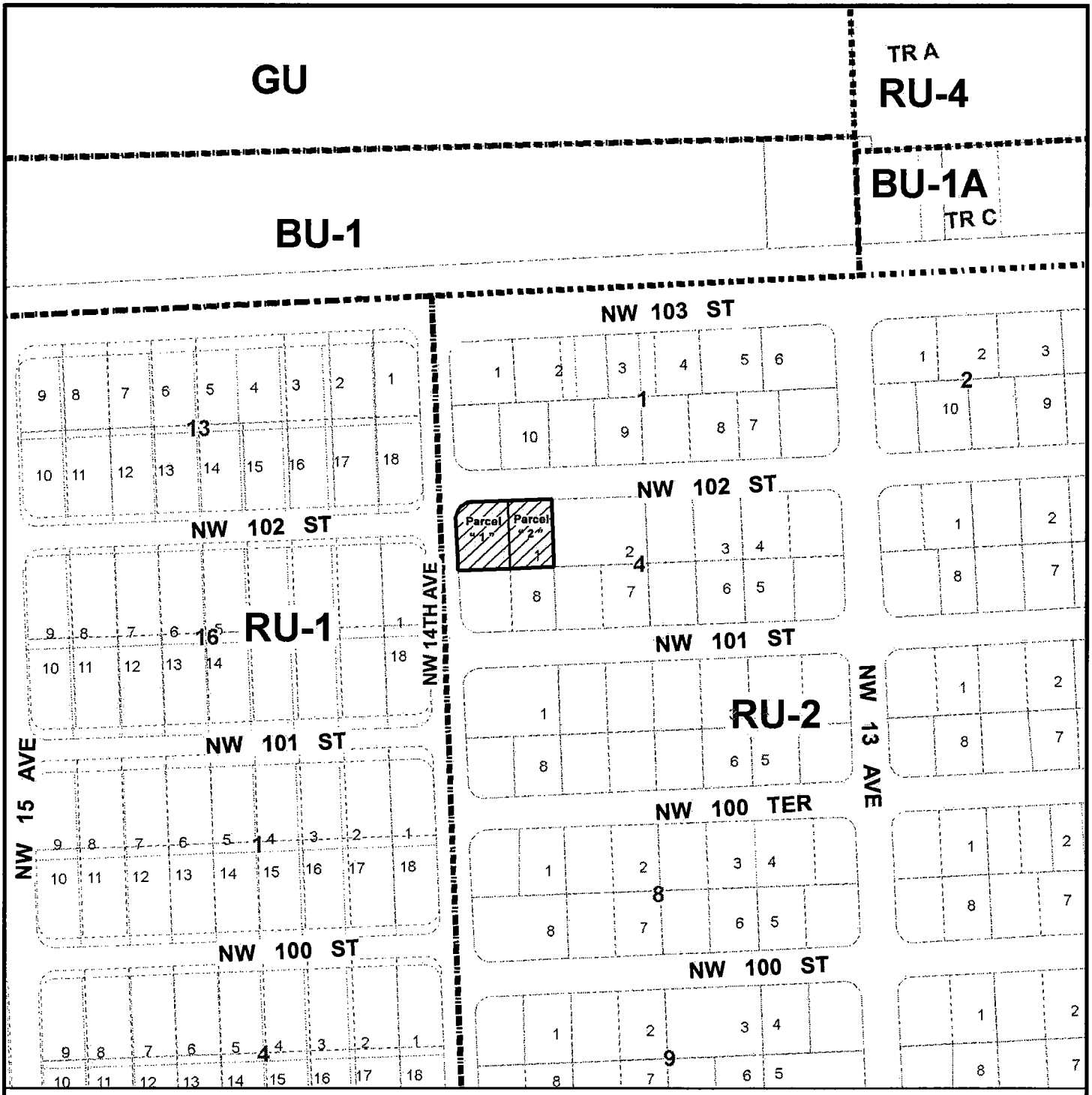
FLORIDA REGISTER
P.E.# 56988

NO.	REVISION	DATE

EXISTING TWO STORY ELEVATIONS Duplex

Sheet Title

22



MIAMI-DADE COUNTY

HEARING MAP

Process Number

08-231

Section: 02 Township: 53 Range: 41
Applicant: MARC AMEDA
Zoning Board: C08
Commission District: 2
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/24/08

REVISION	DATE	BY
		23

MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 02 Township: 53 Range: 41
Applicant: MARC AMEDA
Zoning Board: C08
Commission District: 2
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

Process Number

08-231

N
W E
S

SUBJECT PROPERTY

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/24/08

REVISION	DATE	BY

2. ORELVYS & ORESTES GUTIERREZ **10-9-CZ8-2 (10-19)**
(Applicant) **Area 8/District 2**
Hearing Date: 09/01/10

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 ☑

Year	Applicant	Request	Board	Decision
	No History			

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: Orelvys and Orestes Gutierrez **PH:** Z10-019 (10-9-CZ8-2)

SECTION: 4-53-41 **DATE:** September 1, 2010

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

==========

A. INTRODUCTION:

- **REQUESTS:**

  (1) Applicants are requesting to permit an existing single-family residence setback 93' (50' maximum allowed) from the front (north) property line and setback 7'1" (25' required) from the rear (south) property line.

  (2) Applicants are requesting to permit an existing covered porch setback 8'6" (15' required) from the side street (east) property line.

  (3) Applicants are requesting to permit an existing concrete covered terrace setback 7'1" (25' required) from the rear (south) property line and setback 4'4" (5' required) from the interior side (west) property line.

  (4) Applicants are requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle; to permit an existing wall with an iron fence at a height of 4' within the safe sight distance triangle along the side street (east) property line.

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Gutierrez Residence," as prepared by Orestes Lopez-Recio, Sheet "SP-1", dated stamped received 5/3/10 and Sheet "A-1" dated stamped received 3/26/10 and consisting of 2 sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:** The applicants are requesting to permit an existing single-family residence setback more than required by the zoning district regulations from the front (north) property line and setback less than required from the rear (south) property line. Additionally, the applicants are requesting to permit an existing covered terrace addition to the residence setback less than required from the rear (south) and the interior side (west) property lines along with a covered porch addition setback less than the required distance from the side-street (east) property line. Further, the applicants seek to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle, in order to allow the continued use of a wall and fence within said safe-sight distance triangle.

- **LOCATION:** 3008 NW 93 Street, Miami-Dade County, Florida.

- **SIZE:** 50' x 140'

B. ZONING HEARINGS HISTORY:

In July 1956, the subject property which previously consisted of two (2) detached single-family buildings was approved through the Board of Adjustment process, pursuant to #BA-7-56, to allow off-street parking in the side street setback area.

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-Medium Density Residential**. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

D. NEIGHBORHOOD CHARACTERISTICS:

	ZONING	LAND USE PLAN DESIGNATION
Subject Property:		
	RU-3B; single-family residence	Low-Medium Density Residential, 6 to 13 dua
Surrounding Properties:		
NORTH:	RU-3B; vacant lot	Low-Medium Density Residential, 6 to 13 dua
SOUTH:	RU-3B; 5-unit apartment building	Low-Medium Density Residential, 6 to 13 dua
EAST:	RU-3B; duplex, vacant lot	Low-Medium Density Residential, 6 to 13 dua
WEST:	RU-3B; single-family residence	Low-Medium Density Residential, 6 to 13 dua

E. SITE AND BUILDINGS:

Site Plan Review:	(Site plan submitted.)
Scale/Utilization of Site:	**Acceptable***
Location of Buildings:	**Acceptable***
Compatibility:	**Acceptable***
Landscape Treatment:	**N/A**
Open Space:	**Acceptable**
Buffering:	**Acceptable***
Access:	**Acceptable**

Parking Layout/Circulation: **N/A**

*Subject to conditions.

F. PERTINENT REQUIREMENTS/STANDARDS:

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

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 located at 3008 NE 93 Street in an area characterized by single-family residences, duplexes, apartment buildings and vacant lots. The subject property is designated for **Low-Medium Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. As such, the 7,000 sq. ft. subject property would allow a maximum of two (2) units on the subject property. The applicants have not indicated any intention of developing additional residential units to the existing single-family residence above the maximum allowable units. Therefore, because the proposal will not add additional dwelling units to the property, the RU-3B, Bungalow Court District zoned subject property, is **consistent** with the LUP Map designation of the CDMP.

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** and the **Miami-Dade Fire Rescue Department (MDFRD)** also have **no objections** to this application and MDFRD indicates in their memorandum that the estimated average response travel time is **5:28** minutes.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of requests #1 through #3 would be **compatible**

with the surrounding area, would not affect the stability and appearance of the community, and would not be detrimental to the neighborhood. The submitted plans depict the existing concrete covered terrace addition and an existing covered porch addition to the existing residence. Said plans also indicate the applicants' intention to remove the rear porch addition as well as a portion of the porch addition along the interior side (west) of the residence among other things. Staff's research of the Property Appraiser's records and the zoning history for the subject property indicate that originally there were two (2) detached single-family structures on the property, which was developed in 1949. At that time, the existing residence was a secondary conforming, accessory structure, setback 7' 6" from the rear (south) property line and setback approximately 84' 6" from the front (north) property line. The principal structure, which was at the front of the site has been demolished, leaving the existing residence on the property. Said residence has been expanded with the aforementioned additions. As a result, the expansion of the existing non-conforming structure must be brought into compliance with the existing zoning regulations for a single-family residence. The submitted plans and pictures submitted by the applicant also depict a 5' high concrete wall running approximately 35' along the rear (south) property line and a 6' high wood fence along the remainder. The submitted survey and the submitted pictures indicate a 5' high chain link fence along the interior side (west) property line as well as a 6' high wood fence located on the abutting property. Staff opines that the aforementioned fences and wall provide adequate buffering to mitigate any negative visual impacts from the encroachments referred to in requests #1 and #3. However, staff would recommend that the applicants provide additional buffering in the form of a hedge, opaque fence or wall along the interior side (west) property line since, the wood fence on the abutting property could be removed by the abutting property owner in the future.

Further, staff notes that there were similar approvals of requests for setback variances within a four (4) block radius of the subject property. For example, in 1962, pursuant to resolution #2-ZAB-407-62, a similarly sized property located to the west of the subject property at 9228 NW 31 Avenue was approved to allow the residence with an addition setback 5' from the side (west) property line. Additionally, a property located to the northwest of the subject property was approved pursuant to Administrative Variance #V1985000166, in 1985, to permit the residence setback 8.9' from the side street (west) property line and setback 75.9' from the front (north) property line. As such, staff opines that approval of requests #1 through #3 will be compatible with the aforementioned approvals in the surrounding area. Based on the aforementioned, staff opines that approval with conditions of requests #1 through #3 would not negatively affect the surrounding area and would be **compatible** with same. Therefore, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

However, when request #4, to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle, is similarly analyzed under the NUV standards, staff opines that approval of this request to allow a 4' high wall with an iron fence located within the safe sight triangle along the side street (east) property line would create a safety hazard by blocking the view of pedestrians and oncoming traffic and would be **incompatible** with the area. Staff has consistently opposed similar requests, which staff opines could result in a potential danger to pedestrians and vehicular traffic on the abutting dedicated right-of-way, NW 30 Avenue. Further, staff's research of properties in the surrounding area did not identify properties

that were approved for a similar variance to allow a wall or fence higher than 2.5' within the safe sight distance triangle. Therefore, staff recommends denial without prejudice of request #4, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

Based on the aforementioned, staff opines that approval of requests #1 through #3 to permit the existing single-family residence and the existing additions which encroach into the rear (south), interior side (west) and side street (east) setback areas, is **consistent** with the Low-Medium Density designation of the LUP map of the CDMP and is **compatible** with the surrounding predominant residential developments. However, staff opines that approval of request #4 would be incompatible with the area. Staff therefore recommends approval with conditions of requests #1 through #3 and denial without prejudice request #4.

I. RECOMMENDATION:

Approval with conditions of requests #1 through #3 and denial without prejudice of request #4.

J. CONDITIONS: (For requests #1 through #3 only.)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Completion; said plan to include among other things but not be limited 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 "Gutierrez Residence," as prepared by Orestes Lopez-Recio, Sheet "SP-1", dated stamped received 5/3/10 and Sheet "A-1" dated stamped received 3/26/10 and consisting of 2 sheets, except as herein amended to show the removal of the portions of the 4' tall wall with an iron fence located in the safe sight triangle along the side street (east) property line.

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

4. That the applicants install buffering in the either in the form of a 6' high opaque fence, wall, or a hedge, not less than 2.5' high at the time of planting, which shall grow to and be maintained at a height of 6'.

5. That the applicants maintain the existing wall and fence along the rear (south) property line as a visual buffer.

6. That the applicant apply for a building permit for the addition and accessory structure from the Building Department within 90 days after final public hearing approval of this application and that the work be completed within 120 days after the issuance of the building permit.

DATE TYPED: 06/24/10
DATE REVISED: 06/28/10; 07/06/10; 07/08/10; 07/23/10
DATE FINALIZED: 08/02/10
MCL:GR:NN:AA:CH

for

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

JV.
6R

Memorandum

MIAMI-DADE COUNTY

Date: March 16, 2010

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

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

Subject: C-08 #Z2010000019
Oreluys Gutierrez and Orestes Gutierrez
3008 N.W. 93rd Street
To Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-3B) (.160 Acres)
04-53-41

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 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 Christine Velazquez, at (305) 372-6764.

Memorandum

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, 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 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: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

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

Leandro Rodriguez

Memorandum

Date: 25-MAR-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000019

Fire Prevention Unit:

Not applicable to MDFR site requirements.

Service Impact/Demand

Development for the above Z2010000019
located at 3008 NW 93 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid _____ is proposed as the following:

N/A 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: N/A alarms-annually.
The estimated average travel time is: 5:28 minutes

Existing services

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

Station 7 - W Little River - 9350 NW 22 Avenue
Rescue, ALS Engine, Squad

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.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 10-MAY-10

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

ORELVYS & ORESTES GUTIERREZ	3008 NW 93 ST, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000019

HEARING NUMBER

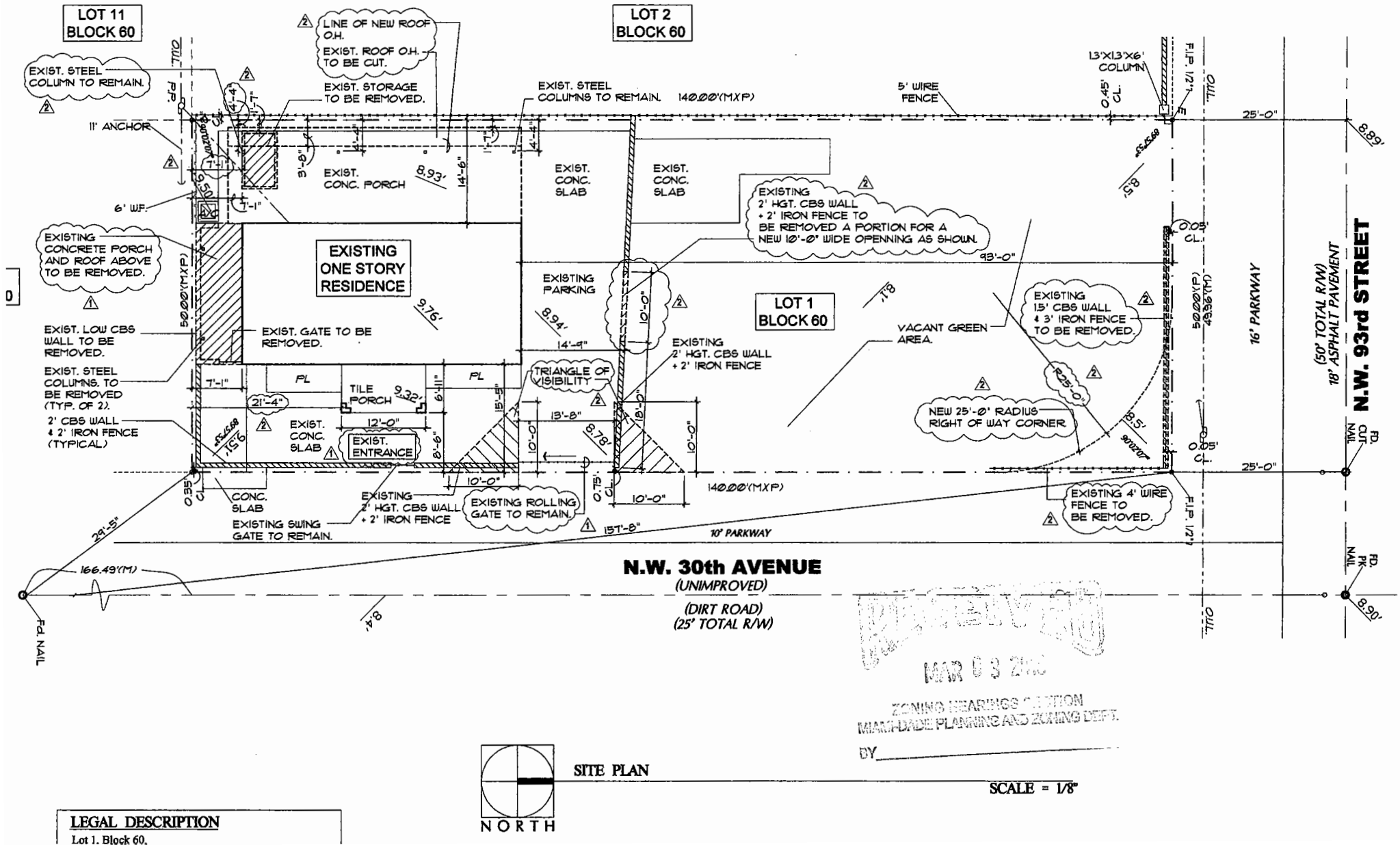
HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (4) CASES OPENED FOR JUNK/TRASH/ OVERGROWTH AND CASES CLOSED. (3) CASES OPENED FOR UNAUTHORIZED USE AND CASES CLOSED. (2) CASES OPENED FOR BOAT STORAGE AND CASES CLOSED. (1) CASE OPENED FOR COMMERCIAL VEHICLE AND CASE CLOSED. BLDG ENFORCEMENT: (4) CASES OPENED FOR WORK WITHOUT PERMIT OR FAILURE TO MAINTAIN AND (3) CASES CLOSED AND (1) CASE ACTIVE [20090131449].

ORELVYS & ORESTES GUTIERREZ

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:



SITE PLAN

SCALE = 1/8"

NORTH

LEGAL DESCRIPTION

Lot 1, Block 60.

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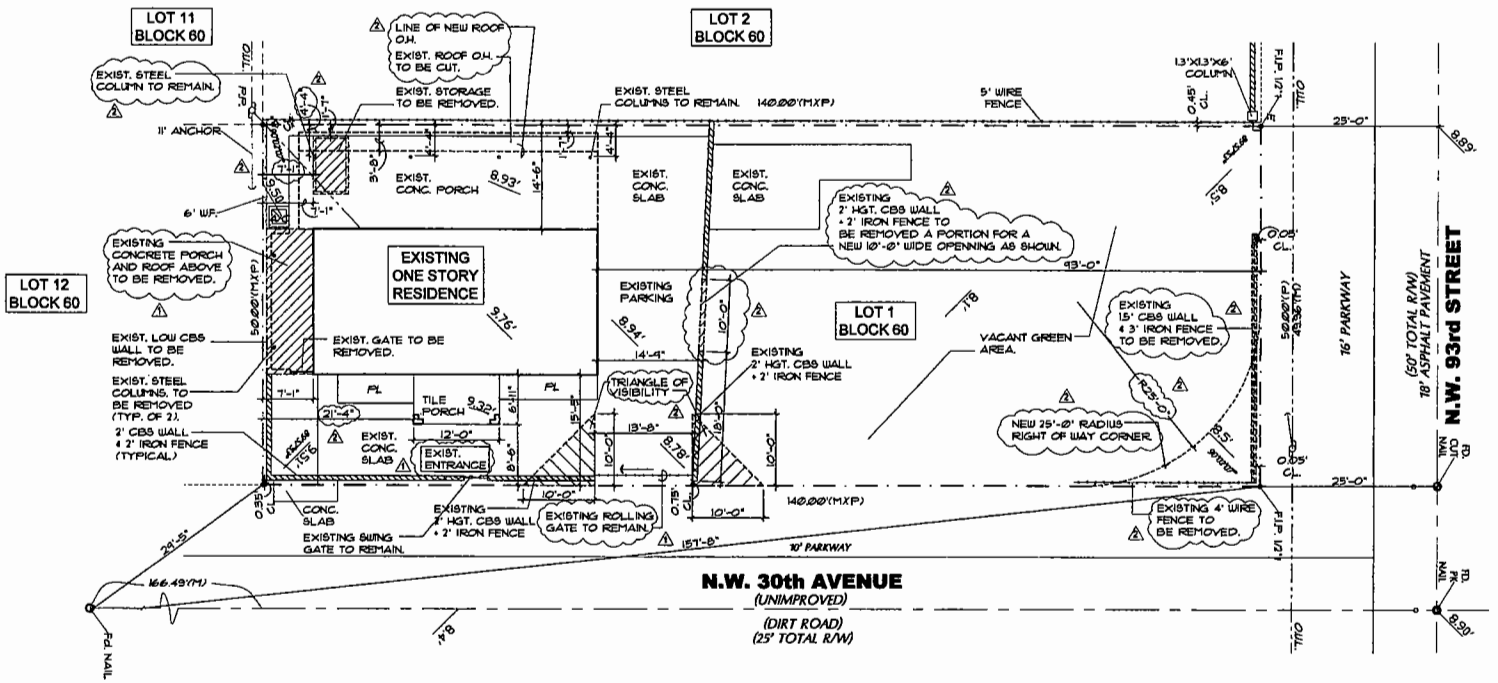
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____



SITE PLAN

SCALE = 1/8"

NORTH

LEGAL DESCRIPTION

Lot 1, Block 60,
AMENDED PLAT OF THE TROPICS,
according to the Plat thereof
as recorded in Plat Book 10, Page 17,
of the Public Records of Miami-Dade County, Florida.

ADDRESS:
3008 N.W. 93rd Street, Miami, FL 33647

ZONING LEGEND:

ZONING	RU-3B
NET LOT AREA	7,000 SQFT

SETBACKS	REQUIRED	PROPOSED
FRONT	25'-0"	93'-0"
INTERIOR SIDE	7'-6"	6'-4"
SIDE STREET	15'-0"	8'-6"
REAR	25'-0"	7'-1"
LOT COVERAGE	ALLOWED	PROPOSED
30% X 7,000 S.F.	2,100 S.F.	1,525 S.F.

SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED CROWN ELEVATION OF THE ROAD ABBUTING THE PROPERTY.

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

RECEIVED
MAY 13 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Rev#1
RECEIVED
Z10-044
MAY 03 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

NO.	REVISION	DATE	BY
1	ADDITIONAL INFORMATION.	03/30/10	W.A.C.
2	ADDITIONAL INFORMATION.	04/20/10	W.A.C.

ZONING ADJUSTMENT FOR
GUTIERREZ RESIDENCE
3008 NW 93RD. STREET
MIAMI, FLORIDA 33147

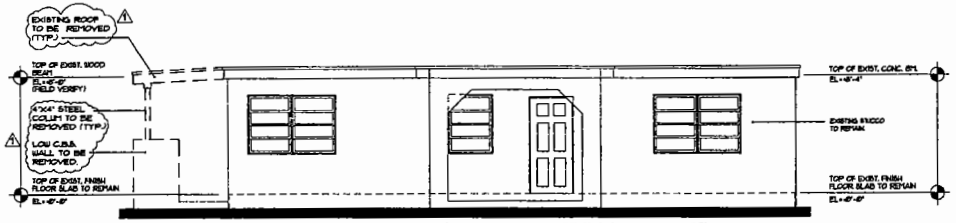
ORESTES LOPEZ-ECIO
ARCHITECT
3730 S.W. 57th AVENUE
MIAMI, FLORIDA 33155
TELEPHONE (305) 267-3377

SEAL:

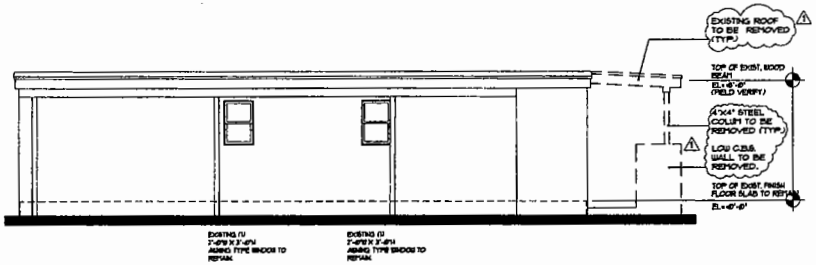
DATE APRIL 13 2010
SCALE 1 AS SHOWN
DRAWN J.M.A.C.
JOB NO. 1010-2009

SP-1

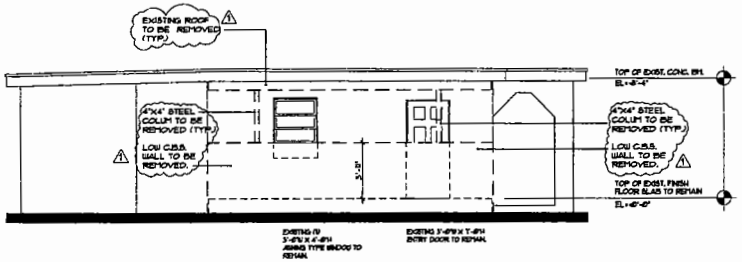
SHEET NO. 1 OF



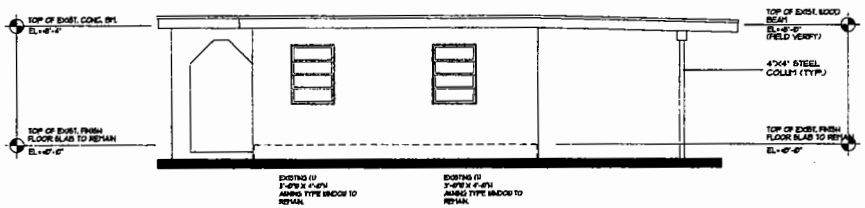
FRONT ELEVATION
1/4" = 1'-0"



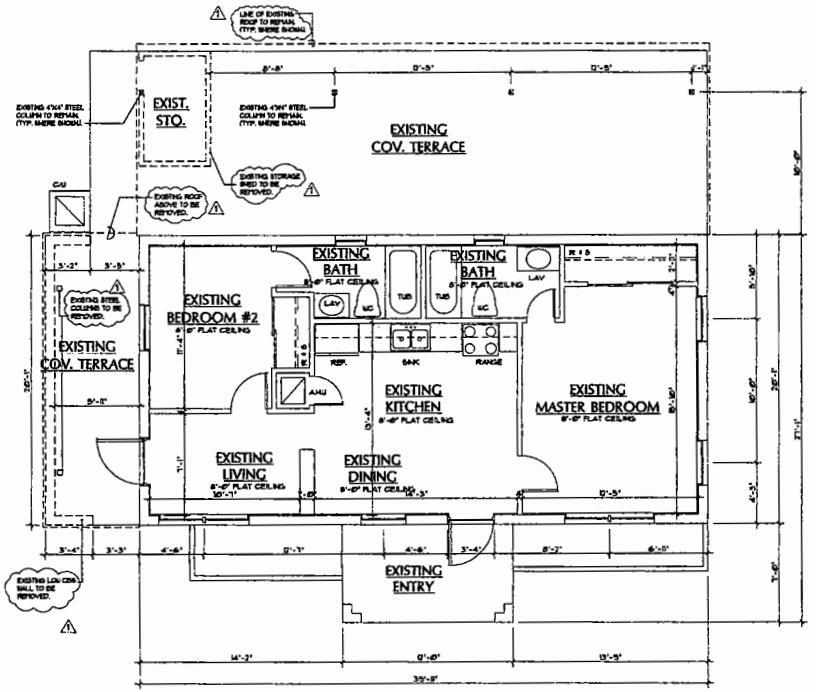
REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



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

TABULATION:	
EXIST. FLOOR A/C SPACE	803 Sq. Ft.
EXIST. COVERED ENTRY	84 Sq. Ft.
EXIST. COVERED TERRACE (REAR)	510 Sq. Ft.
EXIST. COVERED TERRACE (SIDE)	132 Sq. Ft.
TOTAL EXISTING FLOOR AREA	1,529 Sq. Ft.

RECEIVED
MAR 2 6 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: _____

Rev#1
RECEIVED
2-10-10
MAR 26 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY:

NO.	REVISION	DATE	BY
1	ADDITIONAL INFORMATION.	02-10-10	W.A.C.

ZONING ADJUSTMENT FOR
GUTIERREZ RESIDENCE
3008 NW 93RD. STREET
MIAMI, FLORIDA 33147

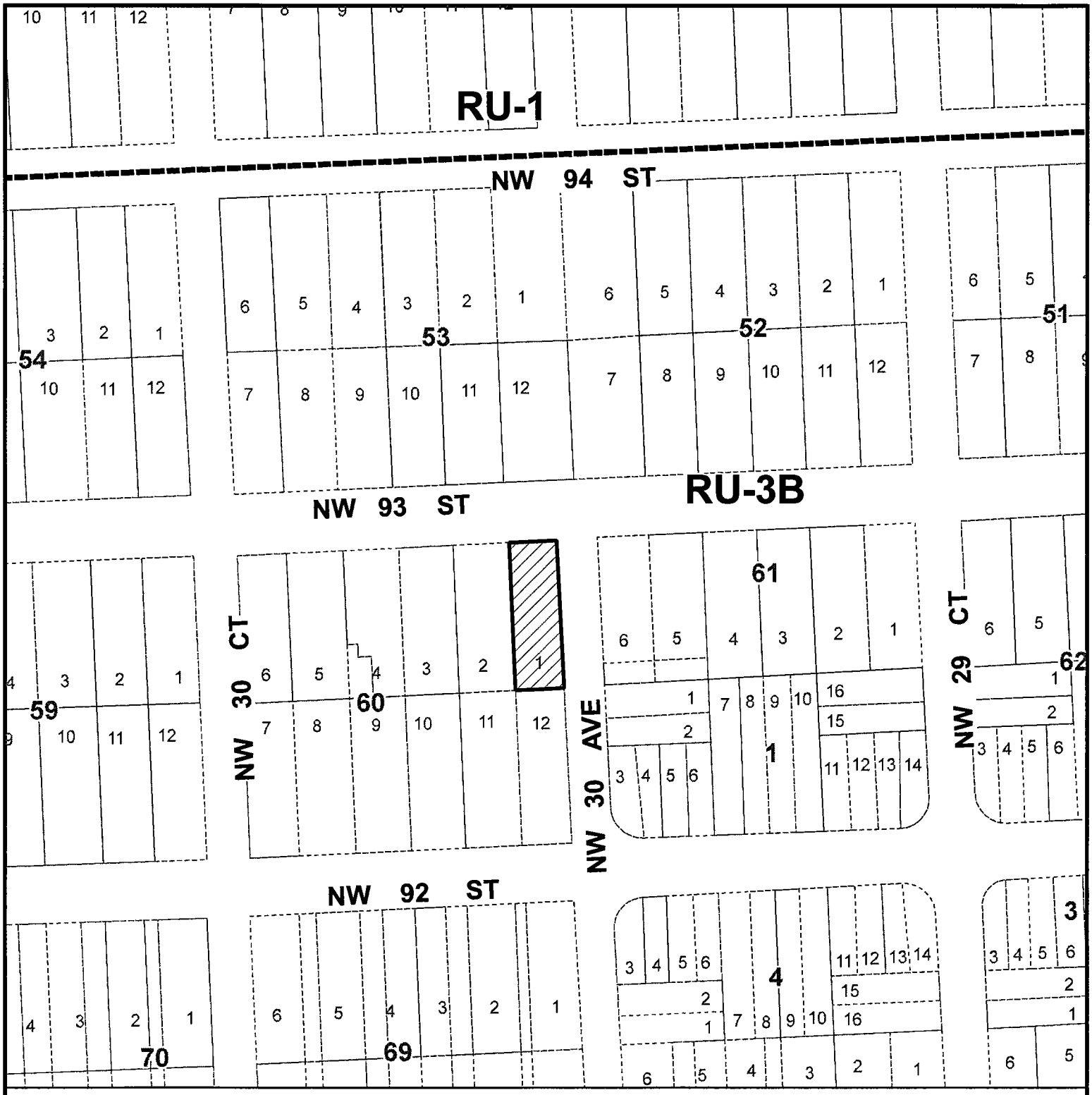
ORESTES LOPEZ-RECIO
ARCHITECT
0 0 0 9 3 5 0
1780 S.W. 37th. Avenue
MIAMI, FLORIDA. 33135
TELEPHONE (305) 285-3577

SEAL:

DATE: FEB. 15 2009
SCALE: AS SHOWN
DRAWN: W.A.C.
JOB NO. 1010-2008

A-1

SHEET NO. 1 OF



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000019

Section: 04 Township: 53 Range: 41
Applicant: ORELVYS GUTIERREZ & ORESTES GUTIERREZ
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 11, 2010

REVISION	DATE	BY
		15

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000019

N
W E
S

Legend

Subject Property

Section: 04 Township: 53 Range: 41
Applicant: ORELVYS GUTIERREZ & ORESTES GUTIERREZ
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, March 11, 2010

REVISION	DATE	BY

3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (Applicant)

10-9-CZ8-3 (10-38)
Area 8/District 2
Hearing Date: 09/01/10

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
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved
2007	Director of the Department of Planning & Zoning	- Variance of lot frontage and area	BCC	Approved

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-38 (10-09-CZ8-3)

SECTION: 15-53-41 **DATE:** September 1, 2010

COMMISSION DISTRICT: 2 **ITEM NO.:** 3

==========

A. INTRODUCTION:

o REQUESTS:

(1) Applicant is requesting to permit a single-family residence setback 15' 1" (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 4/19/10 and consisting of two sheets. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

This application will allow the construction of a single-family residence setback closer to the rear (south) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

o LOCATION:

Lying approximately 310' west of N.W. 18 Avenue, south of N.W. 69 Street; A/K/A: 1844 N.W. 69 Street, Miami-Dade County, Florida.

o SIZE: 40' x 90'

B. ZONING HEARINGS HISTORY:

In October 2007, the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution No. Z-43-07.

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; Single-family residence	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; Vacant	Low-Medium Density Residential, 6 to 13 dua

The subject parcel is an interior lot, which lies approximately 310' west of N.W. 18 Avenue and south of N.W. 69 Street. Single-family residences, vacant lots and a duplex 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)(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.

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 subject parcel is an interior lot, which lies approximately 310' west of N.W. 18 Avenue and south of N.W. 69 Street. Single-family residences, vacant lots and a duplex characterize the surrounding area where the subject property lies. 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. As previously mentioned, in October 2007, the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution No. Z-43-07 in order to allow the development of a single-family residence on the site. The approval of this application will allow the construction of a proposed single-family residence setback closer to the rear (south) property line and to allow a greater lot coverage than that permitted by the Zoning Code. The approval of the requests sought in this application will not add additional dwelling units to the site beyond what was previously approved in 2007. Moreover, the subject property lies within the Urban Infill Area (UIA). Specifically, **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. Additionally, the subject property is located in a Community Development Block Grant (CDBG)-

eligible area. Specifically, **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. Therefore, the requests are **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 **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. The **Public Works Department** (PWD) and the Miami-Dade Fire Rescue Department **(MDFR) have no objections** to this application. The MDFR memorandum indicates that the estimated average travel response time is **5:32**.

When the 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 the 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 the proposed single-family residence setback 15'1" (25' required) from the rear (south) property line, and request #2, to permit the residence with a lot coverage of 35.8% (35% permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff's research indicates that property located at 1872 NW 69 Street, approximately 122' to the west of the subject site, was granted approval to permit an addition to a single-family residence setback 19' from the rear property line and to permit a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. Further, staff notes that property located at 1868 NW 69 Street, approximately 162' to the west of the subject site, was granted approval of a request to permit a duplex residence setback 20' from the rear property line, pursuant to Resolution No. 2-ZAB-395-63. Moreover, staff notes that the submitted plans illustrate a proposed 6' high wood fence along the rear (south) property line along with landscaping in the form of trees which staff opines will effectively mitigate any negative visual impact the requested 9.92' encroachment into the rear setback area may have on the adjoining residence to the south of the site. Overall, 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. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). It should be noted that the subject site was originally part of the County's Infill Housing Initiative, the purpose of which is to increase the availability of affordable homes for low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, and to equitably distribute homeownership opportunities within the Infill Target Areas. As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things 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 "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 4/19/10 and consisting of two 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.

DATE TYPED: 06/28/10
DATE REVISED: 07/06/10; 07/23/10
DATE FINALIZED: 08/02/10
MCL:GR:NN:TA:NC

Don

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

JV.

Memorandum

MIAMI-DADE COUNTY

Date: May 5, 2010

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

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

Subject: C-08 #Z2010000038
Habitat for Humanity of Greater Miami, Inc.
1844 N.W. 69th Street
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot Coverage than Permitted (RU-2) (0.82 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 plans shall comply with the requirements of Chapter 11C of Code.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures.

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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands
The subject property does not contain 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
According to the site plan submitted with this application entitled "Habitat for Humanity", sheet A1, prepared by Thomas and Calzadilla, and dated September 25, 2009 (revised April 1, 2010),the subject property contains county regulated tree resources (gumbo limbo tree #005), as well as prohibited trees (banyan tree #006) as referenced in Section 24-49.9 of the Code. As per Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from site prior to development.

However, please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of the gumbo limbo tree #005 as well as any other tree on site that is not a prohibited species. Please contact this Program at (305) 372-6574 for information.

Enforcement History
DERM has found no open or closed enforcement records 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 discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, 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 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: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

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

Leandro Rodriguez

Memorandum

Date: 12-MAY-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000038

Fire Prevention Unit:

No objection

Service Impact/Demand

Development for the above Z2010000038
located at 1844 N.W. 69 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: 5:32 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 65¿ Aerial, Battalion

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 Letter of Intent date stamped April 19, 2010.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 27-APR-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

HABITAT FOR HMNTY OF GRTR MIA,INC	1844 N.W. 69 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000038

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: NO HISTORY FOR CURRENT OWNERS. PREVIOUS OWNERS FROM 1999-2007: (2) CASES WERE OPENED FOR JUNK/TRASH/OVERGROWTH AND 1 CASE CLOSED AND 1 CASE LIEN PLACED (200104000966). BLDG ENFORCEMENT: NO VIOLATION FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

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: Habitat for Humanity of Greater Miami, Inc

NAME AND ADDRESS	Percentage of Stock
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd V-President	0
Anne E. Manning, Assistant Secretary	0

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 _____

NAME AND ADDRESS	Percentage of Interest

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

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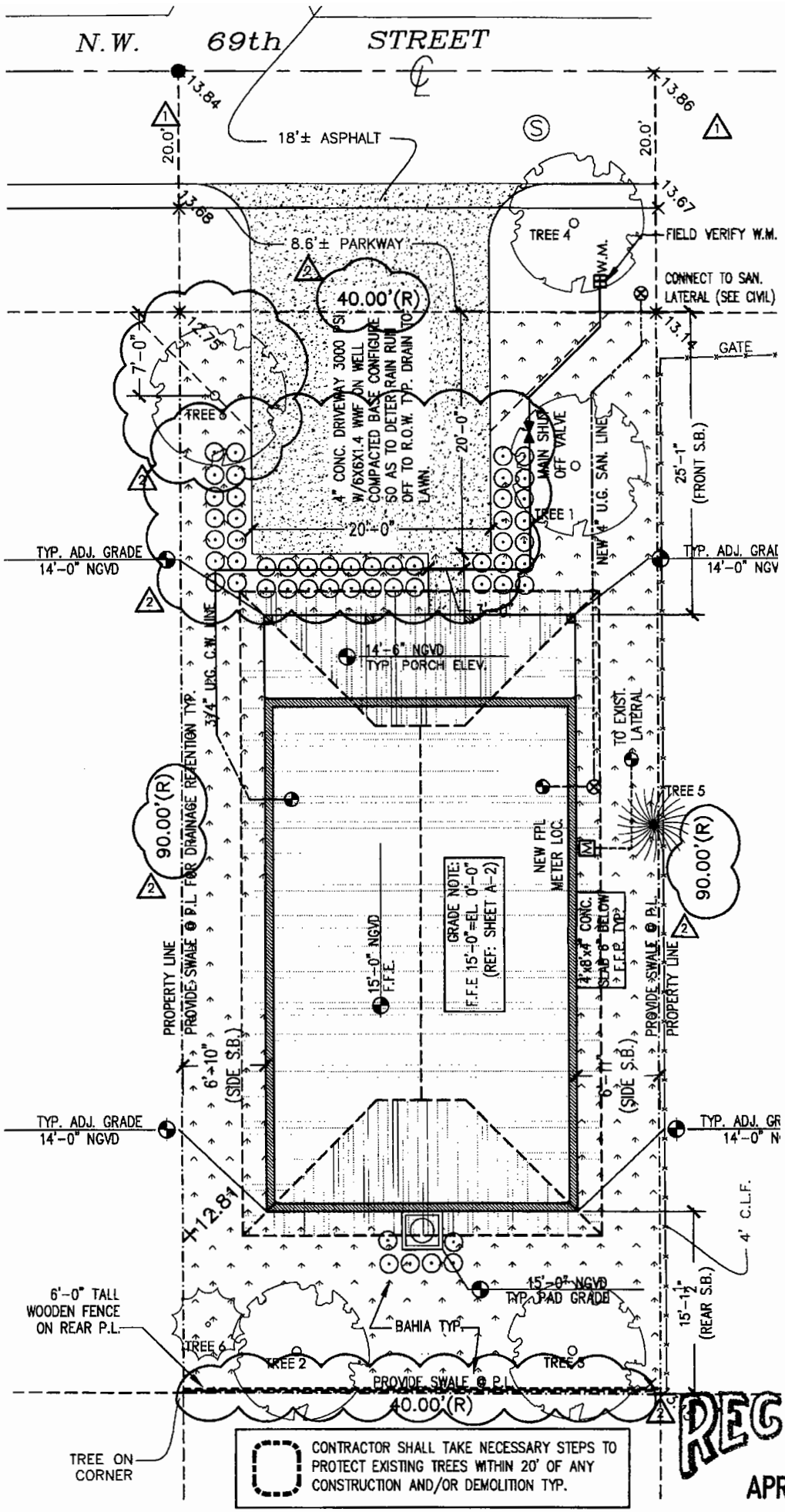
BY

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 other similar



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APR 19 2019
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

13

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

ENLARGE SITE PLAN

HABITAT FOR HUMANITY
1844 NW 69th St. Miami, Fl.

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

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
005	Bursera simaruba	GUMBO LIMBO	✓		12"	15'	15'
004**	Ficus Bengalensis	BANYAN		✓	48"	75'	55'

NOTES:
1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVE AS PER TREE PERMIT
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT
4. *** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE, NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001	CALLISTEMON SPP.	BOTTLEBRUSH		✓		8'-10' O.A.	3' MIN.
002	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
003	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
004	COCCOLOBA UNIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.
005	COCCOLOBA UNIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL. 24" X 18" SP. OC. FULL

NOTE:
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. LOT TREES SHALL BE MIN. OF 10'-0" AT TIME OF PLANTING
3. STREET TREES SHALL BE MIN. OF 12'-0" AT TIME OF PLANTING

PROJECT LOCATION

LEGAL DESCRIPTION

LOT 8, BLOCK 21, ACCORDING TO THE PLAT OF "LIBERTY CITY", AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA 1,317 SQ. FT.

PROJECT INDEX

A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES
COOKIE CUTTER APPROVED SHEETS
A-2 FLOOR PLANS,ELEVATIONS AND SCHEDULES
A-3 LANSCAPE NOTES, SCHED. & WALL SECTIONS
S-1 FRAMING, FOUNDATION PLANS, & DETAILS
S-2 NOA SHEETS
P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

LANDSCAPING NOTES

STANDARDS FOR TREES, PALMS AND SHRUBS.
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES. GRADE: FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROUTEDAND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES. PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED. REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND, COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE: FREE OF NEMATODES, REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2' IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED, THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-2/.

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREE THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR THEMSELVES FROM PERSONAL KNOWLEDGE AND EXPERIENCE OF PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS,THE NATURE OF ANY EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT THEY MAY INCLUDE IN THEIR BID ALL COSTS PERTAINING TO THE WORK AND OR REPLACEMENT OF ANY OBJECT OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE THE THE 2004 FLORIDA BUILDING CODE, LATEST EDITION AND ANY OTHER APPLICABLE FEDERAL, STATE & LOCAL CODES.

ANY CONFLICTS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL NECESSITATE NOTIFICATION OF THE ARCHITECT OF RECORD FOR ANY CORRECTIONS, INTERPRETATIONS OR CLARIFICATIONS BEFORE SUBMITTING A BID OR PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. IF UPON EXCAVATION IT BECOMES EVIDENT THAT THIS PRESSURE CANNOT BE OBTAINED, THE GENERAL CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY. FOR CONSTRUCTION OF NEW GROUND FLOOR SLAB,CLEAR, REMOVE AND DISPOSE OF ALL VEGETATION, ORGANIC SOILS AND DEBRIS. FILL AND BACKFILL IN LAYERS NOT GREATER THAN 12 IN. LOOSE THICKNESS WITH STRUCTURAL FILL MATERIAL AND COMPACT TO 95% MINIMUM DENSITY (PROCTOR TEST) AT THE TIME OF CONSTRUCTION, A LISCENCED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

THE CONTRACTOR SHALL RESTORE TO SATISFACTORY CONDITION ALL NEW AND EXISTING CONSTRUCTION WORK AND/OR OTHER IMPROVEMENTS DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT

ALL CONTRACTORS SHALL BE LICENSED TO OPERATE IN MIAMI-DADE COUNTY, FLORIDA.

ALL CONTRACTORS SHALL PRODUCE EVIDENCE OF LIABILITY INSURANCE AND WORKMAN'S COMPENSATION. THE GENERAL CONTRACTOR SHALL INDEMNIFY THE OWNER AND/OR ARCHITECT FOR ANY AND ALL COSTS,CLAIMS,SUITS AND JUDGEMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY AS THE RESULT OF WORK PERFORMED UNDER THIS TASK.

FOR THE DURATION OF THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE AS REQUIRED TO SATISFY THE REQUIREMENTS OF OSHA, THIS EXTENDS TO ALL SUBCONTRACTORS, WORKMEN AS VISITORS TO THE SITE.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY VARIATIONS OF THE DIMENSIONS AND/OR CONDITIONS REPRESENTED

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		17'-4"
NET LAND AREA		3,600 sf
LOT COVERAGE		1525 sf (36%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-1 1/2"
INT. SIDE	5'-0"	6'-10" & 6-1"
SIDE STREET	15'-0"	N/A
PARKING REQUIRED 2 SPACES		PROPOSED 2 SPACES PROVIDED

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .082 ACRES (3,600 SF)

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION		
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area (St. Augustine sod) permitted 50% X 3,986 SF =	N/A	N/A
	TREES		
A.	The number of trees required per lot	3	3
	existing number of trees that meet min. requirements =	-	-
	30% palm trees allowed(two palms = one tree) Palms provided	-	-
B.	Percentage of native trees req.=number of trees provided X 30%	1	2
	Street trees (max. avg. spacing of 35' o.c.) xxxx sf along street/35	1	2
	Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	N/A	N/A
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided		5
	SHRUBS		
A.	The total number of trees required X 10 = the number of shrubs req.	50	50
	The number of shrubs req. x 30% = the number of native shrubs req.	15	50

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 341.B.2.3.1.1

ALL DIMENSIONS ARE TO FACE OF BLOCK OR FACE OF STUD UNLESS OTHERWISE NOTED.

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.10

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)

"THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

BURGLARY INTRUSION NOTES:

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.

2. GLASS AND EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTES-STANDARD 297.1

3. EXTERIOR DOORS TO LIVING AREAS SHALL BE SECURED WITH A LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW, OR A COMBINATION AND LATCH AND DEAD BOLT SET AS FOLLOWS. SWINGING ENTRANCE DOORS TO INDIVIDUAL UNITS SHOULD COMPLY WITH F.B.C. HEREIN AND SHALL BE SECURED AS SET FORTH BY F.B.C. OR BY COMBINATION DEAD LATCH AND HARDENED DEAD BOLT SETS OR DEAD BOLT WHICH CONTAINS AN INSERT, EACH WITH 1" MINIMUM THROW. AT LEAST ONE SUCH ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL COMPLYING WITH N.O.A.

4. SWINGING DOORS SHALL BE OF SOLID CORE, FLUSH CONSTRUCTION, AND SHALL BE NOT LESS THAN 1 3/8 IN THICKNESS. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE

5. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE RAILS AND STILE NOT LESS THAN 1 3/4" INCHES IN THICKNESS WITH RETAINING TONGUES OR SPLINES NOT LESS THAN 3/8" IN LEAST DIMENSION.

6. LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

SOIL STATEMENT:

BASED ON FIELD OBSERVATIONS THE EXISTING SOIL CONDITIONS ARE BELIEVED TO CONSIST OF UNDISTURBED SAND, SOIL & ROCK WITH A MAXIMUM PRESUMPTIVE BEARING CAPACITY OF 2000 psf. IF UPON EXCAVATION OTHER MATERIALS OR CONDITIONS ARE ENCOUNTERED: STOP WORK (IN THIS AREA) AND NOTIFY ARCHITECT IMMEDIATELY.

THE ASSUMED SOIL BEARING PRESSURE IS TO BE VERIFIED BY A CERTIFIED SOIL TESTING LAB AND REPORT ISSUED VERIFYING SOIL BEARING PRESSURE.

ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONERY UNIT
	CAB.	CABINET
	CLG.	CEILING
	C.D.	CEILING DIFF SER
	COMP.	COMPRESSOR (A/C)
	COL.	COLUMN
	CONC.	CONCRETE
	CTR.	CENTER
D	DN.	DOWN
	DW.	DISHWASHER
E	E.P.	ELECTRICAL PANELBOARD
	ELEC.	ELECTRIC (AL)
	ELEV.	ELEVATION
F	F.F.	FINISH FLOOR
	FIXT.	FIXTURE
G	G.C.	GENERAL CONTRACTOR
	GYP.	GYPSUM BOARD
H	H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING
I	INT.	INTERIOR
L	LAV.	LAVATORY
	LT.	LIGHT
M	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	MTL.	METAL
O	O.C.	ON CENTER
	O.P.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

SYMBOLS

DRAWING NAME — SCALE — DRAWING IDENTIFICATION
1/A1 BUILDING SECTION
1/A1.1 WALL SECTION
DRAWING NUMBER
SHEET NUMBER
DETAIL OR WALL SECTION KEY
SECTION DETAIL KEY
1/A9 INTERIOR ELEVATION KEY
ROOM NAME 101 ROOM IDENTIFICATION
001 DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY____________

Habitat for Humanity
3800 NW 22ND AVE.
MIAMI, FL 33142
305-634-3628
EXEC.DIRECTOR/ANNE MANNING

Registration
Peter W. Thomas AR 008754
5 April 2010

REVISIONS
1 10/29/08 DERM COMMENTS
CORR.ELEV. MATCHES W/ SURVEY
2 04/02/10 VARIANCE COMMENTS
REVISIONS TO COMMENTS

HABITAT FOR HUMANITY
1844 NW 69th St.
Miami, Florida

THOMAS & CALZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 09/25/07
Drawn by: R.E
File: N:\Thomas&Calzadilla\HABITAT\c2

A1

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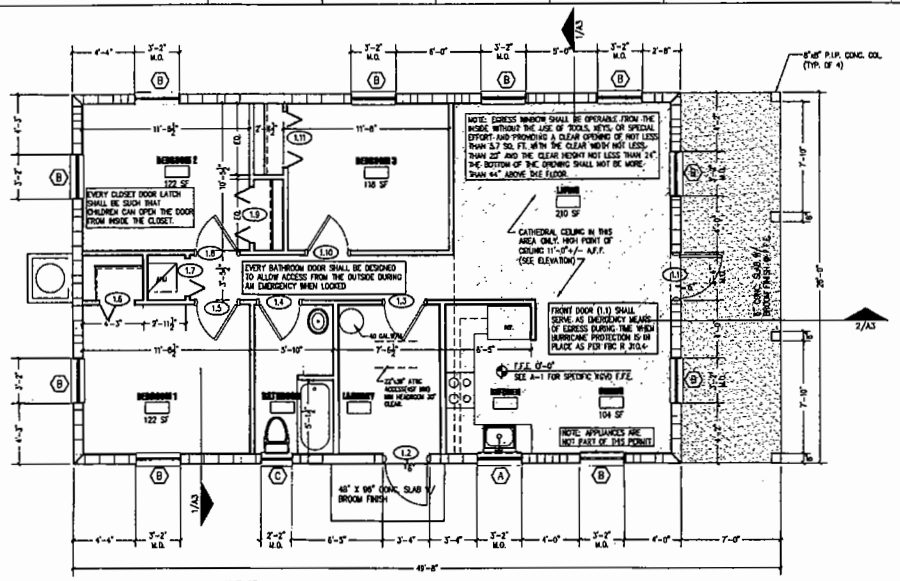
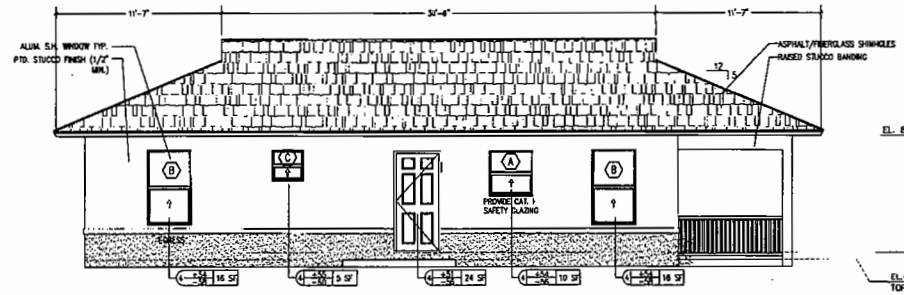
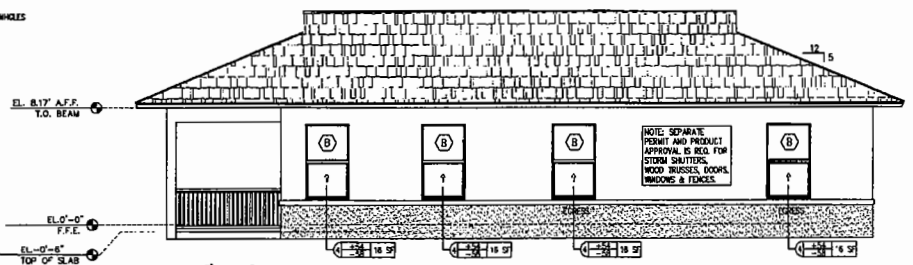


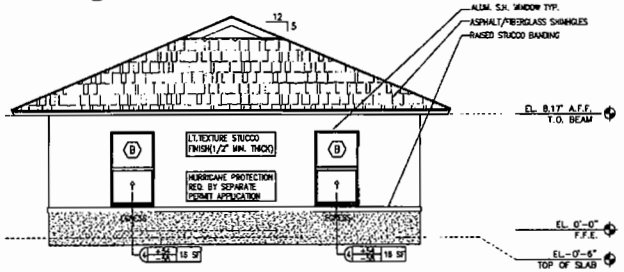
1 **TYP. FLOOR PLAN- MODEL A-1A**
SCALE 1/4"=1'-0"
SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION



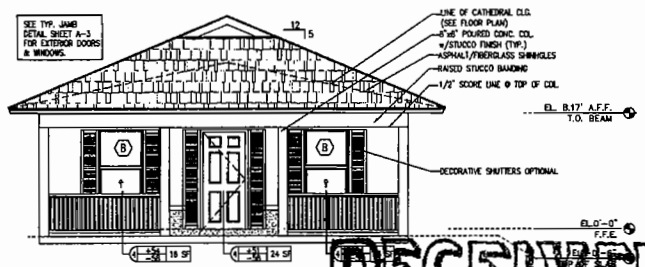
2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



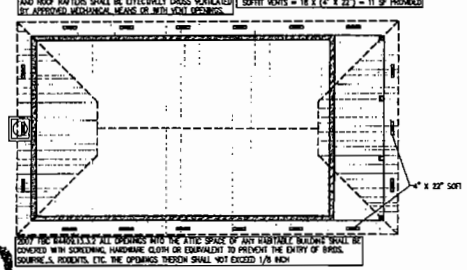
3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"



4 **REAR ELEVATION**
SCALE 1/4" = 1'-0"



5 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"



6 **ROOF PLAN**
SCALE 1/4" = 1'-0"

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOOR AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL. REF TO SCHEDULES.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE.
HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS(FBC 2410) OR IMPACT RESISTANT GLASS.

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE LAWSON INDUSTRIES ALUMINUM/LIGHT GREY TINT GLASS OR EQUAL

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

ALL CLOSET AND BATHROOM DOORS TO BE OPERABLE FROM THE INTERIOR SIDE.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. FBC 1210.3

WINDOW SCHEDULE

MARK	DIMENSIONS W.	H.	TH.	TYPE	MATERIALS GLASS TH.	FRAME	NOTES
A	3'-1"	3'-2 3/8"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 NOA 08-0408.08
B	3'-1"	5'-3"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 NOA 08-0408.08
C	2'-2 1/2"	2'-2"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 NOA 08-0408.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

MARK	SIZE WD	HGT	THK	MATL	HARDWARE	REMARKS
MODEL TYPE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	MTL	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0628.10)
1.2 BACK	3'-0"	6'-8"	2"	MTL	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0628.10)
1.3 LAUNDRY	2'-10"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.4 BATH	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.5 BEDROOM 1	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.6 CLOSET	2'-6"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 A/C CLOSET	2'-6"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
DINING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
HW/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

Habitat for Humanity
SOUTH DADE
28100 S.W. 217 AVE.
HOMESTEAD, FL 33030
305-245-2591
LICENSED GENERAL CONTRACTOR

Registration
Patricia Thomas
7 April 2010
Patricia Thomas AR 0005754

Revisions

HABITAT FOR HUMANITY
COOKE CUTTER MODEL 'A-1A'

FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 01/05/10
Drawn by: LE
Checked by: Author
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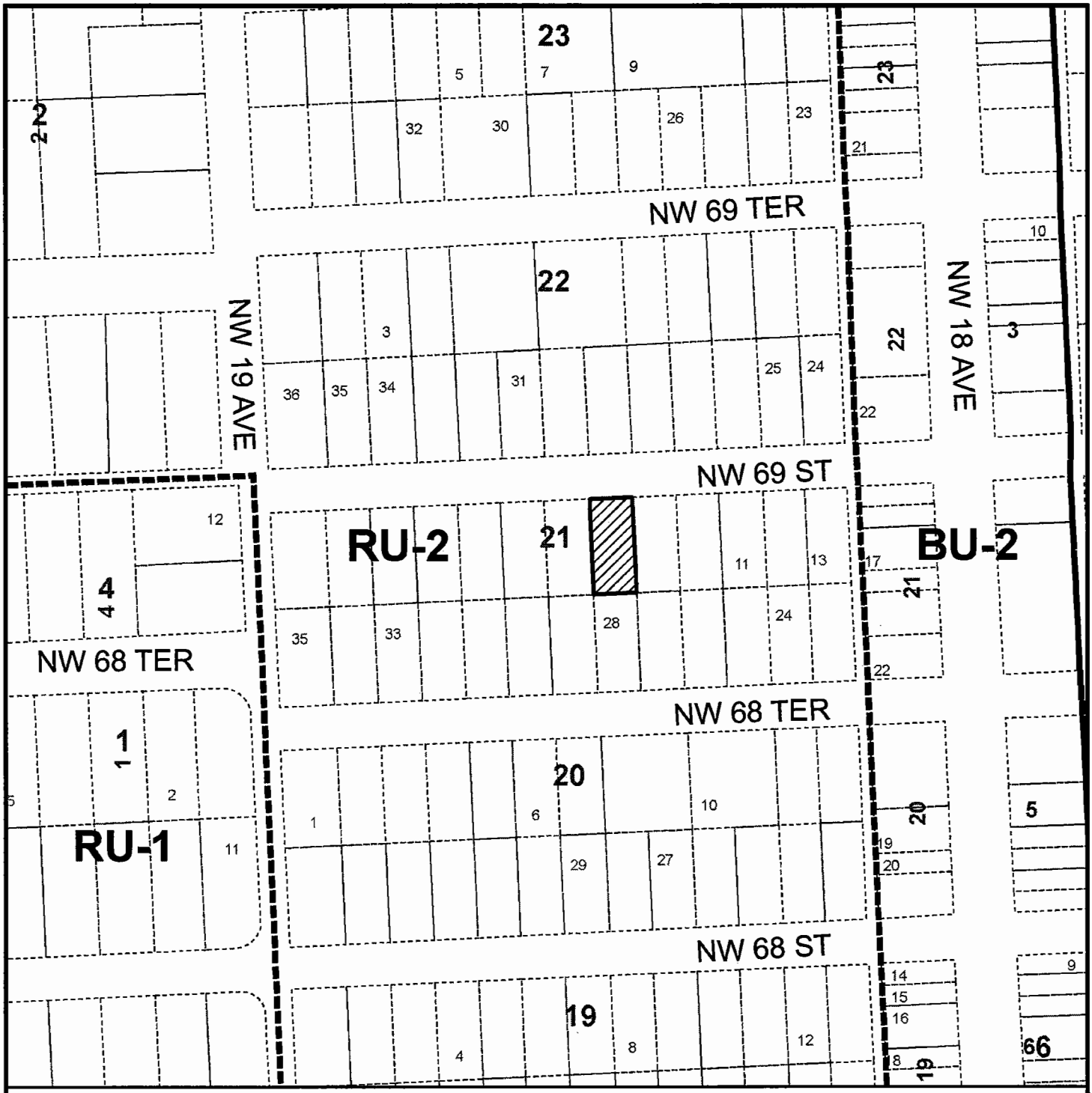


MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000038

Legend
- Subject Property Case
- Zoning

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, May 17, 2010

REVISION	DATE	BY
		16

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000038

Legend
Subject Property

N
W E
S

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, May 17, 2010

REVISION	DATE	BY

4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (Applicant)

10-9-CZ8-4 (10-39)
Area 8/District 2
Hearing Date: 09/01/10

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
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved
2007	Director of the Department of Planning & Zoning	- Variance of lot frontage and area	BCC	Approved

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-39 (10-09-CZ8-4)

SECTION: 15-53-41 **DATE:** September 1, 2010

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

==========

A. INTRODUCTION:

o REQUESTS:

(1) Applicant is requesting to permit a single-family residence setback 15' 2" (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 4/19/10 and consisting of two sheets. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

This application will allow the construction of a single-family residence setback closer to the rear (south) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

o LOCATION:

Lying approximately 189' east of N.W. 19 Avenue, south of N.W. 69 Street; A/K/A: 1864 N.W. 69 Street, Miami-Dade County, Florida.

o SIZE: 40' x 90'

B. ZONING HEARINGS HISTORY: In October 2007, the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution No. Z-42-07.

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; Single-family residence	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 lot	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 south of NW 69 Street, approximately 189' east of NW 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)(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.

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 subject parcel is an interior lot, which lies south of NW 69 Street, approximately 189' east of NW 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. 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. As previously mentioned, in October 2007, the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution No. Z-42-07 in order to allow the development of a single-family residence on the site. The approval of this application will allow the construction of a proposed single-family residence setback closer to the rear (south) property line and to allow a greater lot coverage than that permitted by the Zoning Code. The approval of the requests sought in this application will not add additional dwelling units to the site beyond what was previously approved in 2007. Moreover, the subject property lies within the Urban Infill Area (UIA). Specifically, **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. Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area.

Specifically, **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. Therefore, the requests are **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 **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. The **Public Works Department** (PWD) and the Miami-Dade Fire Rescue Department **(MDFR) have no objections** to this application. The MDFR memorandum indicates that the estimated average travel response time is **5:18**.

When the 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 the 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 the proposed single-family residence setback 15'2" (25' required) from the rear (south) property line, and request #2, to permit the residence with a lot coverage of 35.8% (35% permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff's research indicates that property located at 1872 NW 69 Street, immediately to the west of the subject site, was granted approval to permit an addition to a single-family residence setback 19' from the rear property line and to permit a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. Further, staff notes that property located at 1868 NW 69 Street, one lot to the west of the subject site, was granted approval of a request to permit a duplex residence setback 20' from the rear property line, pursuant to Resolution No. 2-ZAB-395-63. Moreover, staff notes that the submitted plans illustrate a proposed 6' high wood fence along the rear (south) property line along with landscaping in the form of trees which staff opines will effectively mitigate any negative visual impact the requested 9.83' encroachment into the rear setback area may have on the adjoining residence to the south of the site. Overall, 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. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). It should be noted that the subject site was originally part of the County's Infill Housing Initiative, the purpose of which is to increase the availability of affordable homes for low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, and to equitably distribute homeownership opportunities within the Infill Target Areas. As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things 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 "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 4/19/10 and consisting of two 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.

DATE TYPED: 06/25/10
DATE REVISED: 06/28/10; 07/06/10; 07/23/10
DATE FINALIZED: 08/02/10
MCL:GR:NN:TA:NC

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

J.V.

Memorandum

MIAMI-DADE COUNTY

Date: May 5, 2010

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

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

Subject: C-08 #Z2010000039
Habitat for Humanity of Greater Miami, Inc.
1864 N.W. 69th Street
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot of Coverage than Permitted (RU-2) (0.82 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 plans shall comply with the requirements of Chapter 11C of the Code.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures

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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands
The subject property does not contain 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 prohibited tree as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from the site prior to development. Notwithstanding the foregoing, the applicant is advised that Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any other tree on the subject property that is not a prohibited species. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History
DERM has found no open or closed enforcement records 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 discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, 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 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: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

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

Leandro Rodriguez

Memorandum

Date: 26-MAY-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000039

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000039
located at 1864 N.W. 69 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: 5:18 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 65' Aerial, Battalion

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 Letter of Intent.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 27-APR-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

HABITAT FOR HMNTY OF GRTR MIA,INC	1864 N.W. 69 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000039

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: NO HISTORY FOR CURRENT OWNERS. PREVIOUS OWNERS FROM 1999-2007: NO VIOLATIONS FOUND. BLDG ENFORCEMENT: NO VIOLATION FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

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: Habitat for Humanity of Greater Miami, Inc

NAME AND ADDRESS	Percentage of Stock
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd V-President	0
Anne E. Manning, Assistant Secretary	0

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 _____

NAME AND ADDRESS	Percentage of Interest

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].

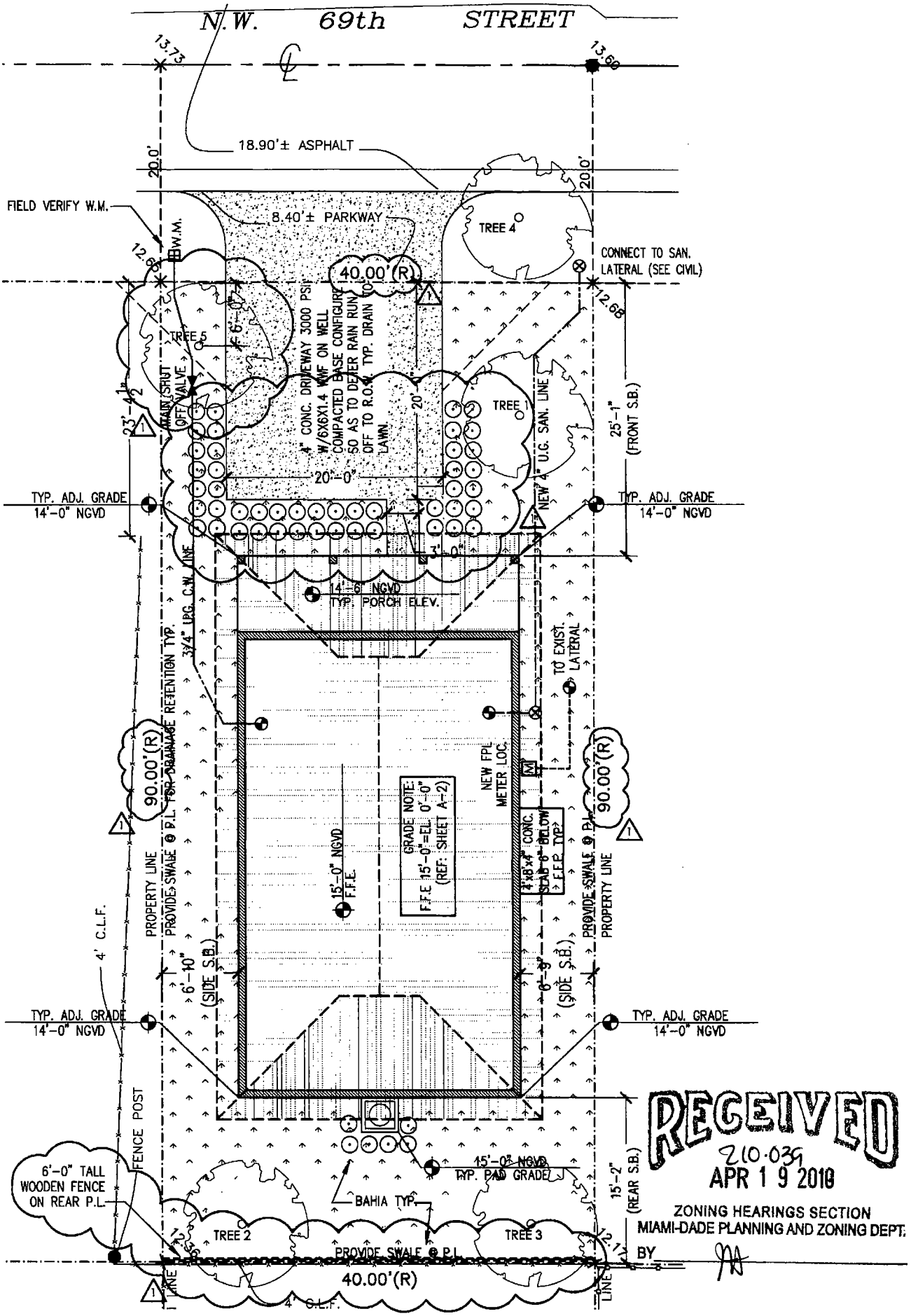
PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

RECEIVED
21-0039
APR 19 2010
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 other similar

E1



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APR 19 2019
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

1 **SITE PLAN** ENLARGE SITE PLAN
SCALE 1/8"=1'-0"

HABITAT FOR HUMANITY

1864 NW 69th St. Miami, Fl.

SITE PLAN

SCALE 1/8"=1'-0"

TREE NOTES

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 25' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVE AS PER TREE PERMIT
3. ** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001	CALLISTEMON SPP.	BOTTLEBRUSH		✓		8'-10 O.A.	3' MIN.
002	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10 O.A.	3' MIN.
003	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
004	COCCOLOBA UNIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.
005	COCCOLOBA UNIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL. 24" X 18" SP. OC. FULL

NOTE:
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. LOT TREES SHALL BE MIN. OF 10'-0" AT TIME OF PLANTING
3. STREET TREES SHALL BE MIN. OF 12'-0" AT TIME OF PLANTING

PROJECT LOCATION

LEGAL DESCRIPTION

LOT 5, BLOCK 21, ACCORDING TO THE PLAT OF "LIBERTY CITY", AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41, MIAMI DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA 1,317 SQ. FT.

PROJECT INDEX

- A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES
  - COOK : CUTLER APPROVED SHEETS
- A-2 FLOOR PLANS, ELEVATIONS AND SCHEDULES
- A-3 LANSCAPE NOTES, SCHED. & WALL SECTIONS
- S-1 FRAMING, FOUNDATION PLANS, & DETAILS
- S-2 NOA SHEETS
- P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
- M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
- E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

LANDSCAPING NOTES

STANDARDS FOR TREES, PALMS AND SHRUBS.
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES. GRADE: FLORIDA NUMBER I OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROOTED AND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES, PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED, REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND, COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE: FREE OF NEMATODES, REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-27.

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .082 ACRES (3,600 SF)

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION		
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area (St. Augustine sod) permitted 50% X 3,986 SF =	N/A	N/A
	TREES The number of trees required per lot existing number of trees that meet min. requirements = 30% palm trees allowed (two palms = one tree) Palms provided	3	3
A.	Percentage of native trees req. number of trees provided X 30% =	1	2
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx sf along street/35= Plam as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	1	2
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	N/A	N/A 5
	SHRUBS		
A.	The total number of trees required X 10 = the numrer of shrubs req. The number of shrubs req. x 30% = the number of native shrubs req.	50 15	50 50

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREE THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR THEMSELVES FROM PERSONAL KNOWLEDGE AND EXPERIENCE OF PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, THE NATURE OF ANY EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT THEY MAY INCLUDE IN THEIR BID ALL COSTS PERTAINING TO THE WORK AND OR REPLACEMENT OF ANY OBJECT OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE THE THE 2004 FLORIDA BUILDING CODE, LATEST EDITION AND ANY OTHER APPLICABLE FEDERAL, STATE & LOCAL CODES.

ANY CONFLICTS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL NECESSITATE NOTIFICATION OF THE ARCHITECT OF RECORD FOR ANY CORRECTIONS. INTERPRETATIONS OR CLARIFICATIONS BEFORE SUBMITTING A BID OR PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. IF UPON EXCAVATION IT BECOMES EVIDENT THAT THIS PRESSURE CANNOT BE OBTAINED, THE GENERAL CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY. FOR CONSTRUCTION OF NEW GROUND FLOOR SLAB, CLEAR, REMOVE AND DISPOSE OF ALL VEGETATION, ORGANIC SOILS AND DEBRIS. FILL AND BACKFILL IN LAYERS NOT GREATER THAN 12 IN. LOOSE THICKNESS WITH STRUCTURAL FILL MATERIAL AND COMPACT TO 95% MINUMUM DENSITY (PROCTOR TEST) AT THE TIME OF CONSTRUCTION. A LISCENCED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

THE CONTRACTOR SHALL RESTORE TO SATISFACTORY CONDITION ALL NEW AND EXISTING CONSTRUCTION WORK AND/OR OTHER IMPROVEMENTS DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT

ALL CONTRACTORS SHALL BE LICENSED TO OPERATE IN MIAMI-DADE COUNTY, FLORIDA.

ALL CONTRACTORS SHALL PRODUCE EVIDENCE OF LIABILITY INSURANCE AND WORKMANS COMPENSATION. THE GENERAL CONTRACTOR SHALL INDEMNIFY THE OWNER AND/OR ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS AND JUDGEMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY AS THE RESULT OF WORK PERFORMED UNDER THIS TASK.

FOR THE DURATION OF THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE AS REQUIRED TO SATISFY THE REQUIREMENTS OF OSHA. THIS EXTENDS TO ALL SUBCONTRACTORS, WORKMEN AS VISITORS TO THE SITE.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY VARIATIONS OF THE DIMENSIONS AND/OR CONDITIONS REPRESENTED

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		17'-4"
NET LAND AREA		3,600 sf
LOT COVERAGE		1525 sf (36%)

SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	25'-4"
INT. SIDE	5'-0"	6'-10" & 6'-9"
SIDE STREET	15'-0"	N/A
PARKING REQUIRED 2 SPACES		PROPOSED 2 SPACES PROVIDED

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 341.8.2.3.1.1

ALL DIMENSIONS ARE TO FACE OF BLOCK OR FACE OF STUD UNLESS OTHERWISE NOTED.

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.10

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)

"THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

BURGLARY INTRUSION NOTES:

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.

2. GLASS AND EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTES STANDARD 297.1

3. EXTERIOR DOORS TO LIVING AREAS SHALL BE SECURED WITH A LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW, OR A COMBINATION AND LATCH AND DEAD BOLT SET AS FOLLOWS, SWINGING ENTRANCE DOORS TO INDIVIDUAL UNITS SHOULD COMPLY WITH F.B.C. HEREIN AND SHALL BE SECURED AS SET FORTH BY F.B.C. OR BY COMBINATION DEAD LATCH AND HARDENED DEAD BOLT SETS OR DEAD BOLT WHICH CONTAINS AN INSERT. EACH WITH 1" MINIMUM THROW. AT LEAST ONE SUCH ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL COMPLYING WITH N.O.A.

4. SWINGING DOORS SHALL BE OF SOLID CORE, FLUSH CONSTRUCTION, AND SHALL BE NOT LESS THAN 1 3/8" IN THICKNESS. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE

5. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE RAILS AND STILE NOT LESS THAN 1 3/4" INCHES IN THICKNESS WITH RETAINING TONGUES OR SPLINES NOT LESS THAN 3/8" IN LEAST DIMENSION.

6. LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

SOIL STATEMENT:

BASED ON FIELD OBSERVATIONS THE EXISTING SOIL CONDITIONS ARE BELIEVED TO CONSIST OF UNDISTURBED SAND, SOIL & ROCK WITH A MAXIMUM PRESUMPTIVE BEARING CAPACITY OF 2000 psf. IF UPON EXCAVATION OTHER MATERIALS OR CONDITIONS ARE ENCOUNTERED: STOP WORK (IN THIS AREA) AND NOTIFY ARCHITECT IMMEDIATELY.

THE ASSUMED SOIL BEARING PRESSURE IS TO BE VERIFIED BY A CERTIFIED SOIL TESTING LAB AND REPORT ISSUED VERIFYING SOIL BEARING PRESSURE.

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONRY UNIT
	CAB.	CABINET
	CLG.	CEILING
	C.D.	CEILING DIFFUSER
	COMP.	COMPRESSOR (A/C)
	COL.	COLUMN
	CONC.	CONCRETE
	CTR.	CENTER
D	DN.	DOWN
	DW.	DISHWASHER
E	E.P.	ELECTRICAL PANELBOARD
	ELEC.	ELECTRIC (AL)
	ELEV.	ELEVATION
F	F.F.	FINISH FLOOR
	FIXT.	FIXTURE
G	G.C.	GENERAL CONTRACTOR
	GYP.	GYPSUM BOARD
H	H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING
I	INT.	INTERIOR
L	LAV.	LAVATORY
	LT.	LIGHT
M	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	MTL.	METAL
O	O.C.	ON CENTER
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

SYMBOLS

- DRAWING NAME / SCALE — DRAWING IDENTIFICATION
- 1/A1 — BUILDING SECTION
- 1/A1.1 — WALL SECTION
- DRAWING NUMBER / SHEET NUMBER
- DETAIL OR WALL SECTION KEY
- SECTION DETAIL KEY
- 1/A5 — INTERIOR ELEVATION KEY
- ROOM NAME 101 — ROOM IDENTIFICATION
- 001 — DOOR NUMBER
- ELEVATION LINE
- SPOT ELEVATION
- REVISION
- PROJECT NORTH

Habitat for Humanity
3800 NW 22ND AVE.
MIAMI, FL 33142
305-634-3628
EXEC DIRECTOR ANNE MANNING

Registration
3 April 2010
Peter W. Thomas AR 008754

REVISIONS

1	04/01/10	VARIANCE COMMENTS REVISIONS TO COMMENTS

HABITAT FOR HUMANITY
1864 NW 69th St.
Miami, Florida

THOMAS & CAZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES

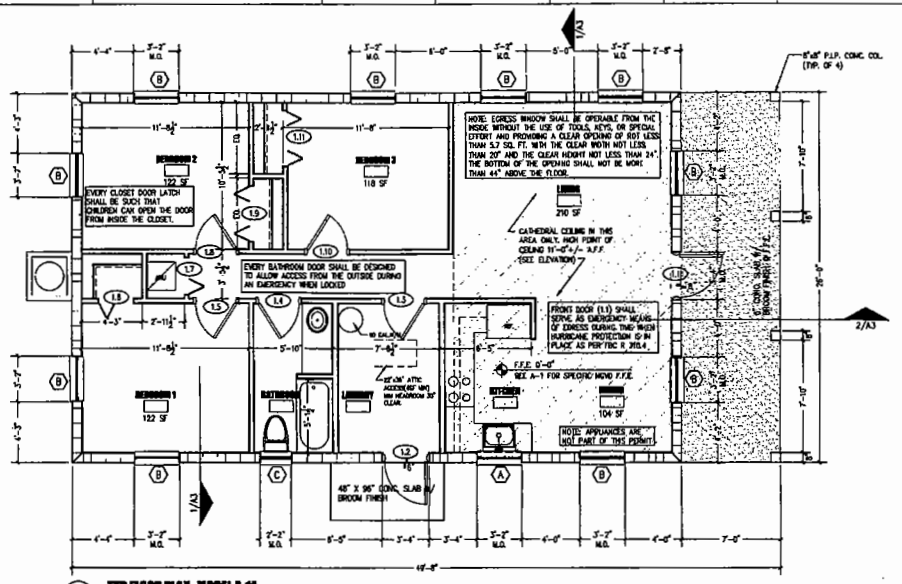
Date: 09/09/09
Drawn by: TJE/EFB
File: N:Thomas&Cazadilla\HABITAT\c2

A1

RECEIVED
Z10-031
APR 19 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

14

15



1 **TYP. FLOOR PLAN - MODEL A-1A**
SCALE 1/4"=1'-0"
SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOOR AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL REF TO SCHEDULES.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 10,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE.
HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS(FBC 2410) OR IMPACT RESISTANT GLASS.

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE LAWSON INDUSTRIES ALUMINUM/LIGHT GREY TINT GLASS OR EQUAL

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

ALL CLOSET AND BATHROOM DOORS TO BE OPERABLE FROM THE INTERIOR SIDE.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. FBC 1210.3

WINDOW SCHEDULE

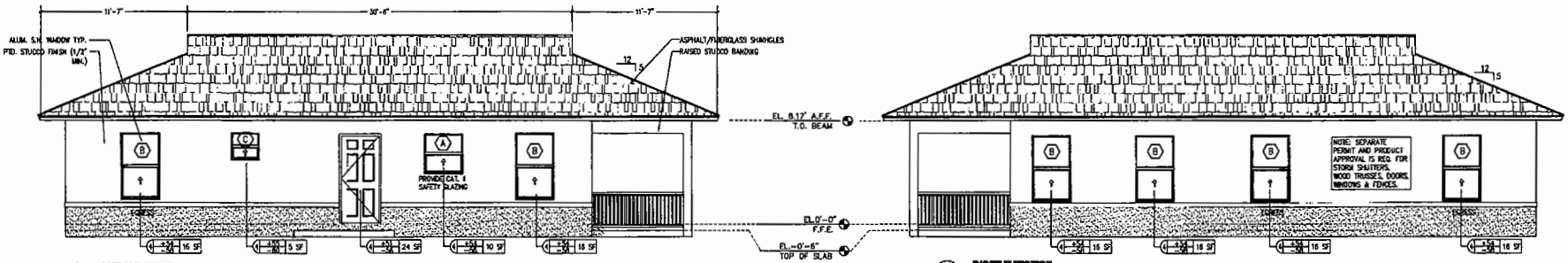
MARK	DIMENSIONS W.	DIMENSIONS H.	DIMENSIONS THK.	TYPE	MATERIALS GLASS TYP.	MATERIALS FRAME	NOTES
A	3'-1"	3'-2 3/8"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 MIA 05-0408.06
B	3'-1"	5'-3"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 MIA 05-0408.06
C	2'-2 1/2"	2'-2"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 MIA 05-0408.06 (EXPOSURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

MARK	SIZE WD	SIZE HGT	SIZE THK	MAT'L	HARDWARE	REMARKS
MODEL TYPE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (MDA 01-0828.10)
1.2 BACK	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (MDA 01-0828.10)
1.3 LAUNDRY	2'-10"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.4 BATH	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.5 BEDROOM 1	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.6 CLOSET	2'-6"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 A/C CLOSET	2'-8"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS

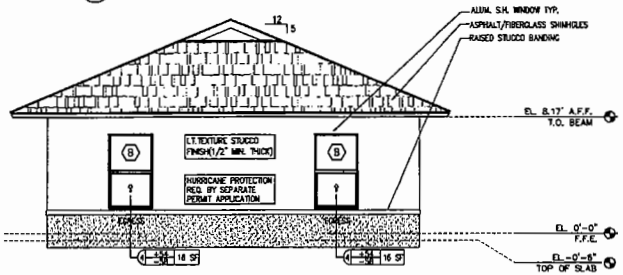
ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
DINING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
HW/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	

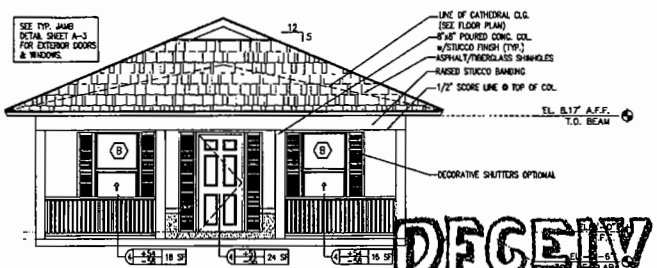


2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"

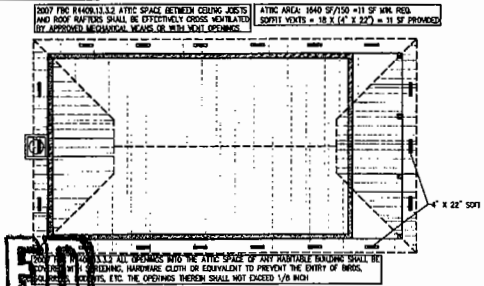
3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"



4 **REAR ELEVATION**
SCALE 1/4" = 1'-0"



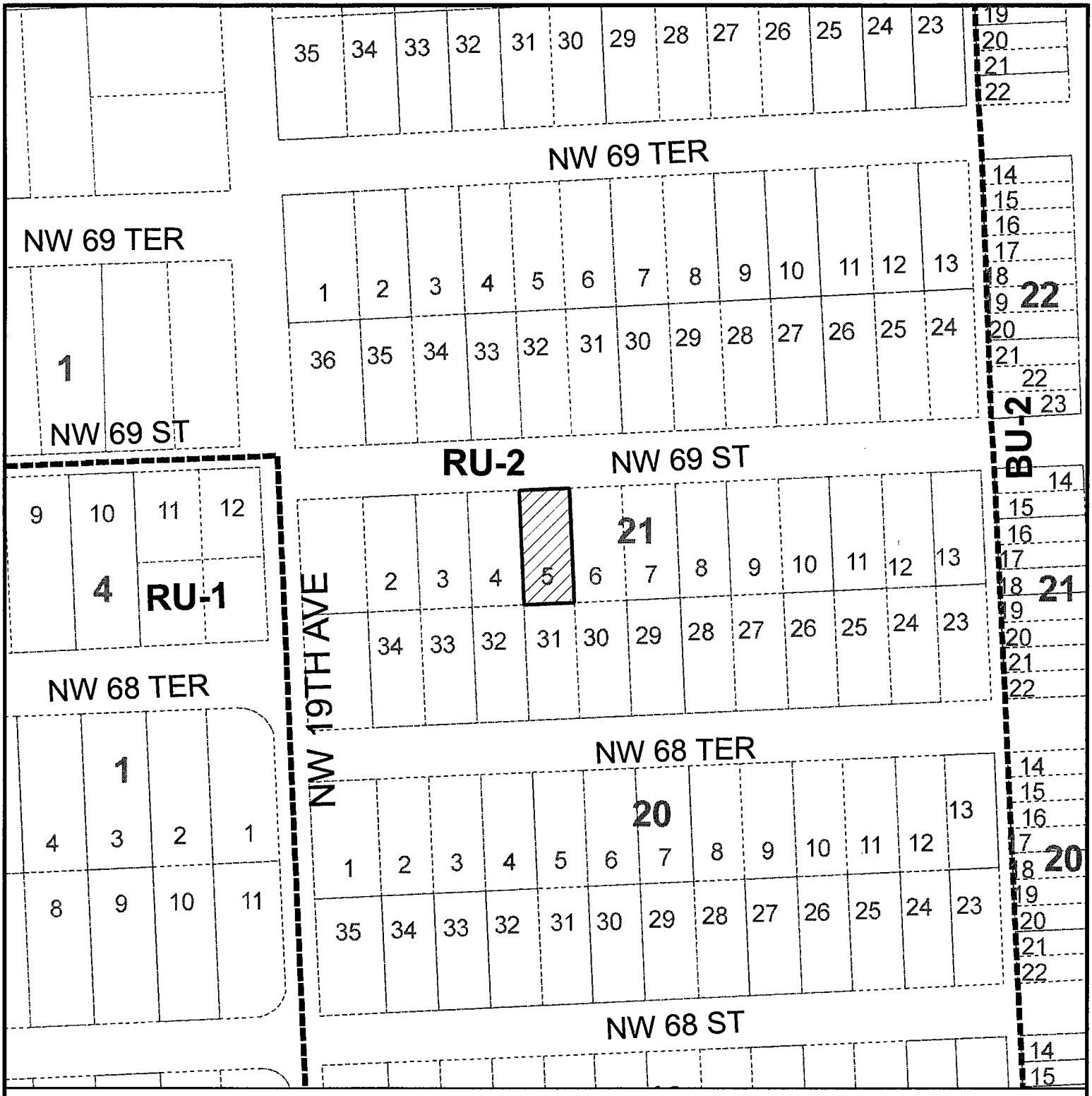
5 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"

RECEIVED
210-039
APR 19 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Habitat for Humanity
Registration
Revisions
HABITAT FOR HUMANITY
COOKS CRYPTIA MODEL "A-1A"
210-039
APR 19 2010
FLOOR PLANS, ELEVATIONS AND SCHEDULES
A2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000039

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 13, 2010

REVISION	DATE	BY
		16

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000039

N
W E
S

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, May 13, 2010

REVISION	DATE	BY

5. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (Applicant)

10-9-CZ8-5 (10-40)
Area 8/District 2
Hearing Date: 09/01/10

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
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved
2007	Director of the Department of Planning & Zoning	- Variance of lot frontage and area	BCC	Approved

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-40 (10-09-CZ8-5)

SECTION: 15-53-41 **DATE:** September 1, 2010

COMMISSION DISTRICT: 2 **ITEM NO.:** 5

==========

A. INTRODUCTION:

- **REQUESTS:**

  (1) Applicant is requesting to permit a single-family residence setback 15' 1" (25' required) from the rear (south) property line.

  (2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas and Calzadilla, dated stamped received 4/19/10 and consisting of two sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  This application will allow the construction of a single-family residence setback closer to the rear (south) property line and a greater lot coverage than that permitted by the Zoning Code.

- **LOCATION:**

  Lying approximately 157' west of N.W. 17 Avenue, south of N.W. 68 Street; A/K/A: 1726 N.W. 68 Street, Miami-Dade County, Florida.

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

B. ZONING HEARINGS HISTORY:

In October 2007, the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution No. Z-40-07.

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; Vacant	Low-Medium Density Residential, 6 to 13 dua

The subject parcel is an interior lot, which lies approximately 157' west of N.W. 17 Avenue and south of N.W. 68 Street. Single-family residences, vacant lots and a duplex 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)(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.

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 subject parcel is an interior lot, which lies approximately 157' west of N.W. 17 Avenue and south of N.W. 68 Street. Single-family residences, vacant lots and a duplex characterize the surrounding area where the subject property lies. 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. As previously mentioned, in October 2007, the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution No. Z-40-07 in order to allow the development of a single-family residence on the site. The approval of this application will allow the construction of a proposed single-family residence setback closer to the rear (south) property line and to allow a greater lot coverage than that permitted by the Zoning Code. The approval of the requests sought in this application will not add additional dwelling units to the site beyond what was previously approved in 2007. Moreover, the subject property lies within the Urban Infill Area (UIA). Specifically, **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. Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area. Specifically, **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. Therefore, the requests are **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 **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. The **Public Works Department** (PWD) and the Miami-Dade Fire Rescue Department **(MDFR) have no objections** to this application. The MDFR memorandum indicates that the estimated average travel response time is **5:12**.

When the 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 the 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 the proposed single-family residence setback 15'1" (25' required) from the rear (south) property line, and request #2, to permit the residence with a lot coverage of 35.8% (35% permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff's research indicates that property located at 1872 NW 69 Street, was granted approval to permit an addition to a single-family residence setback 19' from the rear property line and to permit a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. Further, staff notes that property located at 1868 NW 69 Street, was granted approval of a request to permit a duplex residence setback 20' from the rear property line, pursuant to Resolution No. 2-ZAB-395-63. Moreover, staff notes that the submitted plans illustrate a proposed 6' high wood fence along the rear (south) property line along with landscaping in the form of trees which staff opines will effectively mitigate any negative visual impact the requested 9.92' encroachment into the rear setback area may have on the adjoining residence to the south of the site. Overall, 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. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). It should be noted that the subject site was originally part of the County's Infill Housing Initiative, the purpose of which is to increase the availability of affordable homes for low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, and to equitably distribute homeownership opportunities within the Infill Target Areas. As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things 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 "Habitat for Humanity," as prepared by Thomas and Calzadilla, dated stamped received 4/19/10 and consisting of two 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.

DATE TYPED: 06/30/10
DATE REVISED: 07/01/10; 07/23/10
DATE FINALIZED: 08/02/10
MCL:GR:NN:NC:TA

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

JV.

Memorandum

MIAMI-DADE COUNTY

Date: May 5, 2010

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

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

Subject: C-08 #Z2010000040
Habitat for Humanity of Greater Miami, Inc.
1726 N.W. 68th Street
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot Coverage than Permitted (RU-2) (0.82 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 plans shall comply with the requirements of Chapter 11C of the Code.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures.

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 Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands
The subject property does not contain 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
An aerial review performed by DERM staff revealed that tree resources have been removed from this property without first obtaining the required Miami-Dade County Tree Removal Permit. Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal Permit. The applicant is advised that enforcement action may be forthcoming as a consequence of the violation. Section 24-49 of the Code requires the preservation of tree resources. Therefore, DERM will require the preservation of all the specimen-sized trees (trunk diameter 18 inches or greater) as defined in the Code. 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 advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History
DERM has found no open or closed enforcement records 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 discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, 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 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: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

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

Leandro Rodriguez

Memorandum

Date: 26-MAY-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000040

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000040
located at 1726 N.W. 68 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: 5:12 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 65' Aerial, Battalion

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 Letter of Intent.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 27-APR-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

HABITAT FOR HMNTY OF GRTR MIA,INC	1726 N.W. 68 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000040

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: NO HISTORY FOR CURRENT OWNERS. PREVIOUS OWNERS FROM 2000-2007: NO VIOLATIONS FOUND. BLDG ENFORCEMENT: NO VIOLATION FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

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: Habitat for Humanity of Greater Miami, Inc

NAME AND ADDRESS	Percentage of Stock
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd V-President	0
Anne E. Manning, Assistant Secretary	0

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 _____

NAME AND ADDRESS	Percentage of Interest

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

RECEIVED
210.040
APR 19 2010
PUBLIC HEARINGS SECTION
MIAMI-DADE PLANNING DEPT.

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

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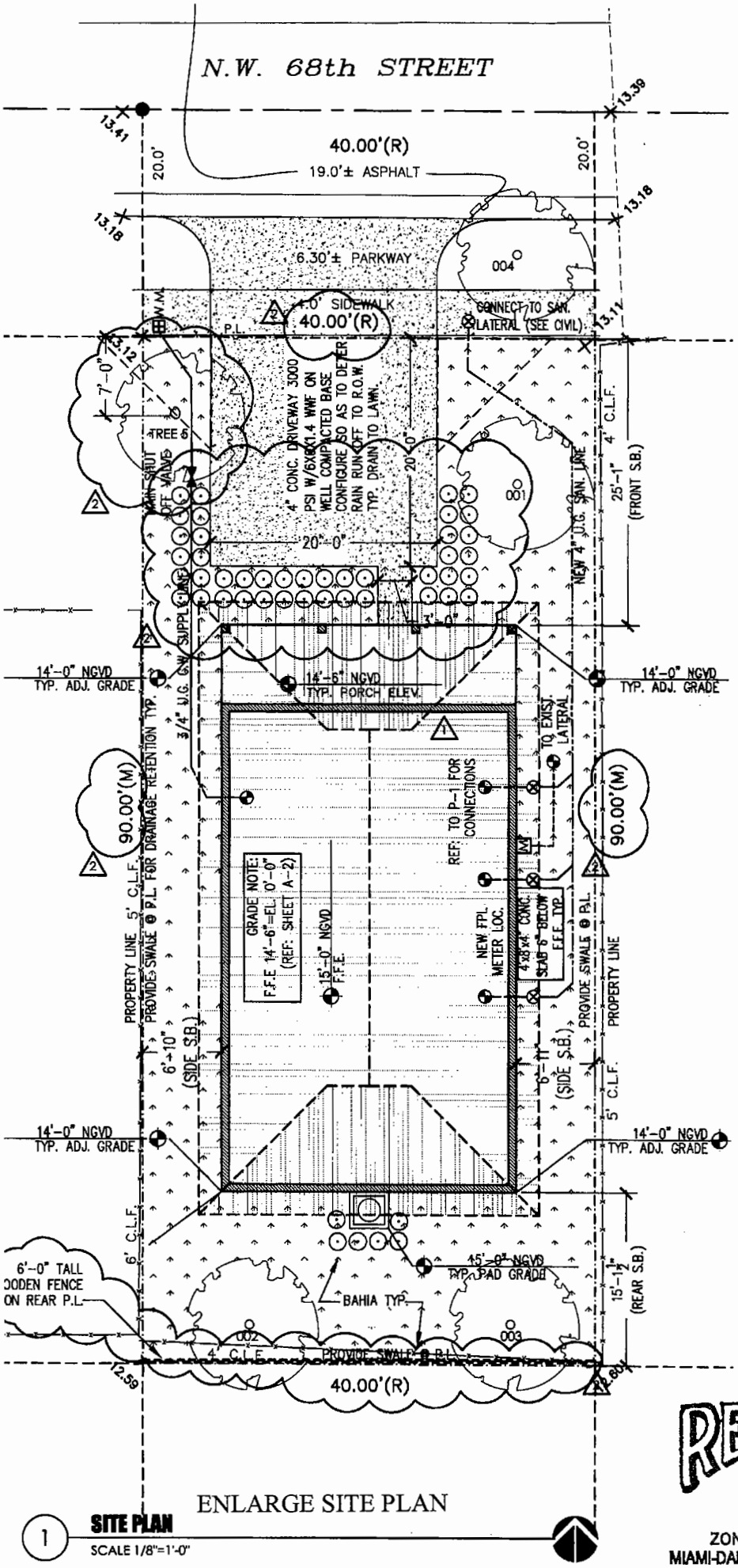

ENLARGE SITE PLAN

1 **SITE PLAN**

SCALE 1/8"=1'-0"

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APR 19 2018
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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HABITAT FOR HUMANITY
1726 NW 68th St. Miami, Fl.

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

PROJECT LOCATION

LEGAL DESCRIPTION

LOT 19, BLOCK 6, ACCORDING TO THE PLAT OF "LIBERTY CITY", AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41, MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA 1,317 SQ. FT.

PROJECT INDEX

- A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES
  COOKIE CUTTER APPROVED SHEETS
- A-2 FLOOR PLANS, ELEVATIONS AND SCHEDULES
- A-3 LANSCAPE NOTES, SCHED. & WALL SECTIONS
- S-1 FRAMING, FOUNDATION PLANS, & DETAILS
- S-2 NOA SHEETS
- P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
- M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
- E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREE THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR THEMSELVES FROM PERSONAL KNOWLEDGE AND EXPERIENCE OF PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, THE NATURE OF ANY EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT THEY MAY INCLUDE IN THEIR BID ALL COSTS PERTAINING TO THE WORK AND OR REPLACEMENT OF ANY OBJECT OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE THE THE 2004 FLORIDA BUILDING CODE, LATEST EDITION AND ANY OTHER APPLICABLE FEDERAL, STATE & LOCAL CODES.

ANY CONFLICTS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL NECESSITATE NOTIFICATION OF THE ARCHITECT OF RECORD FOR ANY CORRECTIONS, INTERPRETATIONS OR CLARIFICATIONS BEFORE SUBMITTING A BID OR PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. IF UPON EXCAVATION IT BECOMES EVIDENT THAT THIS PRESSURE CANNOT BE OBTAINED, THE GENERAL CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY. FOR CONSTRUCTION OF NEW GROUND FLOOR SLAB,CLEAR, REMOVE AND DISPOSE OF ALL VEGETATION, ORGANIC SOILS AND DEBRIS. FILL AND BACKFILL IN LAYERS NOT GREATER THAN 12 IN. LOOSE THICKNESS WITH STRUCTURAL FILL MATERIAL AND COMPACT TO 95% MINUMUM DENSITY (PROCTOR TEST) AT THE TIME OF CONSTRUCTION. A LISCENCED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

THE CONTRACTOR SHALL RESTORE TO SATISFACTORY CONDITION ALL NEW AND EXISTING CONSTRUCTION WORK AND/OR OTHER IMPROVEMENTS DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT.

ALL CONTRACTORS SHALL BE LICENSED TO OPERATE IN MIAMI-DADE COUNTY, FLORIDA.

ALL CONTRACTORS SHALL PRODUCE EVIDENCE OF LIABILITY INSURANCE AND WORKMAN'S COMPENSATION. THE GENERAL CONTRACTOR SHALL INDEMNIFY THE OWNER AND/OR ARCHITECT FOR ANY AND ALL COSTS,CLAIMS,SUITS AND JUDGEMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY AS THE RESULT OF WORK PERFORMED UNDER THIS TASK.

FOR THE DURATION OF THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE AS REQUIRED TO SATISFY THE REQUIREMENTS OF OSHA. THIS EXTENDS TO ALL SUBCONTRACTORS, WORKMEN AS VISITORS TO THE SITE.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY VARIATIONS OF THE DIMENSIONS AND/OR CONDITIONS REPRESENTED.

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		17'-4"
NET LAND AREA		3,600 sf
LOT COVERAGE		1317 sf (36%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0	25'-1"
REAR	25'-0	15'-1 1/2"
INT. SIDE	5'-0"	6'-10" & 6'-11"
SIDE STREET	5'-0"	N/A
PARKING		
REQUIRED 2 SPACES		PROPOSED 2 SPACES PROVIDED

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 341.8.2.3.1.1

ALL DIMENSIONS ARE TO FACE OF BLOCK OR FACE OF STUD UNLESS OTHERWISE NOTED.

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.10

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)

"THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

BURGLARY INTRUSION NOTES:

1- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.

2- GLASS AND EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTES STANDARD 297.1

3. EXTERIOR DOORS TO LIVING AREAS SHALL BE SECURED WITH A LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW, OR A COMBINATION AND LATCH AND DEAD BOLT SET AS FOLLOWS. SWINGING ENTRANCE DOORS TO INDIVIDUAL UNITS SHOULD COMPLY WITH F.B.C. HEREIN AND SHALL BE SECURED AS SET FORTH BY F.B.C. OR BY COMBINATION DEAD LATCH AND HARDENED DEAD BOLT SETS OR DEAD BOLT WHICH CONTAINS AN INSERT, EACH WITH 1" MINIMUM THROW. AT LEAST ONE SUCH ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL COMPLYING WITH N.O.A.

4. SWINGING DOORS SHALL BE OF SOLID CORE, FLUSH CONSTRUCTION, AND SHALL BE NOT LESS THAN 1 3/8" IN THICKNESS. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE

5. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE RAILS AND STILE NOT LESS THAN 1 3/4" INCHES IN THICKNESS WITH RETAINING TONGUES OR SPLINES NOT LESS THAN 3/8" IN LEAST DIMENSION.

6. LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

SOIL STATEMENT:

BASED ON FIELD OBSERVATIONS THE EXISTING SOIL CONDITIONS ARE BELIEVED TO CONSIST OF UNDISTURBED SAND, SOIL, & ROCK WITH A MAXIMUM PRESUMPTIVE BEARING CAPACITY OF 2000 psf. IF UPON EXCAVATION OTHER MATERIALS OR CONDITIONS ARE ENCOUNTERED; STOP WORK (IN THIS AREA) AND NOTIFY ARCHITECT IMMEDIATELY.

THE ASSUMED SOIL BEARING PRESSURE IS TO BE VERIFIED BY A CERTIFIED SOIL TESTING LAB AND REPORT ISSUED VERIFYING SOIL BEARING PRESSURE.

ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONRY UNIT
	CAB.	CABINET
	C.G.	CEILING
	C.D.	CEILING DIFFUSER
	COMP.	COMPRESSOR (A/C)
	COL.	COLUMN
	CONC.	CONCRETE
	CTR.	CENTER
D	DN.	DOWN
	DW.	DISHWASHER
E	E.P.	ELECTRICAL PANELBOARD
	ELEC.	ELECTRIC (AL)
	ELEV.	ELEVATION
F	F.F.	FINISH FLOOR
	FIXT.	FIXTURE
G	G.C.	GENERAL CONTRACTOR
	GYP.	GYPSUM BOARD
H	H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING
I	INT.	INTERIOR
L	LAV.	LAVATORY
	LT.	LIGHT
M	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	MTL.	METAL
O	O.C.	ON CENTER
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T.&G.	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

SYMBOLS

(1) DRAWING NAME / SCALE	DRAWING IDENTIFICATION
1/A1 — 1/A1	BUILDING SECTION
1/A1.1	WALL SECTION
A4	DRAWING NUMBER / SHEET NUMBER
1/A5	DETAIL OR WALL SECTION KEY / SECTION DETAIL KEY
1/A8	INTERIOR ELEVATION KEY
ROOM NAME 101	ROOM IDENTIFICATION
(001)	DOOR NUMBER
	ELEVATION LINE
	SPOT ELEVATION
△	REVISION
	PROJECT NORTH

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .082 ACRES (3,600 SF)

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION		
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area (St. Augustine sod) permitted 50% X 3,786 SF =	N/A	N/A
	TREES		
	The number of trees required per lot	3	3
	existing number of trees that meet min. requirements = 30% palm trees allowed(two palms = one tree) Palms provided	-	-
A.	Percentage of native trees req.=number of trees provided X 30%	1	3
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx lf along street/35=	1	2
	Plam as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=		
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	N/A	N/A 5
	SHRUBS		
A.	The total number of trees required X 10 = the number of shrubs req.	30	50
	The number of shrubs req. x 30% = the number of native shrubs req.	5	50

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	COMMON	NATIVE YES	NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001	CALLISTEMON SPP.	BOTTLEBRUSH		✓		8'-10' O.A.	3' MIN.
002	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
003	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
004	COCCOLOBA UNIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.
005	COCCOLOBA UNIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GA. 24" X 18" SP. OC. FULL

NOTE:
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. LOT TREES SHALL BE MIN. OF 10'-0" AT TIME OF PLANTING
3. STREET TREES SHALL BE MIN. OF 12'-0" AT TIME OF PLANTING

LANDSCAPING NOTES

STANDARDS FOR TREES, PALMS AND SHRUBS. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES. GRADE FLORIDA NUMBER I OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROUTEDAND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES. PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED. REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND. COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE: FREE OF NEMATODES, REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.
11. RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-27.

Habitat for Humanity
3800 NW 22ND AVE. MIAMI, FL 33142
305-634-3628

Registration
5 April 2010
Peter W. Thomas AR 008754

REVISIONS
1	02/01/2010	PLUMBING REVISION # OF EXISTING DRAINS MARCH P-1
2	04/01/10	VARIANCE COMMENTS REVISIONS TO COMMENTS

HABITAT FOR HUMANITY
1726 NW 68th St.
Miami, Florida

THOMAS & CALZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 09/20/09
Drawn by: RJE/EFB
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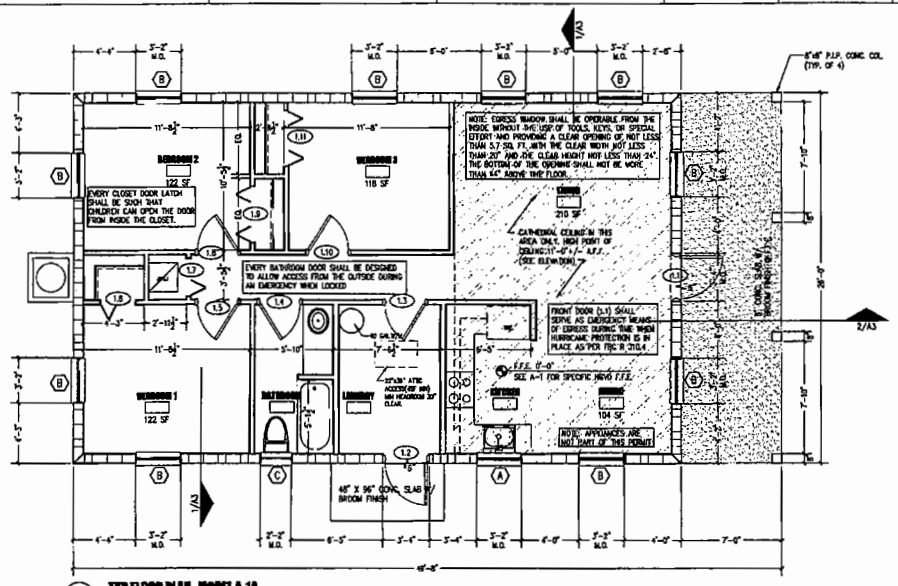


1 **TYP. FLOOR PLAN- MODEL A-1A**
SCALE 1/4"=1'-0"
SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOOR AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL. REF TO SCHEDULES.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 6,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE.
HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS(TDC 2410) OR IMPACT RESISTANT GLASS.

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE LAWSON INDUSTRIES ALUMINUM/LIGHT GREY TINT GLASS OR EQUAL

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

ALL CLOSET AND BATHROOM DOORS TO BE OPERABLE FROM THE INTERIOR SIDE.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. FBC 1210.3

WINDOW SCHEDULE

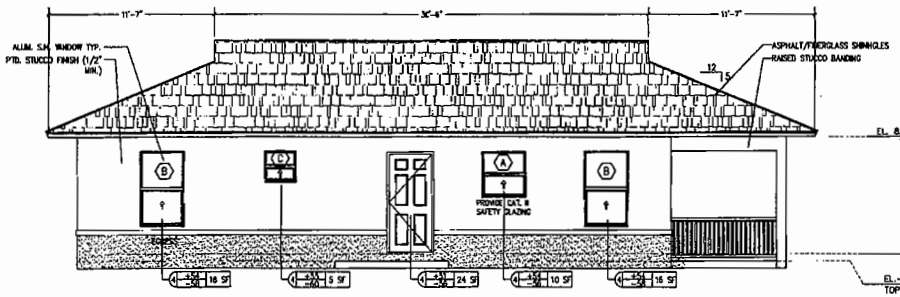
MARK	DIMENSIONS W.	H.	TH.	TYPE	MATERIALS GLASS TH.	FRAME	NOTES
A	3'-1"	3'-2 3/8"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 NOA 08-0408.08
B	3'-1"	5'-3"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 NOA 08-0408.08
C	2'-2 1/2"	2'-2"		SINGLE HUNG	TEMPERED GLASS	ALUMINUM	LAWSON SH-7700 NOA 08-0408.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

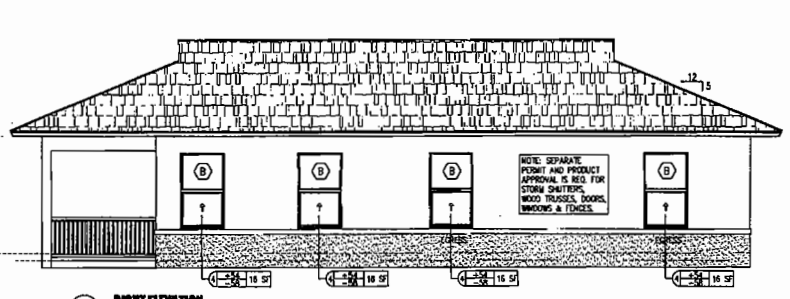
MARK	SIZE WD	HGT	THK	MATL	HARDWARE	REMARKS
MODEL TYPE A-1						
1.1 FRONT	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0525.10)
1.2 BACK	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0525.10)
1.3 LAUNDRY	2'-10"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.4 BATH	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.5 BEDROOM 1	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.6 CLOSET	2'-6"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 A/C CLOSET	2'-6"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS

ROOM FINISH SCHEDULE

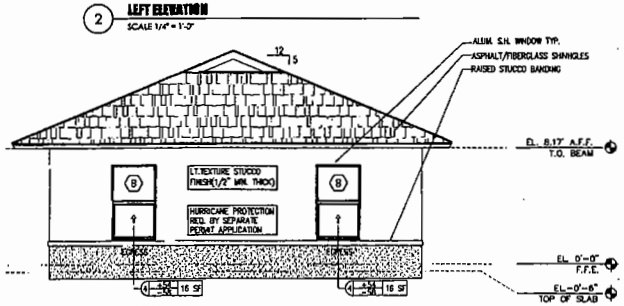
ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. GYP	8'-3"	
DINING	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. GYP	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. M.R.B	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. M.R.B	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. GYP	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. GYP	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. GYP	8'-3"	
MW/AC	CONC.	PTD. GYP. BD.	SMOOTH PTD. GYP	8'-3"	



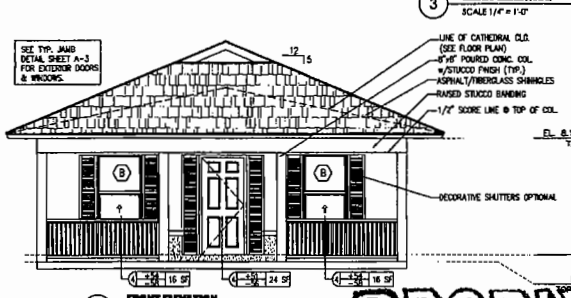
2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



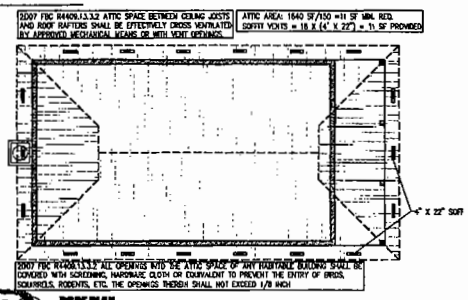
3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"



4 **REAR ELEVATION**
SCALE 1/4" = 1'-0"



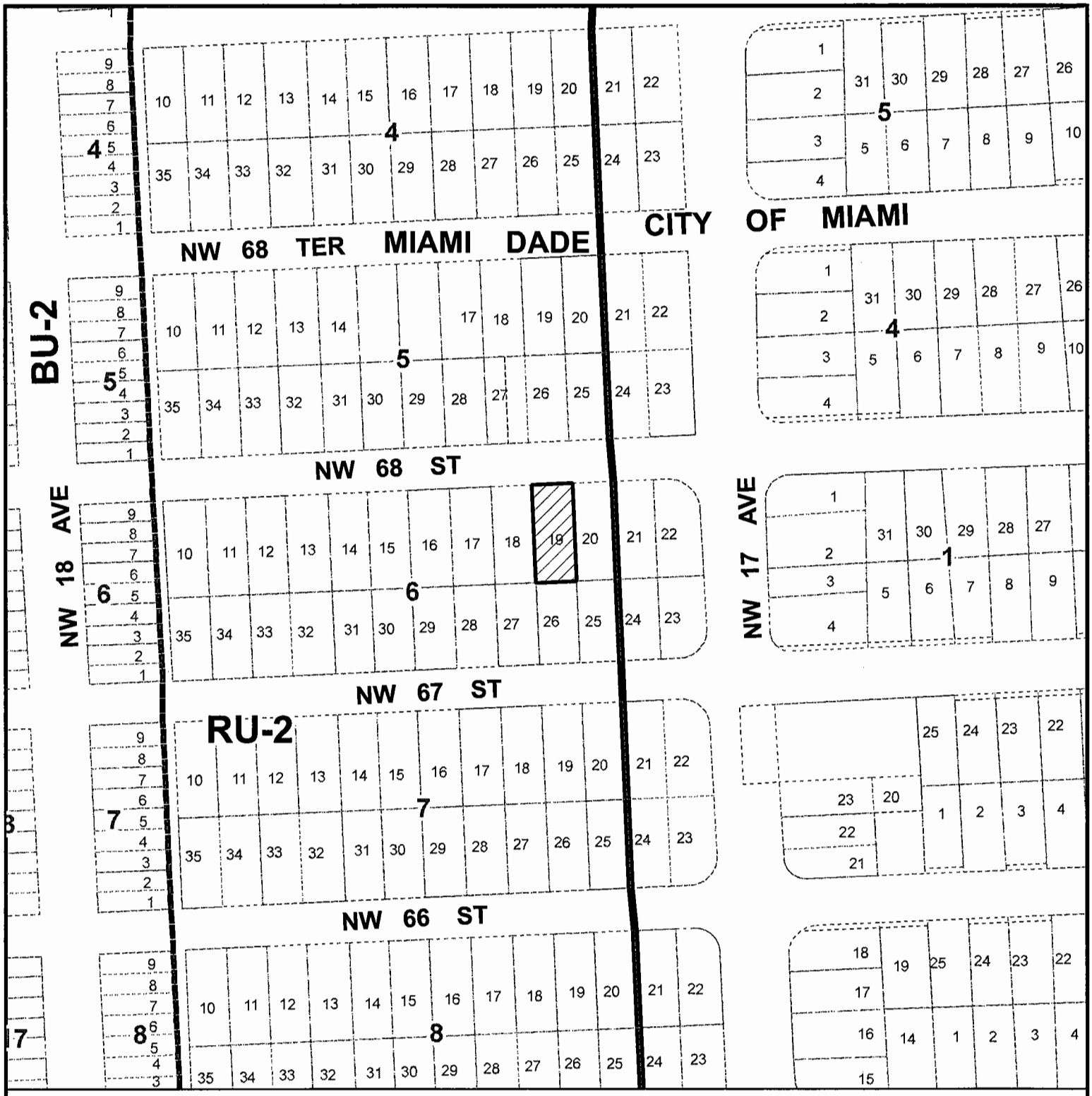
5 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"

RECEIVED
14-0040
APR 19 2018
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Habitat for Humanity of Greater Miami and the Keys
Registration
Fabian Thomas 6 April 2018
Fabian Thomas AR 0017754
Revisions
HABITAT FOR HUMANITY
COOPER CUTTER MODEL "A-1A"
14-0040 APR 19 2018
FLOOR PLANS, ELEVATIONS AND SCHEDULES
Drawn by: R.M.
Checked by: F.T.
A2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000040

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 21, 2010

REVISION	DATE	BY
		16

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000040

N
W E
S

Legend

Subject Property

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, April 21, 2010

REVISION	DATE	BY

6. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (Applicant)

10-9-CZ8-6 (10-41)
Area 8/District 2
Hearing Date: 09/01/10

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
2007	Director of the Department of Planning & Zoning	- Non-use variance to permit less Frontage and lot area than Required.	BCC	Approved w/conds.

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-41 (10-09-CZ8-6)

SECTION: 15-53-41 **DATE:** September 1, 2010

COMMISSION DISTRICT: 2 **ITEM NO.:** 6

==========

A. INTRODUCTION:

- **REQUESTS:**

  (1) Applicant is requesting to permit a single-family residence setback 15' 2" (25' required) from the rear (south) property line.

  (2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 5/19/10 and consisting of two sheets. Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  This application will allow the construction of a single-family residence setback closer to the rear (south) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

- **LOCATION:**

  Lying approximately 109' east of N.W. 19 Avenue, south of N.W. 63 Street; A/K/A: 1866 N.W. 63 Street, Miami-Dade County, Florida.

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

B. ZONING HEARINGS HISTORY: In October 2007, the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution No. Z-50-07.

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; 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 south of N.W. 63 Street and approximately 109' 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)(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.

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 subject parcel is an interior lot, which lies south of N.W. 63 Street and approximately 109' east of N.W. 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. 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. As previously mentioned, in October 2007, the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution No. Z-50-07 in order to allow the development of a single-family residence on the site. The approval of this application will allow the construction of a proposed single-family residence setback closer to the rear (south) property line and to allow a greater lot coverage than that permitted by the Zoning Code. The approval of the requests sought in this application will not add additional dwelling units to the site beyond what was previously approved in 2007. Moreover, 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. 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. Therefore, the requests are **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 **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. The **Public Works Department** (PWD) and the Miami-Dade Fire Rescue Department **(MDFR) have no objections** to this application. The MDFR memorandum indicates that the estimated average travel response time is **5:30**.

When the 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 the 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 the proposed single-family residence setback 15'2" (25' required) from the rear (south) property line, and request #2, to permit the residence with a lot coverage of 35.8% (35% permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff's research indicates that property located at 6306 NW 19 Court, approximately 299' west of the subject site, was granted approval to permit a single-family residence setback 15' from the rear property line, pursuant to Resolution No. CZAB8-7-05. Further, staff notes that property located on the north side of NW 62 Terrace, approximately 199' east of the subject site, was granted approval of requests to permit a single-family residence setback 21'6" from the rear property line and to permit said residence with a lot coverage of 35.1%, pursuant to Resolution No. CZAB8-40-08. Moreover, staff notes that the submitted plans illustrate a proposed 6' high wood fence along the rear (south) property line along with landscaping in the form of trees which staff opines will effectively mitigate any negative visual impact the requested 9.83' encroachment into the rear setback area may have on the adjoining residence to the south of the site. Overall, 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. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). It should be noted that the subject site was originally part of the County's Infill Housing Initiative, the purpose of which is to increase the availability of affordable homes for low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, and to equitably distribute homeownership opportunities within the Infill Target Areas. As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Planning & Zoning upon the submittal of an application for a building permit

and/or Certificate of Use; said plan must include among other things 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 "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 5/19/10 and consisting of two sheets: "A-1" and "A-2". 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 TYPED: 06/24/10
DATE REVISED: 06/25/10; 07/06/10; 07/23/10
DATE FINALIZED: 08/02/10
MCL:GR:NN:TA:NC

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

JV.

Memorandum

MIAMI-DADE COUNTY

Date: June 3, 2010

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

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

Subject: C-08 #Z2010000041-1st Revision
Habitat for Humanity of Greater Miami, Inc.
1866 N.W. 63rd Street
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot Coverage than Permitted
(RU-2) (0.82 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 plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Wetlands
The subject property does not contain 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
There are no tree resources issues on the subject property.

Enforcement History
DERM has found no open or closed enforcement records 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 discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum

Date: November 26, 2008

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

From: Estlier 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 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: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

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

Leandro Rodriguez

Memorandum

Date: 12-MAY-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000041

Fire Prevention Unit:

No objection

Service Impact/Demand

Development for the above Z2010000041
located at 1866 N.W. 63 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: 5:30 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 65' Aerial, Battalion

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 Letter of Intent date stamped April 19, 2010.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 27-APR-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

HABITAT FOR HMNTY OF GRTR MIA,INC	1866 N.W. 63 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000041

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: NO VIOLATIONS FOUND. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER OF MIAMI

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

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: Habitat for Humanity of Greater Miami, Inc

NAME AND ADDRESS	Percentage of Stock
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd V-President	0
Anne E. Manning, Assistant Secretary	0

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 _____

NAME AND ADDRESS	Percentage of Interest

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

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

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 1 day of March 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: 05-29-2013

ANABELLA GROHOSKI
MY COMMISSION EXPIRES
May 29, 2013
#DD 971097
NOTARY PUBLIC STATE OF FLORIDA
Seal

*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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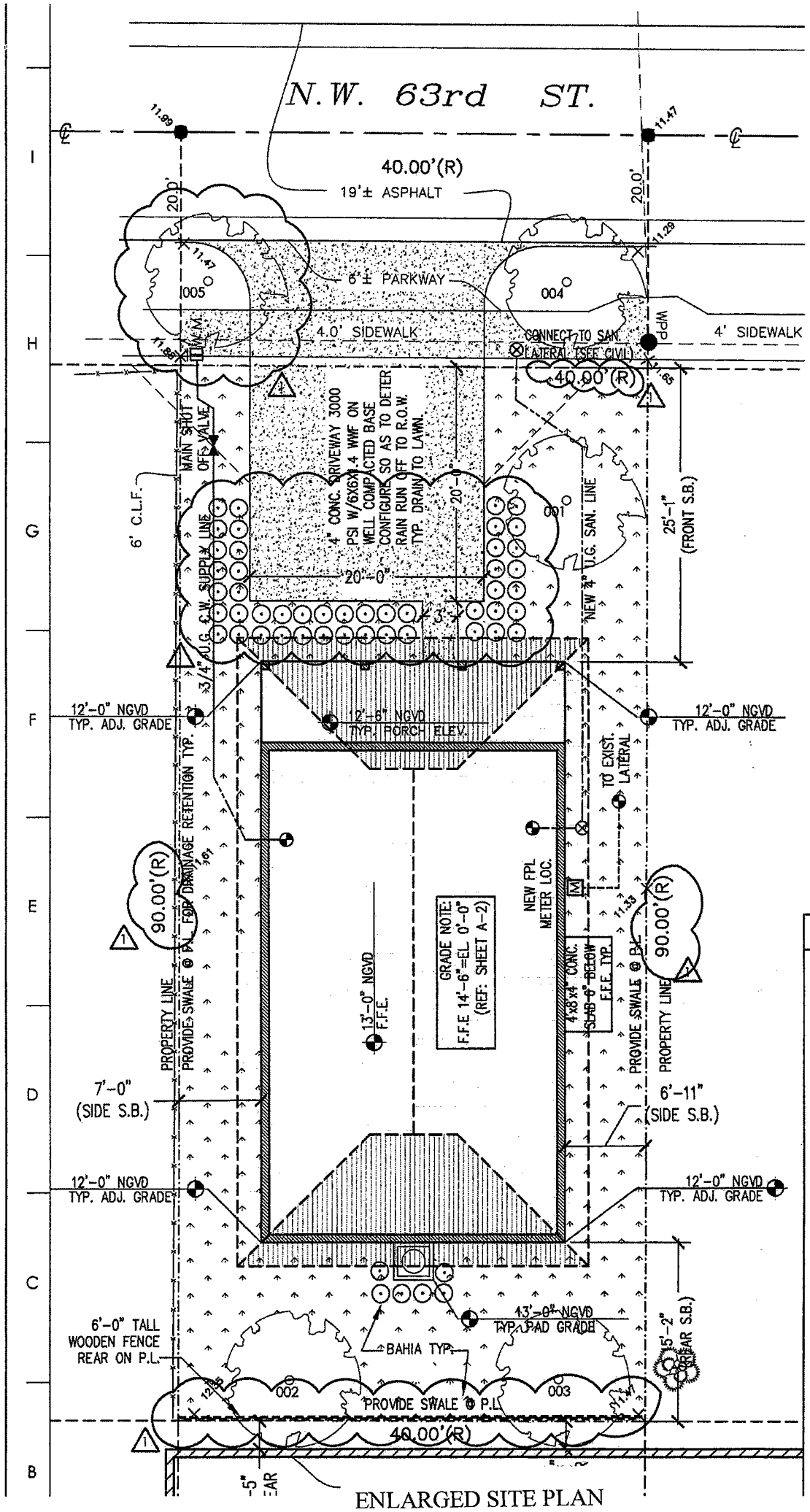
APR 19 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____



LEGAL DI

LOT 3, BLO
CITY", AS F
PUBLIC REC
SECTION 1
COUNTY, F

PROJE

TOTAL E

PROJEC

A-1 SITI

A-2 FLC
A-3 LAI
S-1 FR/
S-2 NC
P-1 PLL
M-1 ME
E-1 ELE

GENERAL LANDSCAPE I

BERM SIZE TO BE PROMINENT COMPACT OUTER EDGE WITH FOOTPF

STAKE ONLY IF REQUIRED. TWO 2" I STAKE AT LEAST 2 OUTSIDE OF THE BALL AND SET 6" MIN. INTO UNDIST SOIL. CUT OFF BELOW FIRST MAJOR OR PLACE OUTSIDE OF CANOPY.

ALLOW THIN LAYER OF SOIL TO COVER BALL

AMENDED BACKFILL MIXTURE BACKFILL 1 PART COMPOST WITH 5 PARTS EXISTING SOIL

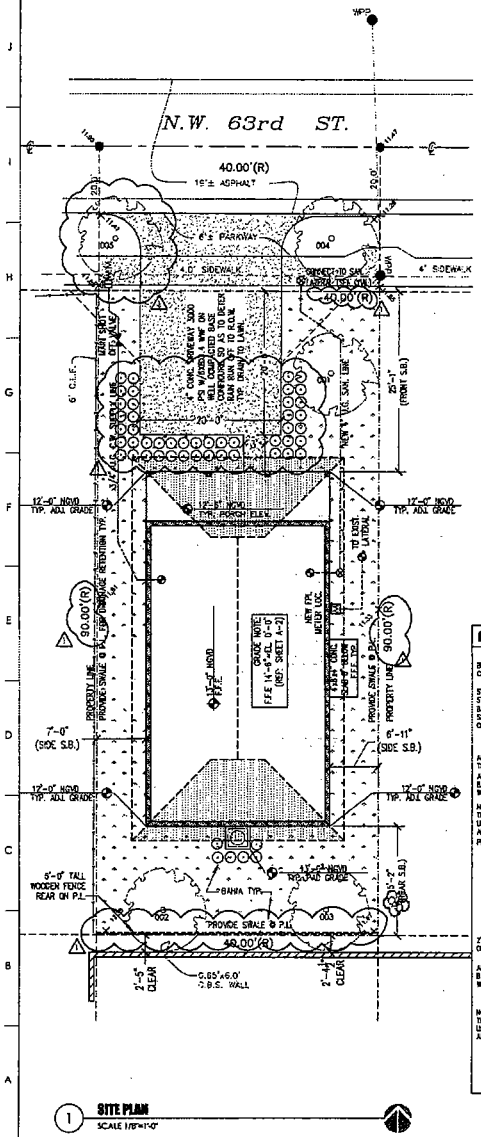
NO DEEPER THAN THE DEPTH OF THE CONTAINER AND WALLS OF UNDISTURBED SOIL SHOULD BE ROU AND SLOPING

PEEL BACK BURLAP

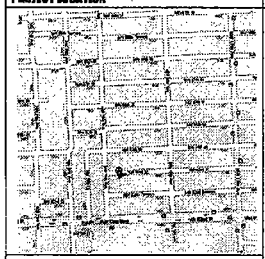
2' MIN. PINE STRAW ON BARK MULCH

AMENDED BACKFILL MIXTURE BACKFILL 1 PART COMPOST

HABITAT FOR HUMANITY
1866 NW 63rd St. Miami, Fl.



PROJECT LOCATION



LEGAL DESCRIPTION

LOT 3, BLOCK 14, ACCORDING TO THE PLAT OF "LIBERTY CITY", AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41,MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA 1,317 SQ. FT.

PROJECT INDEX

A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES

COOLER CUTTER APPROVED SHEETS

A-2 FLOOR PLANS,ELEVATIONS AND SCHEDULES
A-3 LANDSCAPE NOTES, SCHED. & WALL SECTIONS
S-1 FRAMING, FOUNDATION PLANS, & DETAILS
S-2 NOA SHEETS
P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREE THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR THEMSELVES FROM PERSONAL KNOWLEDGE AND EXPERIENCE OF PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, THE NATURE OF ANY EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT THEY MAY INCLUDE IN THEIR BID ALL COSTS PERTAINING TO THE WORK AND OR REPLACEMENT OF ANY OR JECT OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE THE THE 2004 FLORIDA BUILDING CODE, LATEST EDITION AND ANY OTHER APPLICABLE FEDERAL, STATE & LOCAL CODES.

ANY CONFLICTS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL NECESSITATE NOTIFICATION OF THE ARCHITECT OF RECORD FOR ANY CORRECTIONS, INTERPRETATIONS OR CLARIFICATIONS BEFORE SUBMITTING A BID OR PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. IF, UPON EXCAVATION IT BECOMES EVIDENT THAT THIS PRESSURE CANNOT BE OBTAINED, THE GENERAL CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY. FOR CONSTRUCTION OF NEW GROUND FLOOR SLAB, CLEAR, REMOVE AND DISPOSE OF ALL VEGETATION, ORGANIC SOILS AND DEBRIS, FILL AND BACKFILL IN LAYERS NOT GREATER THAN 12 IN. LOOSE THICKNESS WITH STRUCTURAL FILL MATERIAL AND COMPACT TO 95% MINIMUM DENSITY (PROCTOR TEST). AT THE TIME OF CONSTRUCTION, A LICENCED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK, THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

THE CONTRACTOR SHALL RESTORE TO SATISFACTORY CONDITION ALL NEW AND EXISTING CONSTRUCTION WORK AND/OR OTHER IMPROVEMENTS DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT

ALL CONTRACTORS SHALL BE LICENSED TO OPERATE IN MIAMI-DADE COUNTY, FLORIDA.

ALL CONTRACTORS SHALL PRODUCE EVIDENCE OF LIABILITY INSURANCE AND WORKMANS COMPENSATION. THE GENERAL CONTRACTOR SHALL INDEMNIFY THE OWNER AND/OR ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS AND JUDGEMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY AS THE RESULT OF WORK PERFORMED UNDER THIS TASK.

FOR THE DURATION OF THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE AS REQUIRED TO SATISFY THE REQUIREMENTS OF OSHA. THIS EXTENDS TO ALL SUBCONTRACTORS. WORKMEN AS VISITORS TO THE SITE.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY VARIATIONS OF THE DIMENSIONS AND/OR CONDITIONS REPRESENTED

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF) 14'-0"
NET LAND AREA 3,600 sf
LOT COVERAGE 1,292 sf (35.8%)

SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-0"
INT. SIDE	5'-0"	6'-11" & 7'-0"
SIDE STREET	15'-0"	N/A
PARKING REQUIRED 2 SPACES	PROPOSED 2 SPACES PROVIDED	

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 241.8.2.3.1.1

ALL DIMENSIONS ARE TO FACE OF BLOCK OR FACE OF STUD UNLESS OTHERWISE NOTED.

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.10

TERMITE PROTECTION STATEMENT (FSC 1016.1.7)

"THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

BURGLARY INTRUSION NOTES:

1- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.

2- GLASS AND EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTES-STANDARD 297.1

3. EXTERIOR DOORS TO LIVING AREAS SHALL BE SECURED WITH A LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW, OR A COMBINATION AND LATCH AND DEAD BOLT SET AS FOLLOWS: SWINGING ENTRANCE DOORS TO FRONTAGE UNITS SHOULD COMPLY WITH F.B.C. HEREIN AND SHALL BE SECURED AS SET FORTH BY F.B.C., OR BY COMBINATION DEAD LATCH AND HARDENED DEAD BOLT SETS OR DEAD BOLT WHICH CONTAINS AN INSERT, EACH WITH 1" MINIMUM THROW. AT LEAST ONE SUCH ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL COMPLYING WITH N.O.A.

4. SWINGING DOORS SHALL BE OF SOLID CORE, FLUSH CONSTRUCTION, AND SHALL BE NOT LESS THAN 1 3/8" IN THICKNESS. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE

5. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE RAILS AND STILE NOT LESS THAN 1 3/4" INCHES IN THICKNESS WITH RETAINING TONGUES OR SPLINES NOT LESS THAN 3/8" IN LEAST DIMENSION.

6. LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

SOIL STATEMENT:

BASED ON FIELD OBSERVATIONS THE EXISTING SOIL CONDITIONS ARE BELIEVED TO CONSIST OF UNDISTURBED SAND, SOIL & ROCK WITH A MAXIMUM PRESUMPTIVE BEARING CAPACITY OF 2000 psf. IF UPON EXCAVATION OTHER MATERIALS OR CONDITIONS ARE ENCOUNTERED; STOP WORK (IN THIS AREA) AND NOTIFY ARCHITECT IMMEDIATELY.

THE ASSUMED SOIL BEARING PRESSURE IS TO BE VERIFIED BY A CERTIFIED SOIL TESTING LAB AND REPORT ISSUED VERIFYING SOIL BEARING PRESSURE.

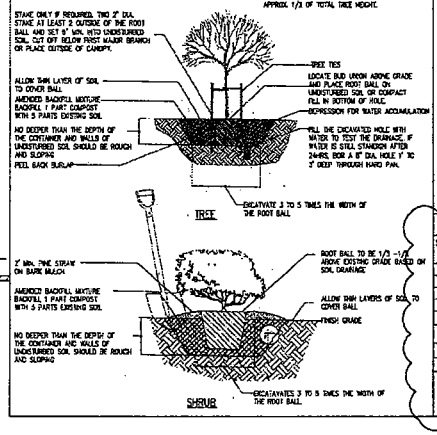
ABBREVIATIONS

A	ALUM. ARCH.	ALUMINUM ARCHITECT (URAL)
B	BM. BOT.	BEAM BOTTOM
C	C.M.U. C.B. C.I.G. C.I. COMP. CON. CONC. CTR.	CONCRETE MASONRY UNIT CABINET CEILING CEILING DIFFUSER COMPRESSOR (A/C) COLUMN CONCRETE CENTER
D	DN. DW.	DOWN DISHWASHER
E	E.P. ELEC. ELEV.	ELECTRICAL PANELBOARD ELECTRIC (AL) ELEVATION
F	F.F. FIX.	FINISH FLOOR FIXTURE
G	G.C. GYP.	GENERAL CONTRACTOR GYPSUM BOARD
H	H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING
I	INT.	INTERIOR
L	LAV. LT.	LAVATORY LIGHT
M	MIN. MISC. MTL.	MINIMUM MISCELLANEOUS METAL
O	O.C. O.H.	ON CENTER OPPOSITE HAND
P	P.L. PLYWD. PLUM. PTD.	PROPERTY LINE PLYWOOD PLUMBING PAINTED
R	R.C.P. REFR. REQ'D. RM.	RECESSED CEILING PLAN REFRIGERATOR REQUIRED ROOM
S	STOR. S.S.	STORAGE STAINLESS STEEL SAFETY REGISTER
T	T.B.C. T.&G. TYP.	TO BE CHOSEN TO BE DETERMINED TONGUE & GROOVE TYPICAL
V	V.I.F. VNR.	VERIFY IN FIELD VENEER
W	W.H. WD. WIN.	WATER HEATER WOOD WINDOW

SYMBOLS

- DRAWING NAME / SCALE / DRAWING IDENTIFICATION
- 1/A1 BUILDING SECTION
- 1/A1 WALL SECTION
- DRAWING NUMBER / SHEET NUMBER
- DETAIL OR WALL SECTION KEY / SECTION DETAIL KEY
- INTERIOR ELEVATION KEY
- ROOM NAME / ROOM IDENTIFICATION
- DOOR NUMBER
- ELEVATION LINE
- SPOT ELEVATION
- REVISION
- PROJECT NORTH

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .082 ACRES (3,600 SF)

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. Total open space required by Ch.33	N/A	N/A
B. Max. lawn area (St. Augustine sod) permitted 50% X 3,986 SF =	N/A	N/A
TREES		
The number of trees required per lot	3	3
existing number of trees that meet min. requirements =	-	-
30% palm trees allowed(two palms = one tree) Palms provided		
A. Percentage of native trees req.=number of trees provided X 30%=	1	3
B. Street trees (max. avg. spacing of 35' o.c.) row of along street/35= Palm as street trees (max. avg. spacing of 25' o.c.) 1000(linear feet along street/25=	1	2
C. Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D. Total number of trees provided	N/A	N/A
		5
SHRUBS		
A. The total number of trees required X 10 = the number of shrubs req.	50	50
The number of shrubs req. x 30% = the number of native shrubs req.	15	50

NEW TREE LEGEND

SYMBOL (#) ON PLAN	PLANT NAME SCIENTIFIC	COMMON	NATIVE YES	NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	✓			8'-10' O.A.	3' MIN.
002	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
003	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
004	COCCOLOBA UNIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.
005	COCCOLOBA UNIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL. 24" X 18" SP. OC. FULL

NOTE:
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. LOT TREES SHALL BE MIN. OF 10'-0" AT TIME OF PLANTING
3. STREET TREES SHALL BE MIN. OF 12'-0" AT TIME OF PLANTING

LANDSCAPING NOTES

STANDARDS FOR TREES, PALMS AND SHRUBS. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES, GRADE: FLORIDA NUMBER 1 OR BETTER
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROUTED AND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES, PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED. REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND. COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE, FREE OF NEMATODES, REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-27.

Habitat for Humanity — 3000 NW 72nd Ave. Miami, FL 33122 — 305-634-3500 — DEVELOPER/OWNER (NAME/ADD)

Registration — Peter W. Thomas AR 0007354 — 17 May 2010

REVISIONS

#	DATE	REVISION COMMENTS
1	03/09	VARIANCE COMMENTS
2	03/11/10	VARIANCE COMMENTS

REVISED TO COMMENTS

Rev#1 2-10-011 JJF

HABITAT FOR HUMANITY — 1866 NW 63rd St. Miami, Florida

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 05/2009 — Drawn by: A.ROSS — P:\AUTOCAD\CONSTRUCTION\HABITAT\A-1.dwg

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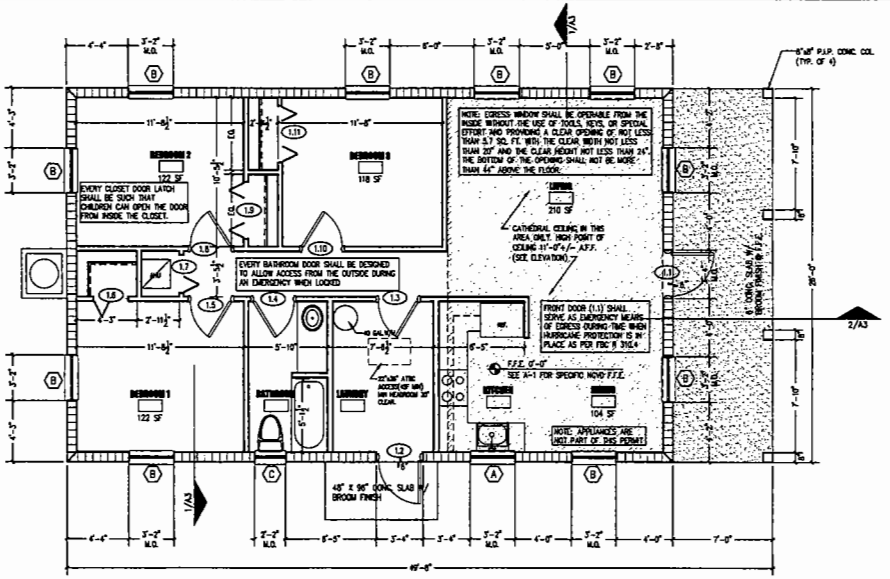


1 **TYP. FLOOR PLAN- MODEL A-1A**
SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOOR AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL. REF TO SCHEDULES.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
- ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 8,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE.
- HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS(FBC 2410) OR IMPACT RESISTANT GLASS.

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE LAWSON INDUSTRIES ALUMINUM/LIGHT GREY TINT GLASS OR EQUAL

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

ALL CLOSET AND BATHROOM DOORS TO BE OPERABLE FROM THE INTERIOR SIDE.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. FBC 1210.3

WINDOW SCHEDULE

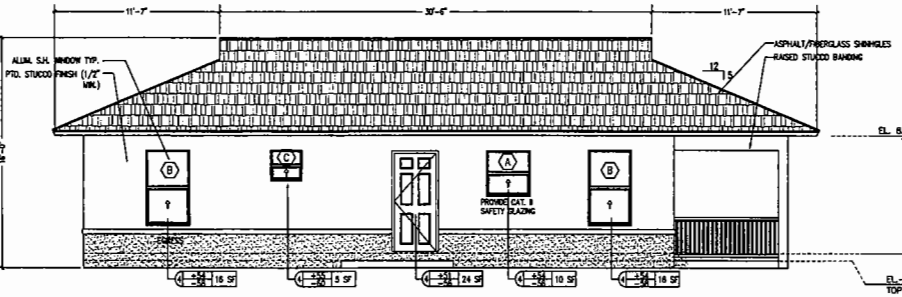
MARK	DIMENSIONS W.	DIMENSIONS H.	DIMENSIONS THK.	TYPE	MATERIALS GLASS TH.	MATERIALS U-FACTOR	MATERIALS SOLAR HEAT GAIN COEF. (SHGC)	MATERIALS FRAME	NOTES
(A)	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.84	ALUM.	LAWSON SH-7700 NOA 08-0408.08
(B)	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.84	ALUM.	LAWSON SH-7700 NOA 08-0408.08
(C)	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.84	ALUM.	LAWSON SH-7700 NOA 08-0408.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

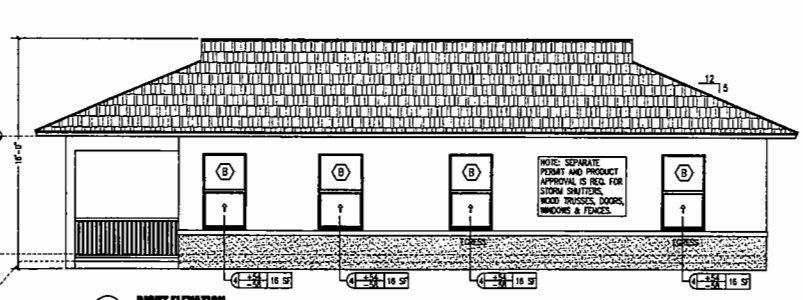
MARK	SIZE WD	SIZE HGT	SIZE THK	MATL	HARDWARE	REMARKS
MODEL TYPE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	M.TL	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0828.10)
1.2 BACK	3'-0"	6'-8"	2"	M.TL	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0828.10)
1.3 LAUNDRY	2'-10"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.4 BATH	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.5 BEDROOM 1	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.6 CLOSET	2'-8"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 A/C CLOSET	2'-6"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS

ROOM FINISH SCHEDULE

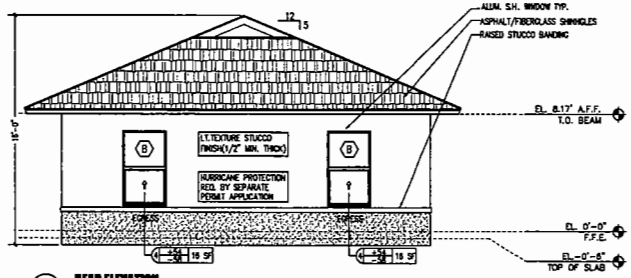
ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
DINING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
HW/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	



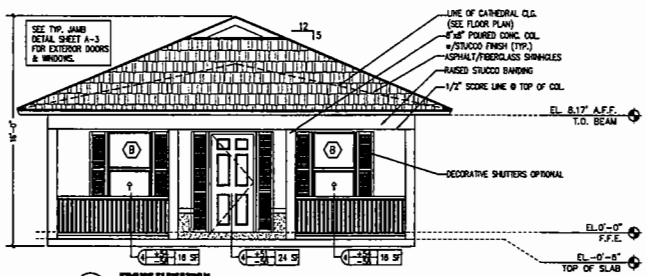
2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



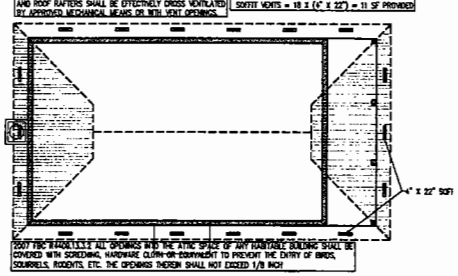
3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"



4 **REAR ELEVATION**
SCALE 1/4" = 1'-0"



5 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"



6 **ROOF PLAN**
SCALE 1/4" = 1'-0"

Habitat for Humanity
300 NW 72ND AVE.
MIAMI, FL 33126
305-477-2520
EXECUTIVE DIRECTOR AWARDED

Registration
Peter Thomas
May 19, 2010
Peter Thomas AR 0009754

Revisions
1 05/17/2010 ADDED DIMENSIONS TO DOOR SCHEDULE

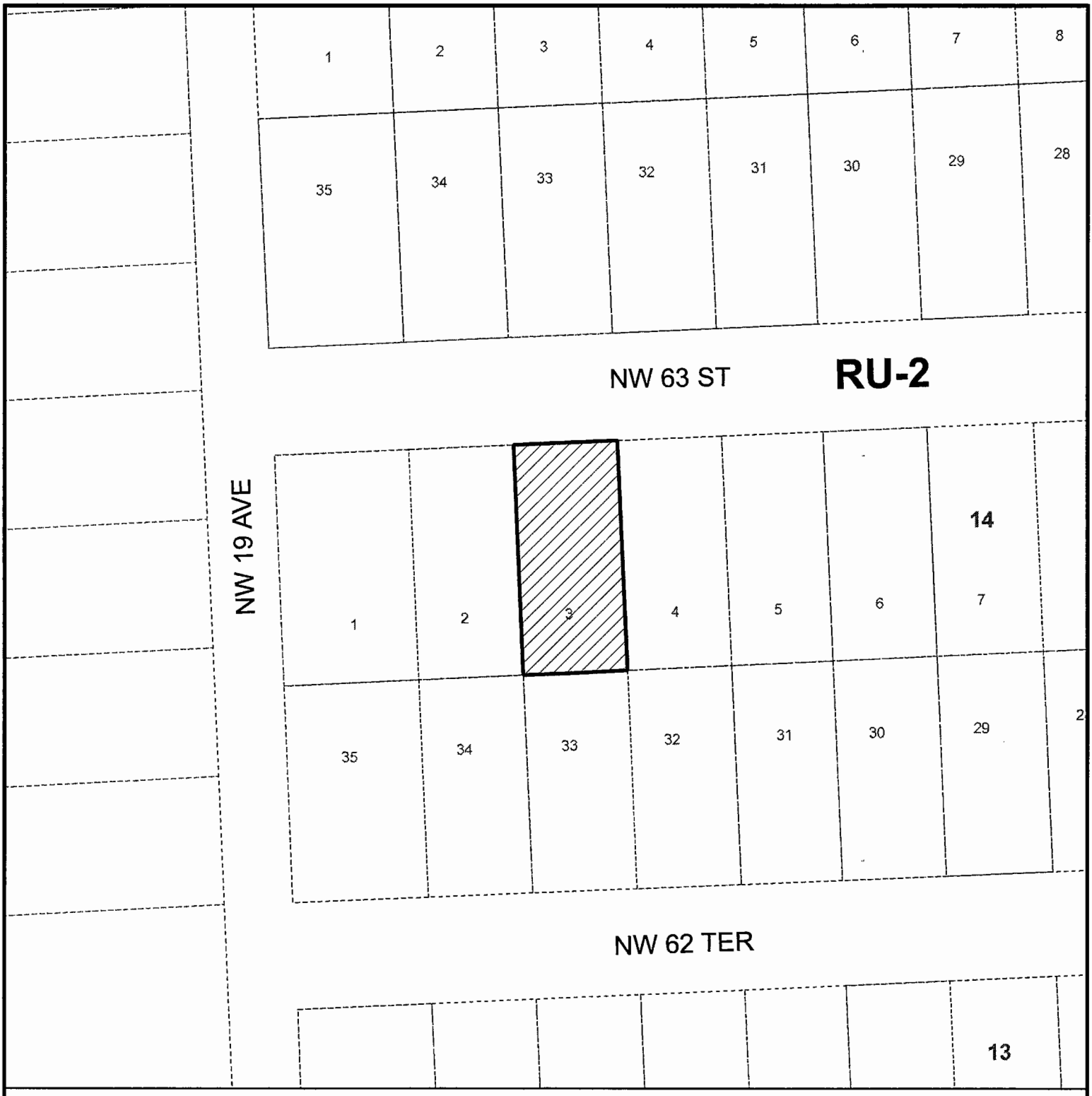
HABITAT FOR HUMANITY
COOKE CUTTER MODEL "A-1A"

Rev#1
20-041

FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 04/29/10
Drawn: J.Thomas & C.Gaudette
File: H:\Thomas\Cooke Cutter\
HABITAT\Cooke Cutter.vwx

A2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000041

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

N
W E
S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 14, 2010

REVISION	DATE	BY
		17

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000041

N
W E
S

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, May 14, 2010

REVISION	DATE	BY

7. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
(Applicant)

10-9-CZ8-7 (10-42)
Area 8/District 2
Hearing Date: 09/01/10

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
2007	Director of the Department of Planning & Zoning	- Non-use variance to permit less Frontage and lot area than Required.	BCC	Approved w/conds.

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-042 (10-9-CZ8-7)

SECTION: 15-53-41

DATE: September 1, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 7

==========

A. INTRODUCTION:

- **REQUESTS:**

  (1) Applicant is requesting to permit a single-family residence setback 15'2" (25' required) from the rear (south) property line.

  (2) Applicant is requesting to permit the residence with a lot coverage of 35.8% (35% permitted).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 5/19/10 and consisting of two sheets: "A-1" and "A-2". Plans may be modified at public hearing.

- **SUMMARY OF REQUESTS:**

  The applicant is seeking approval to permit a single-family residence with a reduced setback from the rear (south) property line and to permit a lot coverage which exceeds that permitted in the RU-2, Two-Family Residential zoning district.

- **LOCATION:**

  Lying approximately 149' east of NW 19 Avenue, south of NW 63 Street; A/K/A: 1866 NW 63 Street, Miami-Dade County, Florida.

- **SIZE:** 40' X 90'

B. ZONING HEARINGS HISTORY: In 2007, pursuant to Resolution #Z-34-07, the subject property was granted approval of requests 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).

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 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 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 land	Low-Medium Density Residential, 6 to 13 dua
SURROUNDING PROPERTY:	
NORTH: RU-2; single-family residence	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 land	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-2; vacant land	Low-Medium Density Residential, 6 to 13 dua

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:	**N/A**
Visibility/Visual Screening:	**N/A**

F. PERTINENT REQUIREMENTS/STANDARDS:

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

G. NEIGHBORHOOD SERVICES:

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

H. ANALYSIS:

The subject property is an 3, 600 sq. ft. interior platted lot lying approximately 149' east of NW 19 Avenue, south of NW 63 Street; A/K/A: 1866 NW 63 Street in an established RU-2, Two-Family Residential Zoning District. The subject property is designated for **Low-Medium Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP), which allows a minimum of 6 to a maximum of 13 dwelling units per gross acre. Since the requests will not add additional dwelling units to the substandard parcel, staff opines that the approval of the RU-2 zoned, single-family residence with reduced setbacks and lot coverage would be **consistent** with the Low-Medium Density Residential designation as shown in the LUP map of the CDMP.

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 where all necessary urban services and facilities are projected to have capacity to accommodate additional demand. Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and **Objective LU-12** 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 specifically with the requirements of both Policy LU-1C and Objective LU-12.

The Department of Environmental Resources Management (**DERM**) **does not object** to this application and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department does not object** to this application. The Miami-Dade Fire Rescue Department **(MDFRD)** also has **no objections**

to this application and has indicated that the average response travel time for this site is **5:30** minutes.

When the requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standard Section staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the requests to permit a single-family residence setback 15' 2" where 25' is required (request #1) and a lot coverage of 35.8% where 35% is permitted (request #2) will not result in an obvious departure from the aesthetic character of the surrounding area. Approval of this application would allow the construction of a single-family residence on a substandard parcel of land with a reduced setback and lot coverage. In 2007, pursuant to Resolution #Z-34-07, the Board of County Commissioners (BCC) granted the approval for a reduced frontage and lot area. Staff opines that due to the substandard size of the lot, the requested variances are necessary in order to accommodate the proposed one-story single-family residence on the site. Staff also notes that the site plans submitted by the applicant depicts a proposed 6' high wooden fence along the rear (south) property line which will provide adequate visual buffer for the encroachment to the property located to the south. In addition, staff's research found approvals for similar variances of rear setbacks and lot coverage in the area. For example, in 2010, pursuant to Resolution CZAB8-15-10, a single-family residence located at 1717 NW 63 Street was approved for a lot coverage of 35.9% and a rear setback of 15' 2" where 25' is required. Overall, 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. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). It should be noted that the subject site was originally part of the County's Infill Housing Initiative, the purpose of which is to increase the availability of affordable homes for low and moderate income persons, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, and to equitably distribute homeownership opportunities within the Infill Target Areas. As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions.

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 "Habitat for Humanity," as prepared by Thomas &

Calzadilla, dated stamped received 5/19/10 and consisting of two sheets: "A-1" and "A-2".

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

DATE TYPED: 06/28/10
DATE REVISED: 06/29/10; 07/23/10
DATE FINALIZED: 08/02/10
MCL:GR:NN:CXH.CI

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

Memorandum

MIAMI-DADE COUNTY

Date: June 3, 2010

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

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

Subject: C-08 #Z2010000042-1st Revision
Habitat for Humanity of Greater Miami, Inc.
1864 N.W. 63rd Street
To Permit a Single-Family Residence Setback with Less than Required from Property Lines and to Permit a Greater Lot Coverage than Permitted (RU-2) (0.82 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 plans shall comply with the requirements of Chapter 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

The proposed development order, if approved, will not result in the reduction of the Level of Service standards for flood protection set forth in the CDMP.

Wetlands
The subject property does not contain 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
Tree Removal Permit 2010-TREE-PER-00171 was issued for this property to Habitat for Humanity of Greater Miami Inc, on April 27, 2010. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on April 27, 2011 in order to avoid violation of permit conditions. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other trees on the subject property. Please contact this Program at 305-372-6574 for information regarding tree permits.

Enforcement History
DERM has found no open or closed enforcement records 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 discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, 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 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: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

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

Leandro Rodriguez

Memorandum

Date: 10-MAY-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000042

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped April 19, 2010.

Service Impact/Demand

Development for the above Z2010000042
located at 1864 N.W. 63 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: 5:30 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 65' Aerial, Battalion

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 site plan date stamped April 19, 2010.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 27-APR-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

HABITAT FOR HMNTY OF GRTR MIA,INC	1864 N.W. 63 STREET, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000042

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: NO VIOLATIONS FOUND. BLDG ENFORCEMENT: (3) UNSAFE STRUCTURES CASES OPENED AND CASES CLOSED.

HATITAT FOR HUMANITY OF GREATER MIAMI

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

11

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: Habitat for Humanity of Greater Miami, Inc

NAME AND ADDRESS	Percentage of Stock
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd V-President	0
Anne E. Manning, Assistant Secretary	0

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 _____

NAME AND ADDRESS	Percentage of Interest

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

RECEIVED
10.047
APR 19 2010
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 other similar

NAME OF PURCHASER: _____

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

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 1st day of March 2010. Affiant is personally know to me or has produced _____ as identification.

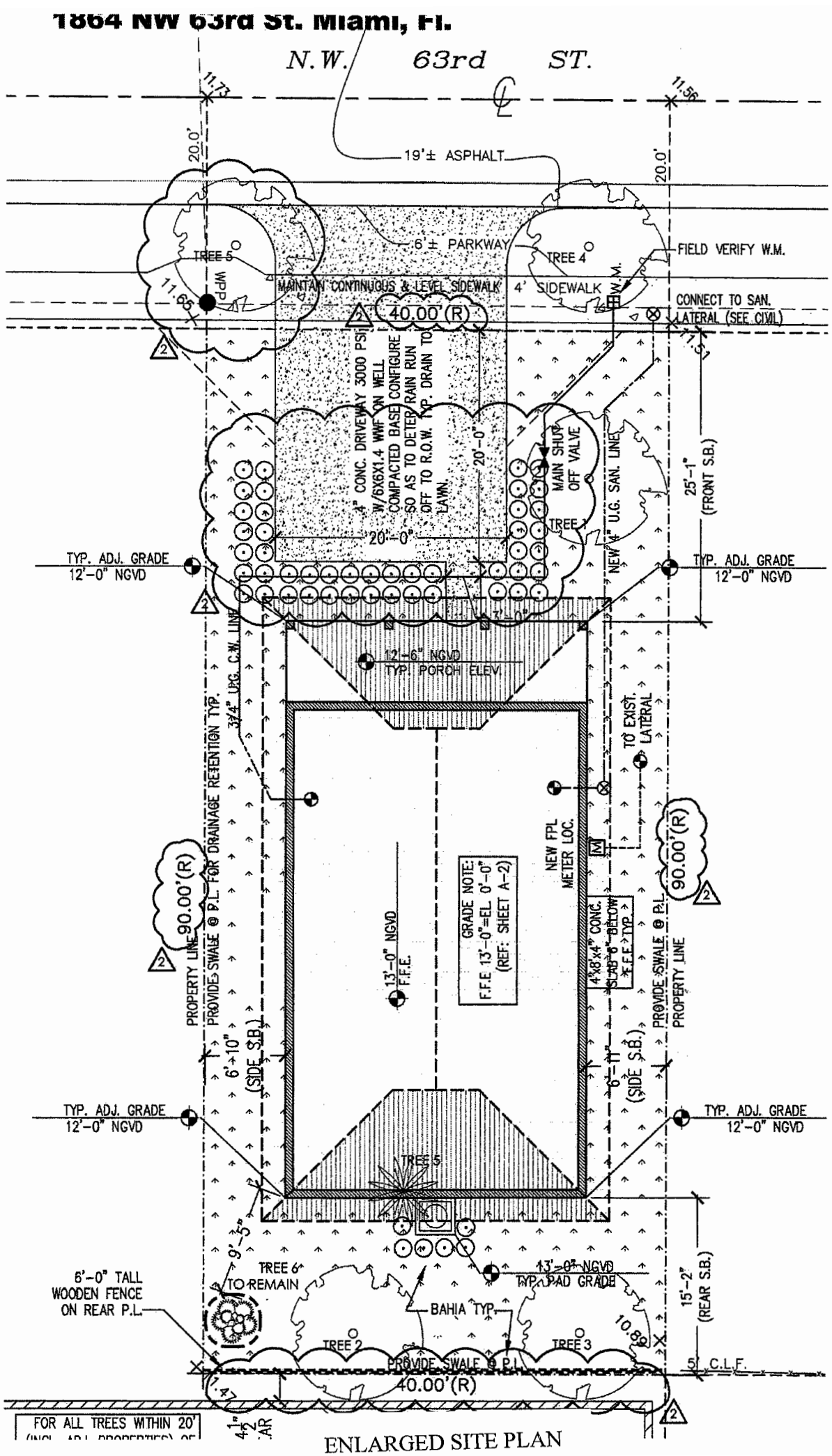
_____
(Notary Public)

My commission expires: 5/29/13

ANABELLA GRODZKI
MY COMMISSION EXPIRES May 29, 2013
#DD 871697
Bonded thru Troy Fain-Insurance
NOTARY PUBLIC, STATE OF FLORIDA

RECEIVED
210.042
APR 19 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

*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.



ENLARGED SITE PLAN

HABITAT FOR HUMANITY
1864 NW 63rd St. Miami, Fl.

FOR ALL TREES WITHIN 20' (INCL. ADJ. PROPERTIES) OF ANY NEW CONSTRUCTION PROVIDE 6'-8' BARRIERS AROUND TREES LESS THAN 18" DIA AND 10'-12' BARRIERS AROUND TREES 18" OR LARGER IN DIA.

CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.

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

EXISTING TREE LEGEND (Tree to be removed, ref to tree permit.)

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
005*	Ficus aurea	FICUS	✓		30"	37'	25'
006	Persea americana	AVOCADO		✓	28"	30'	25'

NOTES:
1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATED THAT TREE IS TO BE REMOVE AS PER TREE PERMIT
3. ** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001	CALLISTEMON SPP.	BOTTLEBRUSH		✓		8'-10' O.A.	3' MIN.
002	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
003	CORDIA SEBESTENA	ORANGE GEIGER	✓			8'-10' O.A.	3' MIN.
004	COCCOLOBA UVIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.
005	COCCOLOBA UVIFERA	SEAGRAPE	✓			8'-10' O.A.	3' MIN.

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL. 24"X 18" SP. OC. FULL

NOTE:
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. LOT TREES SHALL BE MIN. OF 10'-0" AT TIME OF PLANTING
3. STREET TREES SHALL BE MIN. OF 12'-0" AT TIME OF PLANTING

PROJECT LOCATION

LEGAL DESCRIPTION

LOT 4, BLOCK 14, ACCORDING TO THE PLAT OF "LIBERTY CITY", AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41-MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA 1,317 SQ. FT.

PROJECT INDEX

A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES
COOKIE CUTTER APPROVED SHEETS
A-2 FLOOR PLANS,ELEVATIONS AND SCHEDULES
A-3 LANSCAPE NOTES, SCHED. & WALL SECTIONS
S-1 FRAMING, FOUNDATION PLANS, & DETAILS
S-2 NOA SHEETS
P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

LANDSCAPING NOTES

STANDARDS FOR TREES, PALMS AND SHRUBS.
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS E PALMS AND TREES. GRADE: FLORIDA NUMBER I OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS. WELL-ROUTEDAND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES, PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED, REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND, COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE: FREE OF NEMATODES. REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED, THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-27.

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREE THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR THEMSELVES FROM PERSONAL KNOWLEDGE AND EXPERIENCE OF PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS,THE NATURE OF ANY EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT THEY MAY INCLUDE IN THEIR BID ALL COSTS PERTAINING TO THE WORK AND OR REPLACEMENT OF ANY OBJECT OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE THE THE 2004 FLORIDA BUILDING CODE, LATEST EDITION AND ANY OTHER APPLICABLE FEDERAL, STATE & LOCAL CODES.

ANY CONFLICTS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL NECESSITATE NOTIFICATION OF THE ARCHITECT OF RECORD FOR ANY CORRECTIONS, INTERPRETATIONS OR CLARIFICATIONS BEFORE SUBMITTING A BID OR PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK, THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION. WARRANTIES AND RELEASE OF LIENS.

SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. IF UPON EXCAVATION II BECOMES EVIDENT THAT THIS PRESSURE CANNOT BE OBTAINED, THE GENERAL CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY. FOR CONSTRUCTION OF NEW GROUND FLOOR SLAB,CLEAR, REMOVE AND DISPOSE OF ALL VEGETATION, ORGANIC SOILS AND DEBRIS. FILL AND BACKFILL IN LAYERS NOT GREATER THAN 12 IN LOOSE THICKNESS WITH STRUCTURAL FILL MATERIAL AND COMPACT TO 95% MINIMUM DENSITY (PROCTOR TEST) AT THE TIME OF CONSTRUCTION. A LISCENCED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK, THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

THE CONTRACTOR SHALL RESTORE TO SATISFACTORY CONDITION ALL NEW AND EXISTING CONSTRUCTION WORK AND/OR OTHER IMPROVEMENTS DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT

ALL CONTRACTORS SHALL BE LICENSED TO OPERATE IN MIAMI-DADE COUNTY, FLORIDA.

ALL CONTRACTORS SHALL PRODUCE EVIDENCE OF LIABILITY INSURANCE AND WORKMAN'S COMPENSATION. THE GENERAL CONTRACTOR SHALL INDEMNIFY THE OWNER AND/OR ARCHITECT FOR ANY AND ALL COSTS,CLAIMS,SUITS AND JUDGEMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY AS THE RESULT OF WORK PERFORMED UNDER THIS TASK.

FOR THE DURATION OF THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE AS REQUIRED TO SATISFY THE REQUIREMENTS OF OSHA. THIS EXTENDS TO ALL SUBCONTRACTORS, WORKMEN AS VISITORS TO THE SITE.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY VARIATIONS OF THE DIMENSIONS AND/OR CONDITIONS REPRESENTED

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF) ~~17'-0"~~ 16'-5"
NET LAND AREA 3,600 sf
LOT COVERAGE ~~1626 sf (35.8%)~~ 1292

SETBACKS:

	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-2" ~~25'-2"~~
INT. SIDE	5'-0"	6'-10" & 6'-11"
SIDE STREET	15'-0"	N/A

PARKING
REQUIRED 2 SPACES — PROPOSED 2 SPACES PROVIDED

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.

LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 341.8.2.3.1.1

ALL DIMENSIONS ARE TO FACE OF BLOCK OR FACE OF STUD UNLESS OTHERWISE NOTED.

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.10

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)

"THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

BURGLARY INTRUSION NOTES:

1- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.

2- GLASS AND EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTES-STANDARD 297.1

3. EXTERIOR DOORS TO LIVING AREAS SHALL BE SECURED WITH A LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW, OR A COMBINATION AND LATCH AND DEAD BOLT SET AS FOLLOWS. SWINGING ENTRANCE DOORS TO INDIVIDUAL UNITS SHOULD COMPLY WITH F.B.C. HEREIN AND SHALL BE SECURED AS SET FORTH BY F.B.C., OR BY COMBINATION DEAD LATCH AND HARDENED DEAD BOLT SETS OR DEAD BOLT WHICH CONTAINS AN INSERT, EACH WITH 1" MINIMUM THROW. AT LEAST ONE SUCH ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL COMPLYING WITH N.O.A.

4. SWINGING DOORS SHALL BE OF SOLID CORE, FLUSH CONSTRUCTION, AND SHALL BE NOT LESS THAN 1 3/8" IN THICKNESS. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE

5. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE RAILS AND STILE NOT LESS THAN 1 3/4" INCHES IN THICKNESS WITH RETAINING TONGUES OR SPLINES NOT LESS THAN 3/8" IN LEAST DIMENSION.

6. LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

SOIL STATEMENT:

BASED ON FIELD OBSERVATIONS THE EXISTING SOIL CONDITIONS ARE BELIEVED TO CONSIST OF UNDISTURBED SAND, SOIL & ROCK WITH A MAXIMUM PRESUMPTIVE BEARING CAPACITY OF 2000 psf. IF UPON EXCAVATION OTHER MATERIALS OR CONDITIONS ARE ENCOUNTERED: STOP WORK (IN THIS AREA) AND NOTIFY ARCHITECT IMMEDIATELY.

THE ASSUMED SOUL BEARING PRESSURE IS TO BE VERIFIED BY A CERTIFIED SOIL TESTING LAB AND REPORT ISSUED VERIFYING SOIL BEARING PRESSURE.

ABBREVIATIONS

A ALUM. ALUMINUM; ARCH. ARCHITECT (URAL)
B B.M. BEAM; BOT. BOTTOM
C C.M.U. CONCRETE MASONRY UNIT; CAB. CABINET; CLG. CEILING; C.D. CEILING DIFFUSER; COMP. COMPRESSOR (A/C); COL. COLUMN; CONC. CONCRETE; CTR. CENTER
D DN. DOWN; DW. DISHWASHER
E E.P. ELECTRICAL PANELBOARD; ELEC. ELECTRIC(AL); ELEV. ELEVATION
F F.F. FINISH FLOOR; FIXT. FIXTURE
G G.C. GENERAL CONTRACTOR; GYP. GYPSUM BOARD
H H.V.A.C. HEATING/VENTILATION/AIR CONDITIONING
I INT. INTERIOR
L LAV. LAVATORY; LT. LIGHT
M MIN. MINIMUM; MISC. MISCELLANEOUS; MTL. METAL
O O.C. ON CENTER; O.H. OPPOSITE HAND
P P.L. PROPERTY LINE; PLYWD. PLYWOOD; PLUM. PLUMBING; PTD. PAINTED
R R.C.P. REFLECTED CEILING PLAN; RECPT. RECEPTACLE; REF. REFRIGERATOR; RM. ROOM
S STOR. STORAGE; S.S. STAINLESS STEEL; S.R. SUPPLY REGISTER
T T.B.C. TO BE CHOSEN; T.B.D. TO BE DETERMINED; T&G TONGUE & GROOVE; TYP. TYPICAL
V V.I.F. VERIFY IN FIELD; VNR. VENEER
W W.H. WATER HEATER; WD. WOOD; WIN. WINDOW

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .082 ACRES (3,600 SF)

		REQUIRED	PROVIDED
LAWN AREA CALCULATION			
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area (St. Augustine sod) permitted 50% X 3,600 SF =	N/A	N/A
TREES			
	The number of trees required per lot	3	3
	existing number of trees that meet min. requirements =	-	1
	30% palm trees allowed(two palms = one tree) Palms provided	-	-
A.	Percentage of native trees req.=number of trees provided X 30%=	1	2
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx sf along street/35=	2	2
	Plam as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	N/A	N/A
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided		6
SHRUBS			
A.	The total number of trees required X 10 = the number of shrubs req.	50	50
	The number of shrubs req. x 30% = the number of native shrubs req.	15	50

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

SYMBOLS

DRAWING NAME — SCALE — DRAWING IDENTIFICATION
1/A1 BUILDING SECTION
1/A1.1 WALL SECTION
DRAWING NUMBER / SHEET NUMBER
DETAIL OR WALL SECTION KEY
SECTION DETAIL KEY
1/A9 INTERIOR ELEVATION KEY
ROOM NAME 101 ROOM IDENTIFICATION
001 DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

Habitat for Humanity
3800 NW 22ND AVE. MIAMI, FL 33142 305-634-3628
EXEC. DIRECTOR: ANNE MANNING

Registration
Peter W. Thomas AR 008754
17 May 2010

REVISIONS
1 10/22/09 BLDG DEPT REVISIONS — TYPE REVISIONS
2 04/01/10 VARIANCE COMMENTS — REVISIONS TO COMMENTS
3 05/17/10 VARIANCE COMMENTS — REVISIONS TO COMMENTS

HABITAT FOR HUMANITY
1864 NW 63rd St.
Miami, Florida

THOMAS & CALZADILLA

Rev#1 2/0-0412

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 09/09/09
Drawn by: RJE/EH
File: H:\Thomas&Calzadilla\HABITAT\c2

A1

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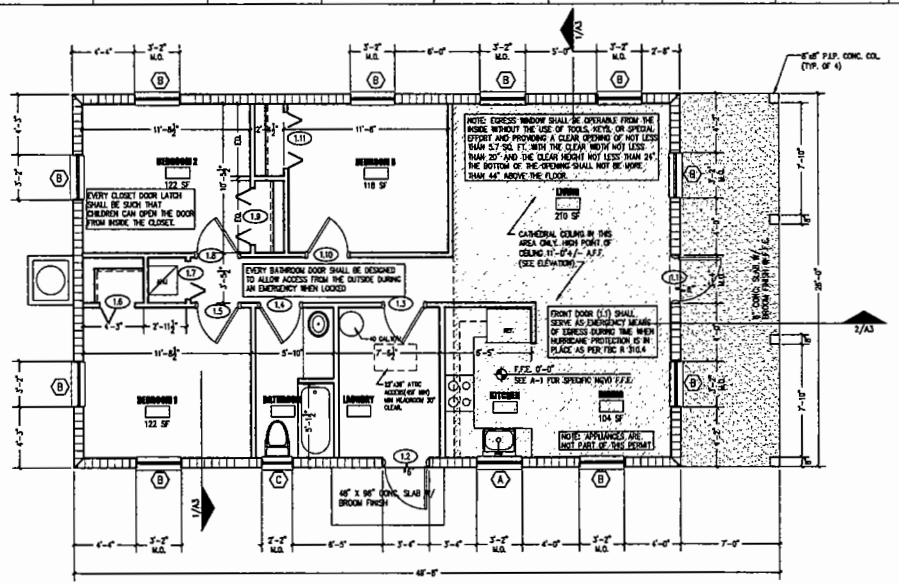
16



1 **TYP. FLOOR PLAN- MODEL A-1A**
SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOOR AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL. REF TO SCHEDULES.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 8,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE.
HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS(FBC 2410) OR IMPACT RESISTANT GLASS.

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE LAWSON INDUSTRIES ALUMINUM/LIGHT GREY TINT GLASS OR EQUAL

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

ALL CLOSET AND BATHROOM DOORS TO BE OPERABLE FROM THE INTERIOR SIDE.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. FBC 1210.3

WINDOW SCHEDULE

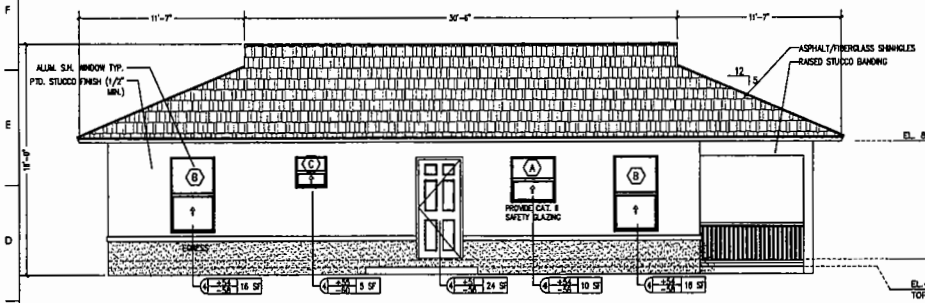
MARK	DIMENSIONS W.	H.	TH.	TYPE	MATERIALS GLASS TH.	U-FACTOR	SOLAR HEAT GAIN COF. (SHGC)	FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.08
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.08
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

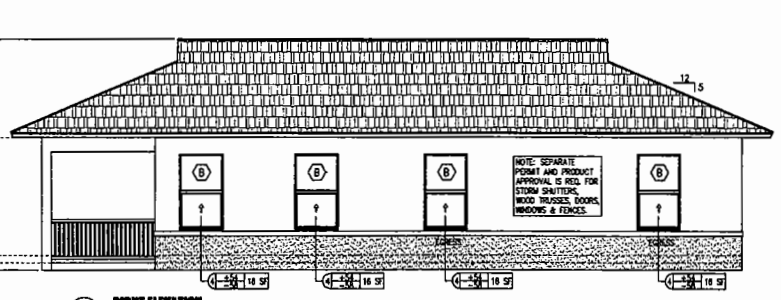
MARK	SIZE WD	HGT	THK	MATL	HARDWARE	REMARKS
MODEL TYPE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0628.10)
1.2 BACK	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0628.10)
1.3 LAUNDRY	2'-10"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.4 BATH	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.5 BEDROOM 1	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.6 CLOSET	2'-6"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 A/C CLOSET	2'-6"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS

ROOM FINISH SCHEDULE

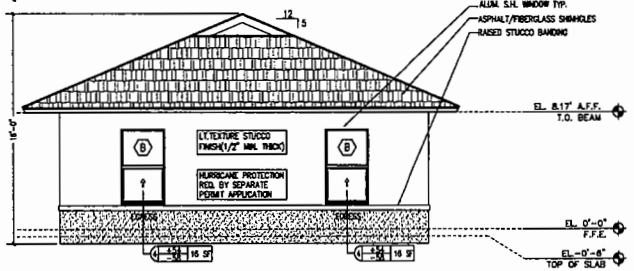
ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
DINING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
HW/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	



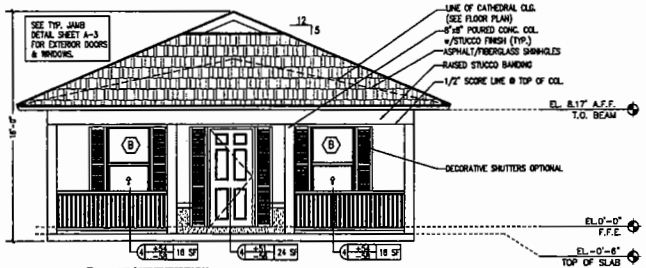
2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



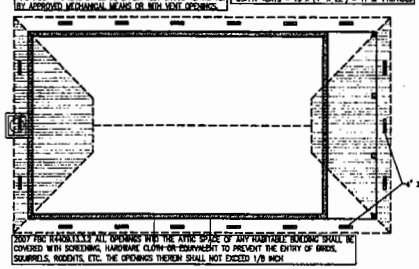
3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"



4 **REAR ELEVATION**
SCALE 1/4" = 1'-0"

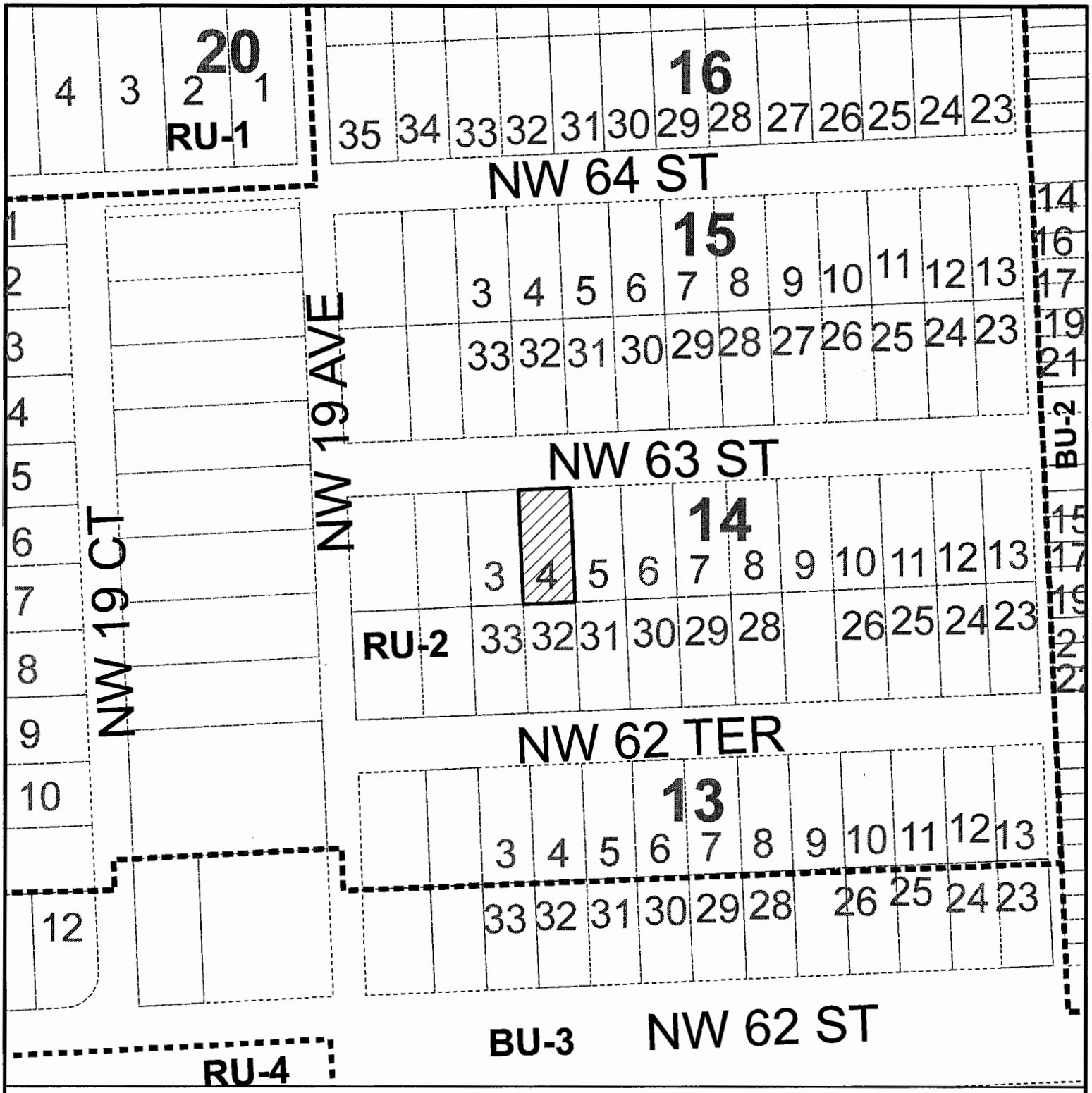


5 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"



6 **ROOF PLAN**
SCALE 1/4" = 1'-0"

Habitat for Humanity
Registration
Peter Thomas 17 May 2010
Peter Thomas AR 0097574
Revisions
1 ADDED DIMENSIONS AT DOOR WIDTH
HABITAT FOR HUMANITY
COOKE CITRUS MODEL "A-1A"
Rev#1
26-042
FLOOR PLANS,ELEVATIONS AND SCHEDULES
Date: 04/2010
Drawn by: MT
File: M:\Projects\Cobblestone\Habitat\Cookes Groves
A2



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000042

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

Legend
Subject Property Case
Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, May 12, 2010

REVISION	DATE	BY
		17

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000042

N
W E
S

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HMNTY OF GRTR MIA,INC
Zoning Board: C8
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Legend

Subject Property

MIAMI-DADE COUNTY

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REVISION	DATE	BY