

KITS

10-12-2010 Version # 1



COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, November 17, 2010 at 7:00 p.m.

CURRENT

11. 10-11-CZ8-11 HABITAT FOR HUMANITY OF GTR MIAMI 10-96 15-53-41 N



Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, NOVEMBER 17, 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

The purpose for Requests #2 and #3 is to delete the cross parking agreement because the current site contains sufficient parking.

(4) Applicant is requesting drives with a back-out of 20' (22' required).

(5) Applicant is requesting to permit 4% (10% required) landscaped open space.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Centro Español Catering," as prepared by Antonio Acosta, P. E., Sheets "A-0" and "A-2" dated stamped received 10/5/10 and Sheet "A-LND" dated stamped received 9/29/10 for a total of three sheets. Plans may be modified at public hearing.

LOCATION: 3615 N.W. South River Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.34 Acres

Department of Planning and Zoning Recommendation:

Approval of request #1, and that the previously approved nightclub and restaurant uses be preserved and carried forward and the conditions of Resolution #4-ZAB-246-71, #4-ZAB-68-72 and #Z-95-91 remain in full force and effect except as herein modified; approval with conditions of requests #2 through #5.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

2. LUIS AND GRIMALDI SANCHEZ (10-11-CZ8-2/10-029)

**04-53-41
Area 8/District 2**

(1) Applicants are requesting to permit a single-family residence setback varying from 21.73' to 21.8' (25' required) from the front (south) property line and setback varying from 13.5' to 13.69' (25' required) from the rear (north) property line.

(2) Applicants are requesting to permit a lot coverage of 43.4% (35% maximum permitted).

(3) Applicants are requesting to permit a 7' high CBS wall within the rear (north) yard area and along the interior side (east and west) property lines and to permit a 7' high iron fence with gate within the interior side (west) yard area (6' high permitted for both).

(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-site distance triangle within 10' of the edge of a driveway leading to a public right-of-way; to permit an existing 4' high CBS wall/iron picket fence within the safe-sight distance triangle of driveways along the front (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Legalization for: Luis Sanches, (sic)" as prepared by Juan A. Rodriguez-Jomolca, dated stamped received 8/13/10 and consisting of 4 pages. Plans may be modified at public hearing.

LOCATION: 3285 N.W. 97 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 142'

Department of Planning and Zoning Recommendation:

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

Protests: 0

Waivers: 0

APPROVED:

DENIED WITH PREJUDICE:

DENIED WITHOUT PREJUDICE:

DEFERRED:

**3. HABITAT FOR HUMANITY OF (10-11-CZ8-3/10-085)
GREATER MIAMI, INC.**

**10-53-41
Area 8/District 2**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 50.25' (75' required) and a lot area of 3,768 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 18' (25' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, consisting of 3 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 70 Street, approximately 50.25' east of N.W. 21 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50.25' x 75'

Department of Planning and Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED:

DENIED WITH PREJUDICE:

DENIED WITHOUT PREJUDICE:

DEFERRED:

**4. HABITAT FOR HUMANITY OF (10-11-CZ8-4/10-086)
GREATER MIAMI, INC.**

**15-53-41
Area 8/District 2**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,630 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'11" (25' required) from the rear (south) property line.

(3) Applicant is requesting to permit a lot coverage of 35.6% (35% maximum 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, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 70 Street and approximately 69.4' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3,630 sq. ft.

Department of Planning and Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

**5. HABITAT FOR HUMANITY OF (10-11-CZ8-5/10-087)
GREATER MIAMI, INC.**

**15-53-41
Area 8/District 2**

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

(2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (north) property line.

(3) Applicant is requesting to permit a lot coverage of 35.87% (35% maximum 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, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 69 Terrace approximately 77' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

**8. HABITAT FOR HUMANITY OF (10-11-CZ8-8/10-090)
GREATER MIAMI, INC.**

**15-53-41
Area 8/District 2**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.87% (35% maximum 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, consisting of 2 sheets dated stamped received 7/20/10. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 70 Street and approximately 109' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and
Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

**9. HABITAT FOR HUMANITY OF (10-11-CZ8-9/10-091)
GREATER MIAMI, INC.**

**15-53-41
Area 8/District 2**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,630 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 16' (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.57% (35% maximum 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, consisting of 2 sheets dated stamped received 7/20/10. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 69 Terrance and approximately 109' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90.75'

Department of Planning and
Zoning Recommendation:

Approval with conditions.

Protests: 0

Waivers: 0

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

**10. HABITAT FOR HUMANITY OF (10-11-CZ8-10/10-092)
GREATER MIAMI, INC.**

**15-53-41
Area 8/District 2**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.87% (35% maximum 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, consisting of 2 sheets dated stamped received 7/20/10. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 69 Terrace and approximately 120' west of N.W. 18 Avenue, 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: _____

**11. HABITAT FOR HUMANITY OF (10-11-CZ8-11/10-096)
GREATER MIAMI, INC.**

**15-53-41
Area 8/District 2**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.87% (35% maximum 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, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 68 Terrace and approximately 270' east of N.W. 18 Avenue, 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

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.

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.

A. MARC AMEDA
(Applicant)

10-9-CZ8-1 (08-231)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

A

APPLICANT'S NAME: **MARC AMEDA**

REPRESENTATIVE: Marc Ameda

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-9-CZ8-1 (08-231)	October 6, 2010	CZAB8 10

REC: Approval with conditions.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>Nov 17, 2010</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input checked="" type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input checked="" type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input checked="" type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> OTHER: Deferred at applicant's request in order for the applicant to to obtain a revised EQCB approval from DERM.		

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)	X		
COUNCILMAN		Patrick CURE	X		
VICE CHAIR	S	Joy J. Davis	X		
COUNCILMAN		Arthemon JOHNSON	X		
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN	M	Fredericke Alan MORLEY	X		
CHAIRMAN		Vernell EVERETT	X		
VOTE:			6	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: DENNIS KERBEL

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#1

APPLICANT'S NAME: **MARC AMEDA**

REPRESENTATIVE: Marc Ameda

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
10-9-CZ8-1 (08-231)	September 1, 2010	CZAB8 10

REC: Approved with conditions.

WITHDRAW: APPLICATION ITEM(S): _____

DEFER: INDEFINITELY TO: October 6, 2010 W/LEAVE TO AMEND

DENY: WITH PREJUDICE WITHOUT PREJUDICE

ACCEPT PROFFERED COVENANT ACCEPT REVISED PLANS

APPROVE: PER REQUEST PER DEPARTMENT PER D.I.C.
 WITH CONDITIONS

OTHER: At staff's request to allow the applicant to obtain a revised EQCB approval and
a new memorandum from DERM

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN	S	Patrick CURE	X		
VICE CHAIR		Joy J. Davis	X		
COUNCILMAN		Arthemon JOHNSON	X		
COUNCIL WOMAN	M	Voncarol Yvette KINCHEN	X		
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRMAN		Vernell EVERETT	X		
VOTE:			5	0	

EXHIBITS: YES NO

COUNTY ATTORNEY: **JOHN MCINNIS**

**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: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: A

A. INTRODUCTION

o **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% (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. (7500 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 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.

o **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).

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

o **SIZE:** 150' x 106'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan (LUP) 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 the Comprehensive Development Master Plan (CDMP) titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertains to existing zoning and land 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:

This application was deferred from the October 6, 2010 meeting to allow the applicant to obtain an updated Department of Environmental Resource Management (DERM) memo addressing the new plans submitted to the Environmental Quality Control Board (EQCB). 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 submitted Letter of Intent, 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 LUP map of the 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.

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 however, their 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 through #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 through #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 prior to the issuance of a building permit, 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.
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 six foot (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 seven feet (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 *NDW*

Memorandum



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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

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.

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

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.

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:

14

ZONING INSPECTION REPORT

Inspector: HASSUN, PEDRO

Inspection Dat

Evaluator: CORDELLA INGRAM

10/14/10

Process #: Z2008000231
Applicant's Name: MARC AMEDA

Locations: 1396 NW 102 ST, MIAMI-DADE COUNTY, FLORIDA.

Size: 150' X 106'

Folio #: 3031020060340

Request:

1 Applicant is requesting to permit a duplex residence setback a minimum 19.27' (25' required) from the front (north), setback 5' (7.50' required) from the interior side (east) and setback 22.16' (25' required) from the rear (south) property lines. (§33-50)

2 Applicant is requesting to permit a duplex residence with a lot coverage 38.4% (35% allowed). (§33-49)

Requests #1 & #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. (§33-50)

4 Applicant is requesting to permit a lot frontage of 64.80' (75' required) and a lot area of 6,868.8 sq. ft. (7,500 sq. ft. required). (§33-49)

Requests #3 & #4 on parcel 2

EXISTING ZONING

Subject Property RU-2,

EXISTING USE RESIDENTIAL

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE 1 STORY BUILDING & ONE 2 STORY BUILDING.

USE(S) OF PROPERTY:

MULTIFAMILY USE (APARTMENTS)

FENCES/WALLS:

THERE IS A 4 FT CHAINLINK FENCE ON THE EAST PROPERTY LINE AND A 4 FT CHAINLINK FENCE ON THE SOUTH PROPERTY LINE; BOTH ON THE NEIGHBOR'S PROPERTY.

LANDSCAPING:

IN THE FRONT NORTHWEST CORNER THE IS A TREE 20 FT HT AND ON THE NORTH SIDE ALSO, BOTH BLACK OLIVES. ON THE EAST SIDE THERE IS A RUBBER 12 FT HT AND A THAILAND ORCHID 15 FT HT ON THE PROPERTY LINE. ON THE NORTHEAST CORNER THERE IS A DEAD STUMP 20 FT HT WITH A CHERRY BUSH 4 FT HT IN FRONT. ON THE SOUTH SIDE THERE IS A CLUSTER OF PLANTAIN TREES NEAR THE LIGHT POLE. THE AREA IN THE SOUTH EAST CORNER IS SODED DUE TO SEPTIC TANK AND DRAIN FIELD. IN THE FRONT NORTH WEST THERE ANOTHER SEPTIC TANK.

BUFFERING:

NONE

VIOLATIONS OBSERVED:

ZONING INSPECTION REPORT

BNC MEMO ON FILE SINCE 04/27/2010. OPENCASES WITH A LEIN PLACED BY TEAM METRO ON 03/27/2007 AND BUILDING CASE NO. 20080120916 OPENED ON 04/17/2008 WITH CVN#B052666 RECOMMENDED FOR LIEN ON 07/06/2009. DERM MEMO ON FILE DEPENDING ISSUES.

OTHER:

THERE IS A DISCREPANCY WITH PROPERTY APPRAISAL INFORMATION WHICH IS SHOWING THREE LIVINGS UNITS WITH SEVEN BEDROOMS AND 5 BATHS. THE SUBMITTED PLANS IS SHOWING FOURS LIVING UNITS WITH ELEVEN BEDROOMS, NINE BATHS AND TWO DENS WITH CAN BE BEDROOMS. ALSO THERE ARE TEN MAIL BOXES???

Process # Applicant's Name

Z2008000231 MARC AMEDA

SURROUNDING PROPERTY

NORTH:

RU-2 DUPLEXS

SOUTH:

RU-2 DUPLEX & SINGLE FAMILY RESIDENCE

EAST:

RU-2 SINGLE FAMILY RESIDENCE

WEST:

RU-1 SINGLE FAMILY RESIDENCES

SURROUNDING AREA

THIS AREA A MOSTLY DUPLEXS AND SINGLE FAMILY RESIDENCES AND TOWARDS THE NORTH, A BLOCK AWAY ON NW 103 STREET NORTH SIDE, THERE IS A HIGHER DENSITY WITH APARTMENT BUILDINGS.

NEIGHBORHOOD CHARACTERISTICS

THIS IS MAINLY A RESIDENTIAL COMMUNITY BUT REQUIRING A GREAT NEED OF MORE STREET TREES.

COMMENTS:

THIS PROPERTY SHOULD BE ZONED RU-3 OR A HIGHER DENSITY. ALTHOUGH NOT CONFIRMED IT IS THIS INSPECTORS OBSERVATION THAT THERE ARE MORE THEN FOUR UNITS ON THIS PROPERTY SHOWING TWO PARCELS BUT ONLY ONE FOLIO.

TREET

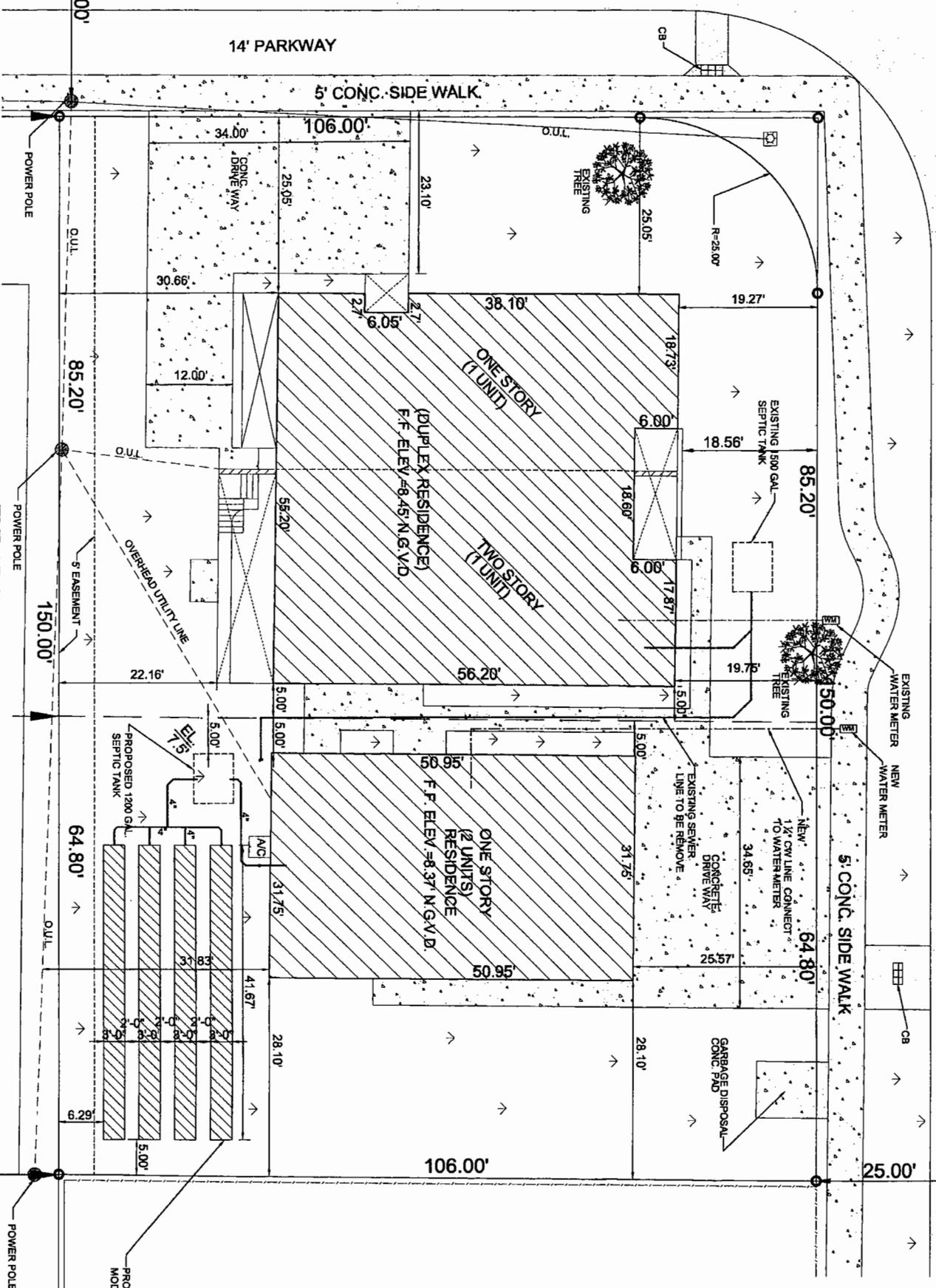
N.W. 14TH AVENUE

22.00' ASPHALT PAVEMENT

14' PARKWAY

5' CONC. SIDE WALK

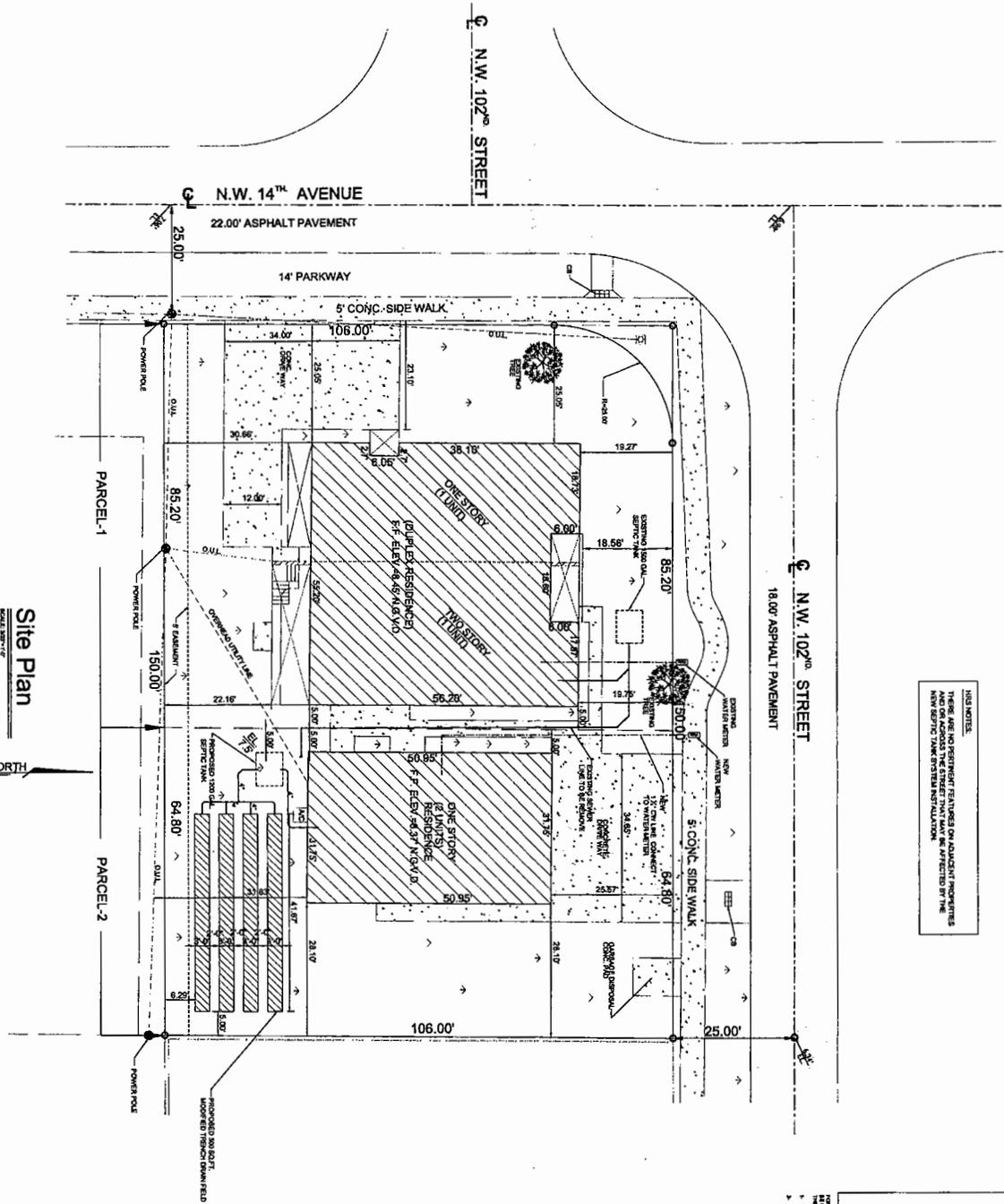
N.W. 102ND STREET
18.00' ASPHALT PAVEMENT



ENLARGED SITE PLAN

PROPOSED 500 SQ
MODIFIED TRENCH

Site Plan



FIELD NOTES:
 THESE LOTS AND PROPERTY FEATURES DO NOT AFFECT PROPERTIES AND OR ADDRESS THE STREET THAT MAY BE AFFECTED BY THE NEW SEPTIC TANK SYSTEM INSTALLATION.

ON SITE SEWAGE SYSTEM CALCULATION AS PER DEPARTMENT OF PUBLIC WORKS (FORM NO. 100)

DATA - TOTAL S.F. OF LIVING AREA = 4188 SF
 TOTAL BED ROOMS = 4

CONSERVATIVITY: ESTIMATED SEWAGE FLOW IN GPD = 400 AS PER (TABLE NO. 1)

SEPTIC TANK CAPACITY DETERMINATION (AS PER TABLE NO. 1)
 0-400 GPD _____ 1000 GAL. CAPACITY SEPTIC TANK IS REQUIRED.

SEIZING OF DRAIN FIELD DETERMINATION AS PER TABLE NO. II
 ESTIMATED SEWAGE FLOW (GPD) = 400 * 500 SF OF DRAIN FIELD ARE REQD.
 RATE ASSUMPTION (GAL/SF/DAY) = 0.20

FORM NO. 100 - 10/15/10
 1. TOTAL LIVING AREA - (S.F.)
 2. TOTAL BED ROOMS - (NO.)
 3. TOTAL SEWAGE AREA - (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

EXISTING ROOFED STRUCTURE(S)	NO. OF STRUCTURES	% OF LOT COVERED
EXISTING ROOFED STRUCTURE(S)	80	23.5%
UNPERMITTED AREA	741	50.0%
PERMITTED AREA	728	49.5%

APPROVED BY: [Signature]
 DATE: 10/11/10

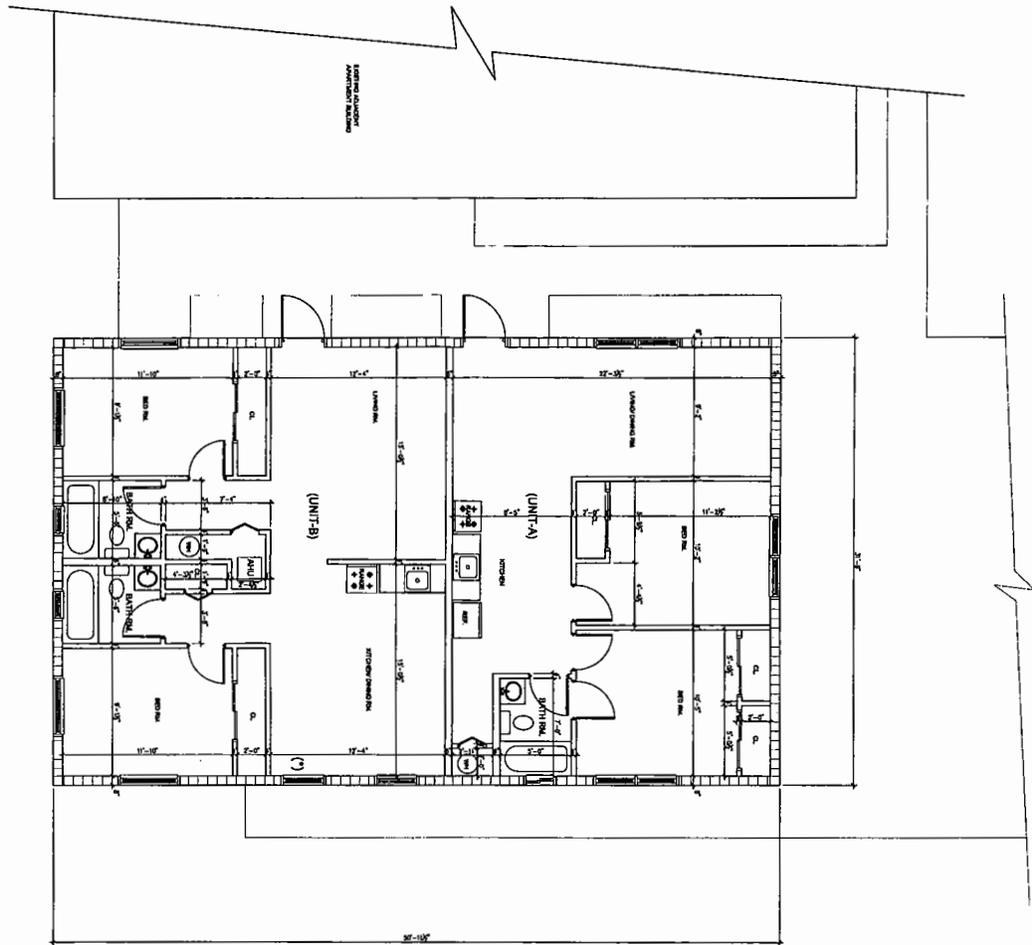
OWNER NAME & ADDRESS
 MARC AMEDA
 1396 N.W. 102 ND. ST.
 MIAMI, FLORIDA
 33147

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

SITE PLAN
(PROPOSED SEPARATION OF PARCEL 1 & 2)

NO.	REVISION	DATE

SP-1



Existing Floor Plan
 N

RECEIVED
 10/15/08
 10:00 AM

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

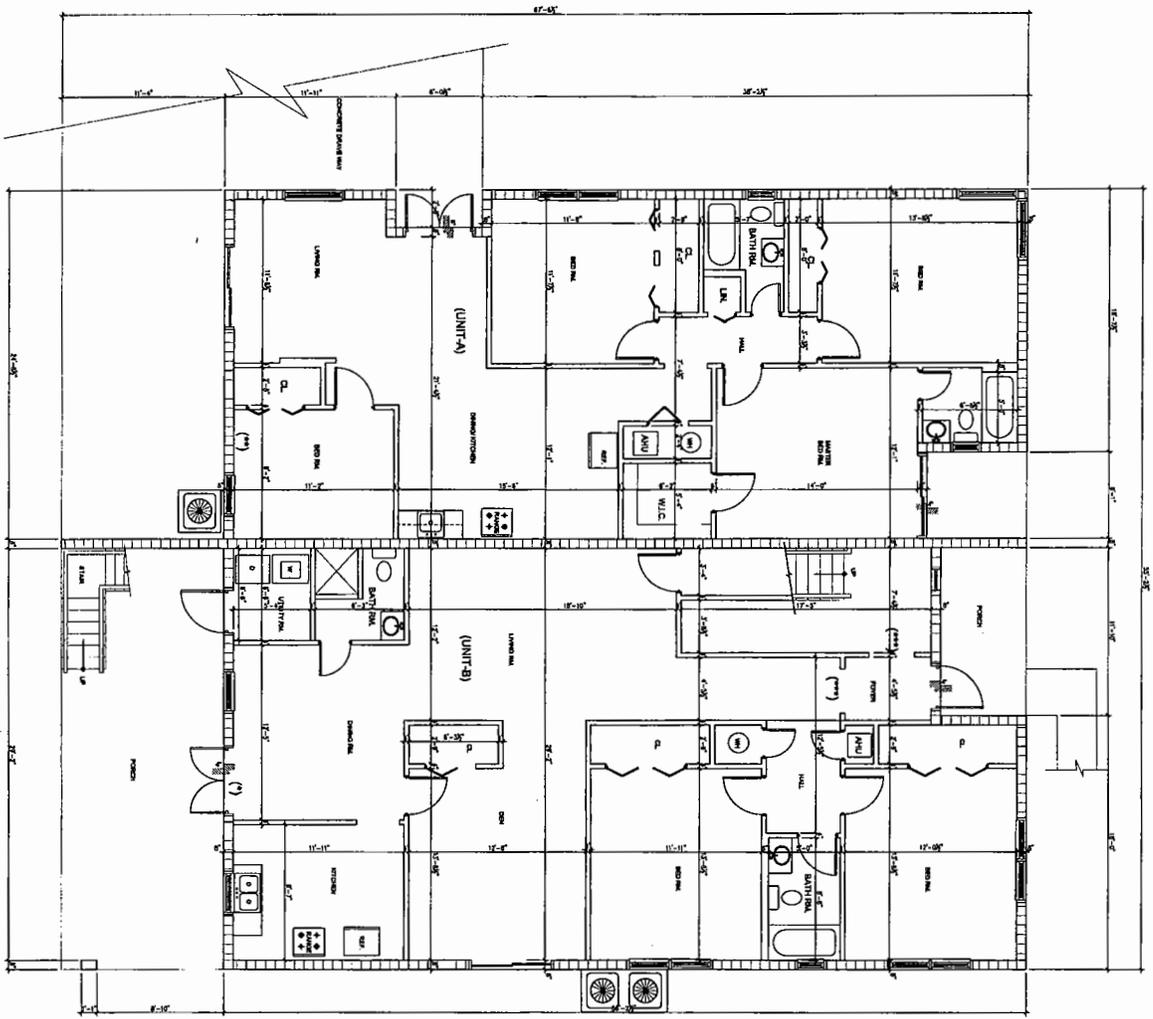
OWNER NAME & ADDRESS
 MARC AMEDA
 1396 N.W. 102 ND. ST.
 MIAMI, FLORIDA
 33147

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

NO.	REVISION	DATE

EXISTING FLOOR PLAN

21



Existing Ground Floor Plan
 N

RECEIVED
 7/21/13
 7:00 AM

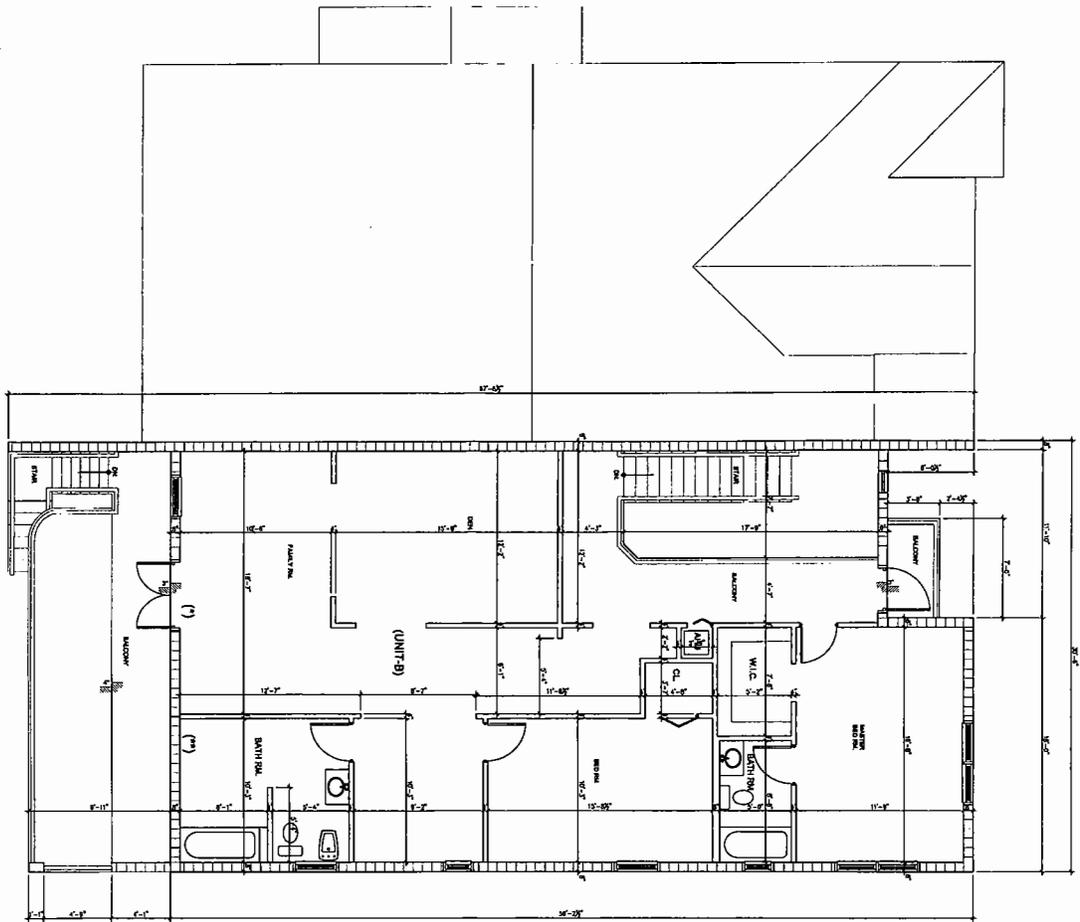
DATE: 04-15-08
 SCALE: AS NOTED
 DRAWN BY: D. FRANKS
 CHECKED BY:
 SHEET: **A-3**

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



Existing Second Floor Plan
 CLERK ROOM ON REAR
 CLERK ROOM ON REAR

REVISED
 JUN. 8 2000
 JUAN VIZCARRA
 STRUCTURAL ENGINEER

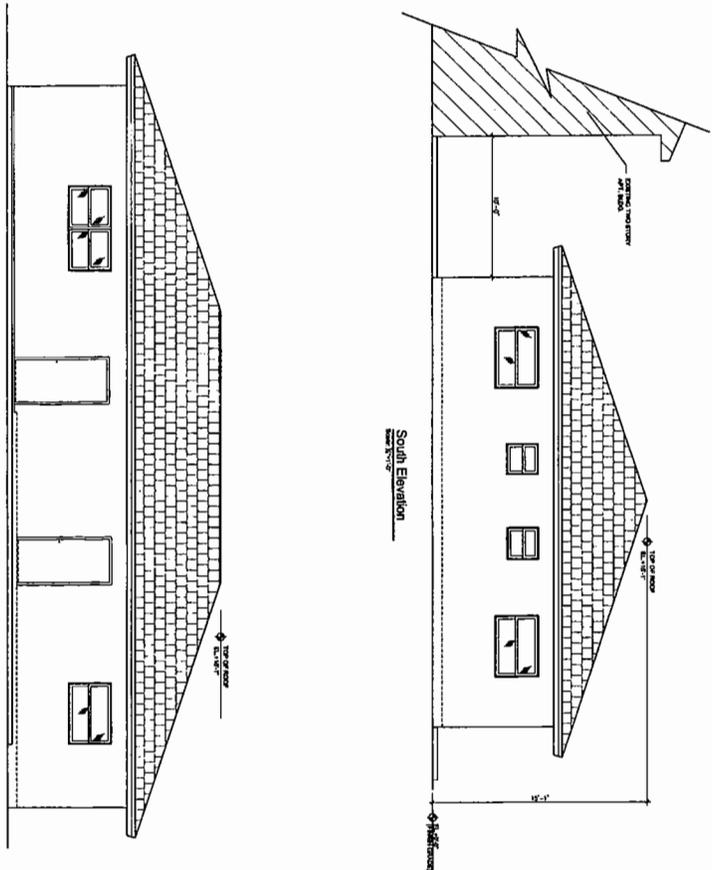
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SCALE:	AS NOTED
DRAWN BY:	D. FRANKS
CHECKED BY:	
SHEET:	A4

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

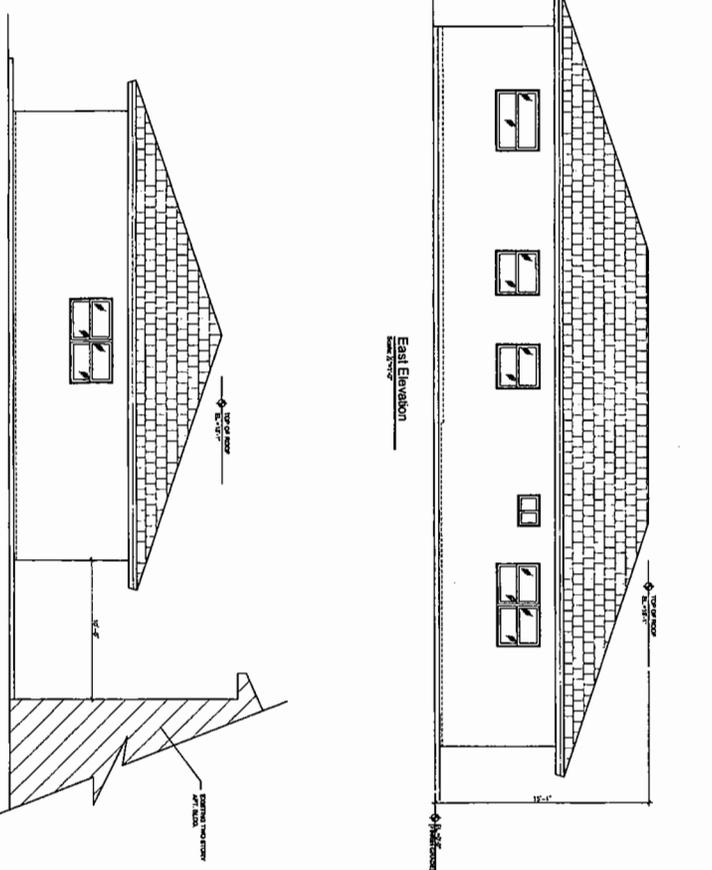
JUAN VIZCARRA
 STRUCTURAL ENGINEER
 10936 SW 137 TH. PLACE
 MIAMI, FLORIDA 33186
 FLORIDA REGISTER
 P.E.# 56988

NO.	REVISION	DATE

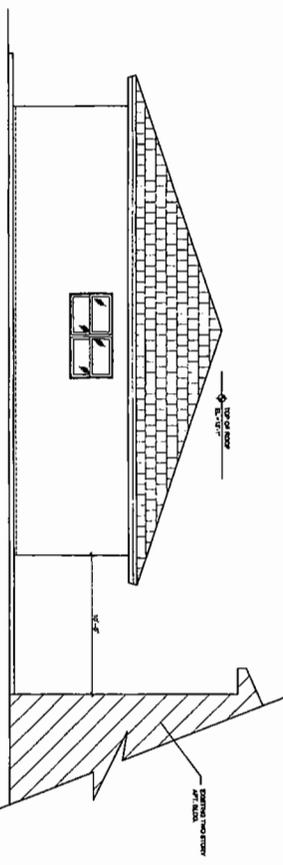
EXISTING SECOND FLOOR PLAN



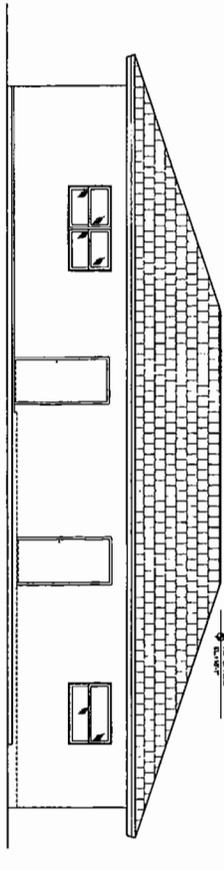
South Elevation



East Elevation



North Elevation



West Elevation

RECEIVED
 JUL 8 8 58 AM
 1000 N. W. 102ND ST.
 MIAMI, FLORIDA 33147
 D. FRANKS

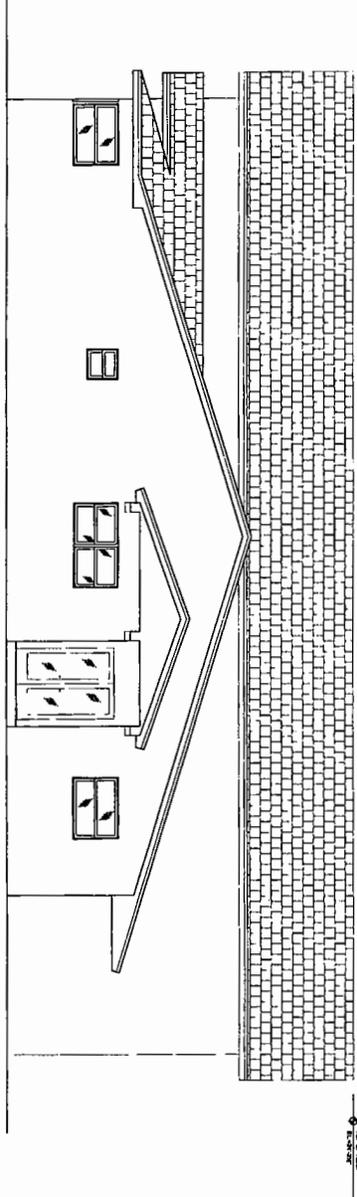
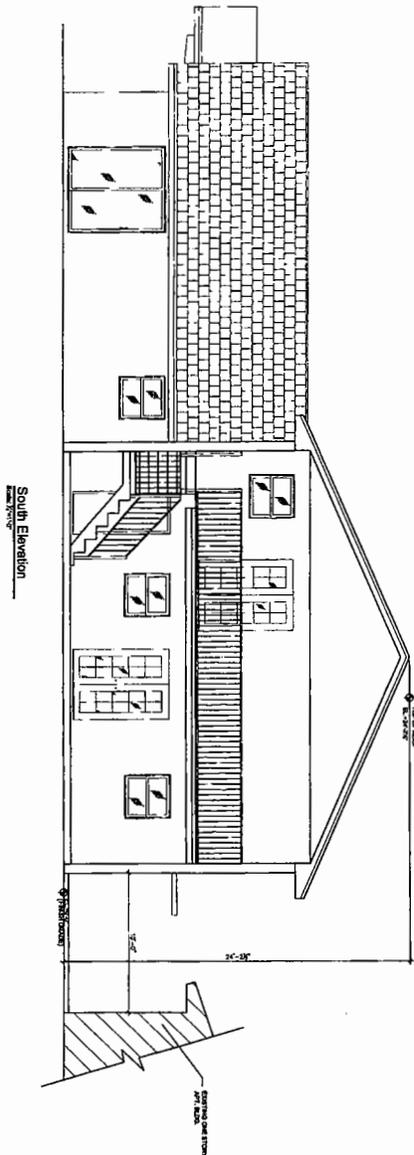
DATE:	04-15-08
SCALE:	AS NOTED
DRAWN BY:	D. FRANKS
CHECKED BY:	
SHEET:	A-2

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 Duplex ELEVATIONS



ROSEYARD
 ARCHITECTURAL
 JUL 18 2010

A-5

CHECKED BY: _____
 SHEET: _____

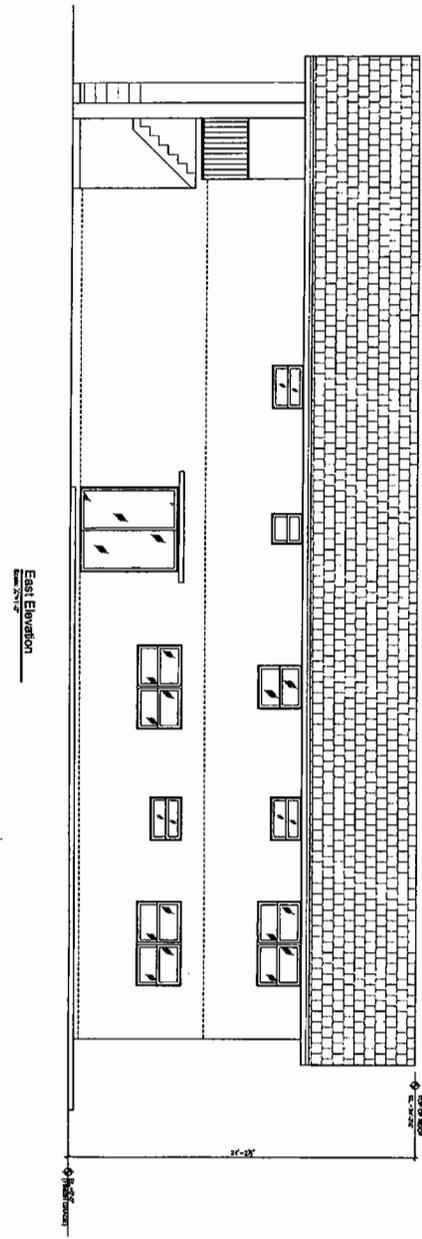
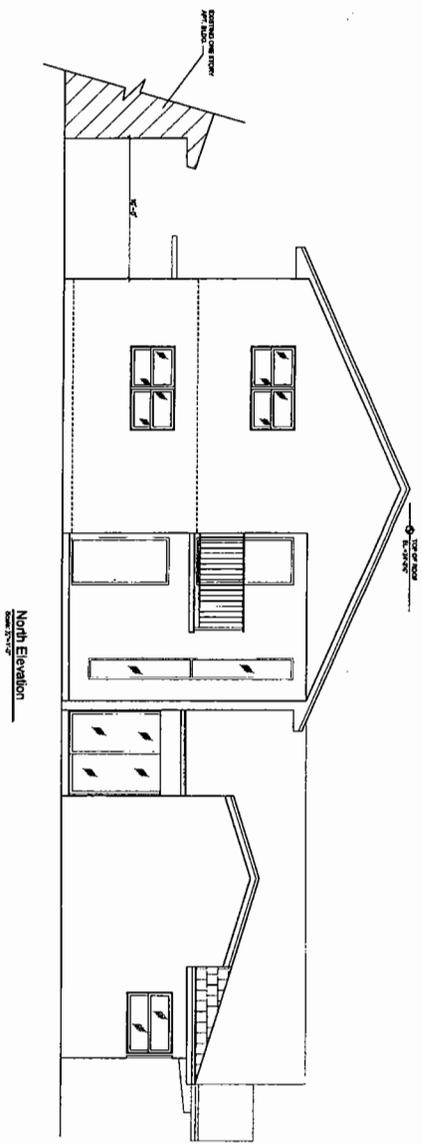
OWNER NAME & ADDRESS
 MARC AMEDA
 1396 N.W. 102 ND. ST.
 MIAMI, FLORIDA
 33147

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

NO.	REVISION	DATE

EXISTING TWO STORY Duplex *190*
ELEVATIONS

Scale 1/8" = 1'-0"



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

DATE: 04-15-08
 SCALE: AS NOTED
 DRAWN BY: O. SPANAS
 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

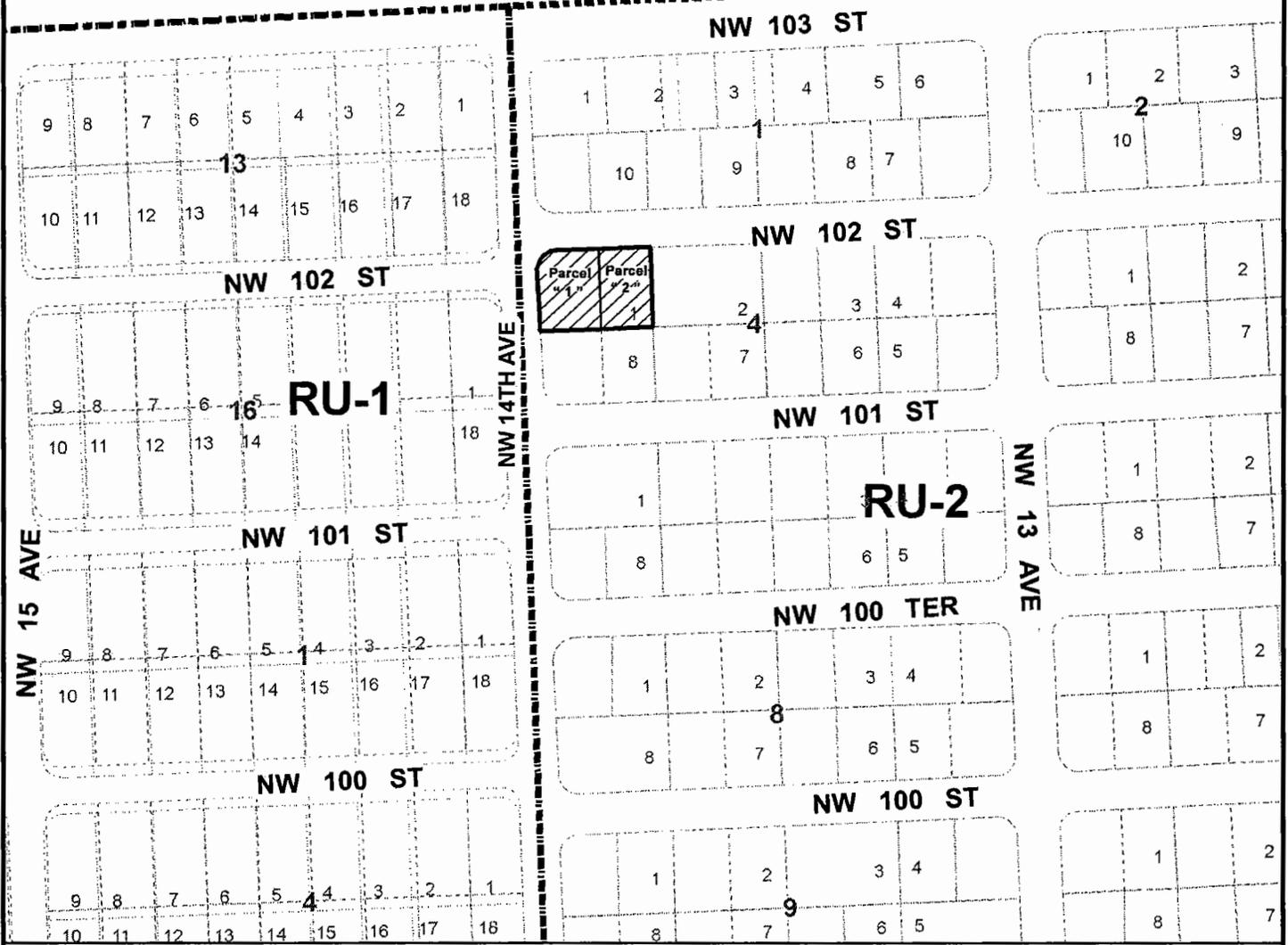
EXISTING TWO STORY Duplex *(initials)*
ELEVATIONS

GU

TRA
RU-4

BU-1

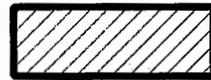
BU-1A
TR C



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



SKETCH CREATED ON: 12/24/08

REVISION	DATE	BY
		27



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



SUBJECT PROPERTY



SKETCH CREATED ON: 12/24/08

REVISION	DATE	BY

1. CENTRO ESPANOL HOLDINGS, LLC
(Applicant)

10-11-CZ8-1 (10-024)
Area 8/District 5
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1971	Abdon Grau	<ul style="list-style-type: none">- Special exception to permit expansion of a restaurant.- Use variance to permit a nightclub in IU-2 zone.	ZAB	Approved w/conds.
1972	Abdon Grau	<ul style="list-style-type: none">- Special exception to permit additions.- Modification of a resolution.	ZAB	Approved w/conds.
1991	Maria D. Besacon	<ul style="list-style-type: none">- Use variance to permit expansion to a nightclub in IU-2 as permitted in BU-2.- Special exception to permit existing nightclub expansions.- Use variance to permit a B.B.Q. restaurant in IU-2 as permitted in BU-3.- Special exception to permit a nightclub to be space less than 1,500' from existing alcohol use.- Modification of prior resolution.- Multiple Non use variances.	BCC	Approved

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

APPLICANT: Central Español Holding L.L.C.

PH: Z10-024 (10-11-CZ8-1)

SECTION: 28-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 3

ITEM NO.: 1

=====

A. INTRODUCTION

o **REQUESTS:**

(1) IU-2 to IU-1

(2) DELETION of Condition #7 of Resolution Z-95-91, passed and adopted by the Board of County Commissioners, reading as follows:

“That a cross parking agreement be submitted in recordable form with the valet lot across N.W. South River Drive (Tract D or Air Marine Terminals Subdivision, P.B. 111, Pg. 91) prior to further building permit issuance. If the right to use such parking area is terminated the herein approved uses will desist.”

(3) Deletion of Restrictive Covenant Running with Land in its entirety recorded in Official Record Book 15279, Pages 1147 through 1154.

The purpose of Requests #2 and #3 is to delete the cross parking agreement because the current site contains sufficient parking.

(4) Applicant is requesting parking with a backout of 20' (22' required).

(5) Applicant is requesting to permit 4% (10% required) landscaped open space.

Plans are on file and may be examined in the Department of Planning and Zoning entitled, “Centro Español Catering,” as prepared by Antonio Acosta, P.E. Sheets “A-0: and “A-2: dated stamped received 10/5/10 and Sheet “A-LND” dated stamped received 9/29/10 for a total of three sheets. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:** The applicant is requesting a district boundary change from IU-2, Heavy Industrial Manufacturing District, to IU-1, Light Industrial Manufacturing District. In addition, the applicant is requesting the deletion of a condition of a previously approved resolution, the deletion of a covenant, parking with a back out footage less than required and reduced landscaped open space.

o **LOCATION:** 3615 N.W. South River Drive, Miami-Dade County, Florida.

o **SIZE:** 1.34 acres

B. ZONING HEARINGS HISTORY:

In May 1971, pursuant to Resolution #4-ZAB-246-71, the Zoning Appeals Board (ZAB) approved a use variance to permit a night club in the IU-2 zone as would be permitted in the BU-3, Liberal Business District and a special exception to permit the expansion of an existing restaurant serving beer, wine and liquor to include a night club. In February 1972, pursuant to Resolution #4-ZAB-68-72, the ZAB approved a special exception to permit the continued use of the expansion of storage

2

addition to the existing non-conforming restaurant and night club and modified that portion of a previously approved resolution in order to permit a storage addition and to revise the parking facilities. In 1991, pursuant to Resolution #Z-95-91, the Board of County Commissioners (BCC), approved several use and non-use variances and special exceptions for the subject site. These variances were for the continued use of the nightclub and the various structures on the site such as a chickee hut, B-B-Q restaurant, for reduced parking requirements, to permit a CBS wall with a height greater than permitted, outdoor seating, reduced setbacks and expansion of the operating hours.

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 Industrial and Office use**. Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility, plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal services uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.
2. **Uses and Zoning Not Specifically Depicted on the LUP Map.**
Some existing lawful uses and zoning are not specifically depicted on the LUP map. However, all such existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new commercial locations must be consistent with the LUP map or the specific exceptions provided in the various LUP map categories, and the objectives and policies of this Plan.
3. **LU-Policy 4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
4. **Objective PMR-1.** Maintain and promote marine activity on the Miami River and protect these activities from encroachment or displacement by incompatible land uses.

5. **PRM-1B.** In making recommendations relating to requested zone changes and permits for the development and redevelopment along the Miami River, Miami-Dade County agencies shall promote the protection or inclusion of uses which are water dependent and/or water related, such as cargo shipping terminals and boat repair yards.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

IU-2;

Industrial and Office

Surrounding Properties:

NORTH: IU-2; lumber yard

Industrial and Office

SOUTH: IU-2; car rental facilities

Industrial and Office

EAST: IU-2; marine terminal

Industrial and Office

WEST: IU-2; marine terminal

Industrial and Office

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

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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.

33-311(A)(7) Generalized Modification Standards. The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDT	No comment
Fire Rescue	No objection
Schools	N/A

*Subject to the conditions as indicated in their memoranda.

H. ANALYSIS:

The 1.34 acre subject property is located at 3615 NW South River Drive in an area characterized by warehouses and marine terminals. The applicant seeks to change the zoning on the subject property from IU-2, Heavy Industrial Manufacturing District, to IU-1, Light Industrial Manufacturing District. Additionally, the applicant seeks to delete a condition of a previously approved resolution,

delete a covenant, permit parking with a backout of 20' where 22' is required and provide less open landscaping than required. The subject property is designated for Industrial and Office use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) and was previously approved, pursuant to Resolution #4-ZAB-246-71, for a use variance to permit a night club in the IU-2 zone as would be permitted in the BU-3, Liberal Business District and a special exception to permit the expansion of an existing restaurant serving beer, wine and liquor to include a night club. The applicant is requesting to continue the nightclub and restaurant uses. In addition, the CDMP states existing lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." As such, staff opines that the existing IU-2 zoning, the proposed IU-1 zoning and the nightclub and restaurant uses are **consistent** with the LUP map of the CDMP and with the interpretative text of the CDMP.

The Department of Environmental Resources (DERM) has no objections to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** also has no objections to the application. The Miami-Dade Fire Rescue Department (**MDFR**) **does not object** to this application and MDFR indicates in their memorandum that the estimated average response time is **8:15 minutes**.

Staff acknowledges that the rezoning of the subject site to IU-1 will not have an unfavorable impact on the environment based upon the recommendation issued by the Department of Environmental Resources Management (DERM). Further, the proposed rezoning of the subject property to IU-1 will not have an unfavorable economic impact on Miami-Dade County and will not unduly burden water, sewer, solid waste disposal, or other necessary public facilities. The site plans submitted by the applicant indicate that the subject property will continue the previously approved nightclub and restaurant uses. Therefore, staff opines that approval of the requested zone change to IU-1 would be **compatible** with the current use and the surrounding area which is zoned both IU-1 and IU-2. As such, staff opines that the approval of the less intense IU-1 zoning would be in keeping with the character of the surrounding industrial uses in the area, and therefore, would be **compatible** with same and **consistent** with the Industrial and Office land use designation of the CDMP. As such, staff recommends approval of request #1 to rezone the subject property from IU-2 to IU-1.

When requests #2 and #3 are analyzed under Section 33-311(A)(7), to delete Condition #7 of a Resolution #Z-95-91 (request #2) and to delete a covenant (request #3) staff opines that the approval of the modifications would not generate excessive traffic and would not be contrary to the public interest. Staff also notes that DERM, MDFRD and the Public Works Department have no objection to this application. Staff notes that the purpose of requests #2 and #3 are to delete the previous cross parking agreement because the site now contains sufficient parking. The applicant has demolished structures located at the western portion of the site which were for patron use and as such required additional parking. This area will now provide additional parking area for the subject property. The site plan submitted by the applicant indicate that 104 parking spaces are provided where 97 spaces are required. The current configuration of the site will remain essentially the same and therefore, it would not negatively impact the character of the surrounding community. As such, staff opines that approval of the request to delete a condition of a previously approved resolution and to delete an accepted covenant would not cause a detriment to the existing industrial uses in the area. Therefore, staff recommends approval of requests #2 and #3 under 33-311(A)(7) Generalized Modification Standards.

When requests #4 and #5 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that the approval of the requests would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. Approval of request #4, to permit parking with a back out

of 20' where 22' is required pertains only to the parking aisle located at the center of the site. Staff notes that the other parking drives meet the Code requirement. Staff opines that this request is not excessive, would not negatively impact the internal traffic circulation and therefore would not adversely impact the surrounding community. Furthermore, the memorandum from the Public Works Department does not indicate any objections to this application. Staff recommends approval of request #5, to permit 4% landscaped area where 10% is required. While the Code requires 5,970 sq. ft. of landscaped area and the plans submitted indicate that 2,278 sq. ft. of landscape area is being provided, staff opines that this request does not create a negative visual impact on the surrounding properties which contain industrial uses. As previously noted, the area is surrounded by other industrial uses and is located along the Miami River. Staff opines that the approval of the reduced landscape open space would not be out of character with the surrounding area. Further, staff notes that, though the application does not meet the landscape open space requirements, the applicant has provided additional parking on site. Staff therefore opines that approval of these requests will maintain the basic intent and purpose of zoning as it will protect the welfare of the public, will not be detrimental to the community and will be **compatible** with the area. Based on the aforementioned, staff recommends approval of requests #4 and #5 under Section 33-311(A)(4)(b) (NUV).

Although the applicant has requested a zone change from IU-2 to IU-1 (request #1), the applicant has indicated that, as per Section 33-317 of the Zoning Code, that the previously approved nightclub and restaurant uses be preserved and carried forward. Staff has no objection to that request and recommends that the conditions of Resolutions #4-ZAB-246-71, #4-ZAB-68-72 and #Z-95-91 remain in full force and effect except as herein modified.

I. RECOMMENDATION:

Approval of request #1, and that the previously approved nightclub and restaurant uses be preserved and carried forward and the conditions of Resolutions #4-ZAB-246-71, #4-ZAB-68-72 and #Z-95-91 remain in full force and effect except as herein modified; approval with conditions of requests #2 through #5.

J. CONDITIONS: For requests #2 through #5

1. That the continuation of the following requests remain in effect of Resolution #4-ZAB-246-71: Use Variance to permit a night club in the IU-2, (Industry-Heavy) zone as would be permitted in the BU-3 (Liberal Business) zone; Special Exception to permit the expansion of an existing restaurant serving beer, wine and liquor to include a night club.
2. That the following approvals of Resolution #4-ZAB-68-72 shall continue: Special Exception to permit the continued use of the expansion of a 10' x 63' storage addition to an existing non-conforming restaurant and night club, serving alcoholic beverages; the modification of that portion of Resolution 4-ZAB-246-71, passed and adopted by the Metropolitan Dade County Zoning Appeals Board on the 10th day of May, 1971,

From: "All according to plans submitted with the application and on file in the Zoning Department entitled "Building for Mrs. Maria D. Bescanon" as prepared by Thomas Kelly Engineer, and dated April 14, 1968.

To: "All according to plans submitted with the application and on file in the Zoning Department entitled "Addition for Mrs. Maria D. Bescanon" as prepared by Eddie Garcia and dated 10/30/69.:

3. That the following approvals of Resolution #Z-95-91 shall continue: Use Variance to permit the maintenance and continued use of an existing expansion to a previously approved nightclub in the IU-2 zone as would be permitted in the BU-2 zone, including the excursion boat; Special Exception to permit the maintenance and continued use of an existing nightclub which has been expanded by constructing a B-B-Q structure, chickee hut/bar and other related uses as indicated on plans; Use Variance to permit the maintenance and continued use of a B-B-Q restaurant in the IU-2 zone as would be permitted in the BU-3 zone; Special Exception to permit the maintenance and continued use of the aforementioned nightclub spaced less than 1,500' from existing places of business having alcoholic use; Non-Use Variance of Zoning Regulations requiring all uses to be conducted within enclosed structures; Non-Use Variance of Zoning Regulations to permit a 6' CBS wall within the front setback area; Non-Use Variance of setback requirements to permit the maintenance and continued use of the aforementioned structures to setback 0' from the front (SE/ly) property line and to be spaced less than 20' between buildings; Non-Use Variance of Zoning Regulations restricting nightclubs to open at 8:00 a.m. during weekdays and at 5:00 p.m. on Sundays; to waive same to permit the aforementioned nightclub to open at 7:00 a.m. on weekdays and at 11:00 a.m. on Sundays.

4. That the following approvals of Resolution #Z-95-91 are terminated: Non-Use Variance of parking requirements to permit a total of 54 parking spaces (325 parking spaces required) and to permit 32 parking spaces with dimensions of 7.5' x 15' (8.5' x 18' required); Non-Use Variance of Zoning Regulations requiring all trailers to be located within an approved park; to waive same to permit the maintenance and continued use of an office/storage trailer; Modification of that portion of Resolution 4-ZAB-246-71, passed and adopted by the Zoning Appeals Board on the 10th day of May, 1971 and which was further modified by Resolution 4-ZAB-68-72, passed and adopted by the Zoning Appeals Board on the 7th day of February, 1972 as follows:

From: "All according to plans submitted with the application and on file in the Zoning Department entitled 'Addition for Mrs. Maria D. Bescanon' as prepared by Eddie Garcia and dated 10-30-69."

To: "That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan,' as prepared by Update Consultants, Inc. dated revised 2-14-91 received Feb.15, 1991."

5. 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 Use; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences landscaping, and other requirements.

6. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Centro Español Catering," as prepared by Antonio Acosta, P.E. consisting of three sheets dated stamped received 10-7-10 with Sheet A-0 last hand written revision dated 10-29-10.

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

8. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan that indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.

9. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
10. That the applicant apply for a building permit for all unpermitted structures from the Building Department within 90 days after final public hearing approval of this application.
11. That the nightclub shall conform with all the requirements for a night club use.
12. That the operation of the night club, including any entertainment, shall be on a high plane and level.
13. That the applicant shall have rigid and strict control over its employees and patrons so as to prevent drunkenness and/or rowdyism.
14. That the operation of the business be conducted in such a manner as not to be detrimental to the surrounding community, nor in such a manner as to create any law enforcement problem either because of the method of operation or type of patronage, nor in any manner which might create an nuisance.
15. That no boat repairs be permitted from the property's waterfront.
16. That leasing of the dock space shall be permitted, provided all Department of Environment Resources Management (DERM) permits remain current.
17. That the applicant comply with all conditions and requirements of the Public Works Department.
18. That all structures on the property comply with the requirements of the South Florida Building Code, particularly with regard to fire rating.
19. That the dedication of rights of way shall be made in accordance with Section 33-313 of the Code of Miami-Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights of way in order to comply with and accordance with the requirements of the manual and necessary by the Public Works Director.
20. That the use meet with the requirements of the off street parking landscape ordinance.

DATE TYPED: 10/01/10
DATE REVISED: 10/04/10, 10/22/10
DATE FINALIZED:
MCL:GR:NN:TA:CI



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

NDN
GR

Date: October 15, 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 #Z2010000024-2nd Revision
Central Español Holdings, LLC
3615 N.W. S. River Drive
District Boundary Change from IU-2 to IU-1
(IU-2) (1.34 Acres)
31-53-40

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 Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

Wetlands

The subject properties do 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 properties may contain specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. The landscape plan submitted with this application entitled "Centro Español Catering", prepared by Antonio Acosta, dated May 2010 (revised September 29, 2010), Sheet A-LND, depicts 3 existing Ficus trees on the west and 6 Coconut Palms on the east part of the property "to remain". 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. Said Tree Removal Permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

Also, the proposed work may affect the existing trees root systems, thereby causing the effective destruction of the trees which would constitute a violation of Section 24-49 of the Code. Therefore, DERM recommends that appropriate actions be taken to not adversely impact trees resources near the construction.

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

Coastal Resources

DERM Coastal Resources Section has completed a review of the subject project and does not have an objection to the requested Zoning Change provided the applicant is advise that:

1. Any work in, on, over or upon tidal waters of Miami-Dade County requires a Class I Permit. Said Class I Permit shall exist and be valid prior to the commencement of any work in, on, over or upon tidal waters of Miami-Dade County.
2. Any marine related uses proposed onsite require a Miami-Dade County Annual Marine Facilities Operating Permit (MOP). The applicant is hereby advised that waters adjacent to the subject property have been identified as Essential Manatee Habitat by the Miami-Dade County Manatee Protection Plan (MPP), and that the MPP recommends specific criteria be met for acceptable/approvable uses onsite.

Enforcement History

DERM has found three (3) closed enforcement records for the subject property(s) identified on the Miami-Dade County Department of Planning and Zoning, Zoning Hearing preliminary notice. The following is a summary of the three (3) cases:

Folio #30-3128-000-0182:

(1) Turpial (Calipso Containerline):-

On July 9, 1990, DERM issued Uniform Civil Violation Notice (UCVN) #053237 for improper disposal of solid waste (paint and metal chips) at the subject site. The violation was corrected and an Affidavit of Compliance was subsequently filed on July 18, 1991 to close the case.

(2) Vessel Marudi:-

On June 7, 1989, DERM issued a UCVN for discharge of petroleum product into the Miami River. The violation was corrected and an Affidavit of Compliance was filed on June 9, 1989 to close the case.

Folio #30-3128-000-0183:

(1) Centro Espanol:-

On June 7, 1989, DERM issued a UCVN for a sanitary nuisance at the subject property consisting of dumped food products and wastewater. The violation was corrected and an Affidavit of Compliance was filed to close the case on June 15, 1989.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

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.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: CENTRAL ESPANOL HOLDING LLC

This Department has no objections to this application.

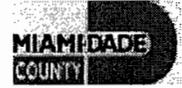
This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

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.

12-APR-10



Memorandum

Date: 19-OCT-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000024

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated March 29, 2010.
 APPROVAL
 No objection to plan stamped receive September 29, 2010.

Service Impact/Demand:

Development for the above Z2010000024
 located at 3615 NW S RIVER DR, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 1073 is proposed as the following:

N/A	dwelling units	N/A	square feet
<u>residential</u>		<u>industrial</u>	
N/A	square feet	N/A	square feet
<u>Office</u>		<u>institutional</u>	
N/A	square feet	N/A	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 8:15 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Ststion 59 - Airport North MIA - 5680 NW 36 Street
 ALS Haz Mat Support, Quick Resp Vehicle

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: 11-MAR-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

CENTRAL ESPANOL HOLDING LLC

3615 N.W. SOUTH RIVER DRIVE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000024

HEARING NUMBER

HISTORY:

FOLIO [30-3128-000-0182]

NC: An Enforcement case [200713002224] was opened in the year 2007, for overgrowth. Ticket #B032211, was issued. The case has been closed.

BLDG: No Building cases found.

Folio [30-3128-000-0183]

NC: (1) Unauthorized Use case [Resolution Violation; Year 2000], (1) Business Wall Damaged case [Year 2000], (2) Junk and Trash cases [Year 2000 and 2005], (6) Signs on Private Property cases [2000-2005], (1) Sign on the Right of Way case [Year 2000], and (1) Unusually Use case [Car Wash Violation; Year 2004]. All cases have been closed. BLDG: (1)Boiler without a permit case [2005], (1)Failure to obtain a Certificate of Occupancy prior to the expiration of a temporary Certificate of Occupancy case [2001], (2)Unsafe Structures cases [1997], (3) Work without a permit cases [1997], and (5) Expired Permit cases [2003]. All cases have been closed.

CENTRAL ESPANOL HOLDING LLC

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

N/A

REPORTER NAME:

UNKNOWN

ZONING INSPECTION REPORT

Inspector: HASSUN, PEDRO

Inspection Date

Evaluator: N/A

10/08/10

Process #: Z2010000024
Applicant's Name: CENTRAL ESPANOL HOLDINGS, LLC
Locations: 3615 NW S RIVER DR, MIAMI-DADE COUNTY, FLORIDA.
Size: 1.34 ACRES
Folio #: 3031280000183

Request:
1 DBC IU-2 to IU-1

EXISTING ZONING

Subject Property IU-2,

EXISTING USE

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE STORY STRUTURE WITH A DETACHED ACCESSORY STRUCTURE IN THE REAR AND DOCKS TO THE MIAMI RIVER.

USE(S) OF PROPERTY:

NIGHTCLUB

FENCES/WALLS:

APPROXIMATELY 185 FT OF 6FT CBS WALL AND 15 FT OF 8 FT METAL PICKET FENCE ON THE ABUTTING PROPERTY TO THE E SE. 10 FT CHAINLINK FENCE ON THE ABUTTING PROPERTY TO W NW. FRONT PROPERTY LINE HAS COMBINATION OF 6 FT CHAINLINK & METAL PICKET GATES. ALSO IN FRON OF THE FENCE THERE ARE WOOD AND METAL POST WITH LARGE CHAINS IN BETWEEN. AT THE REAR BY THE RIVER THERE IS A COMBINATION OF 6 FT CHAINLINK AND METAL PICKET FENCES. ALONG THE DOCK THERE ARE BOLLARDS WITH CHAINS.

LANDSCAPING:

THERE NO STREET TREES EXCEPT FOR 1X 20 FT HT TREE ON THE SW ENTRANCE. ON THE RIGHT PROPERTY LINE THERE ARE 10X COCONUT PALMS 15 FT HT W/ 10' GT. ON THE SE CORNER OF THE BUILDING THERE ARE 5X CHRISTMAS PALMS 15 FT HT W/ 10 GT AND 1X OF THE SAME ON THE SW CORNER. IN THE REAR BEHIND THE BUILDING NEXT TO THE RIVER THERE ARE 4X 20 FT CHRISTMAS PALMS W/ 15 GT & 7X 8FT W/ 6 GT. ON THE LEFT SIDE PARKING REAR THERE ARE 4X FICUS TREES 25-30 FT HT. 4 LARGE PLANTERS LEFT PARKING 3X FICUS TREES 8 FT HT.

BUFFERING:

VERY LIMITED BUFFERING: RIGHT PROBERTY LINE WITH 10X COCONUT PALMS. LEFT PROPERTY LINE ABUTTING W NW PROPERTY THERE IS A ROW OF 14FT HT SILVER BUTTONWOOD TREES ALONG THE METAL BUILDING.

VIOLATIONS OBSERVED:

BUILDING & NEIGHBORHOOD COMPLIANCE MEMO DATED 03/11/2010 ON FILE. BLDG CASE NO. 20100135672 STILL OPEN BUT NOTED THAT VIOLATION WAS CORRECTED DATED 10/07/2010. ON THE LEFT SIDE OF THE BUILDING THE VIP ENCLOSED PARKING AREA WAS ADDED, NOT AS PER APPROVED SITE PLANS UNDER RESO NO. Z-95-91. ALSO PARKING LAYOUT CHANGED FROM 89 TO 104 SPACES TO INCLUDE HANDICAP PARKING RELOCATED. CANOPY ENCROACHING FRONT SETBACKS AT LEFT SIDE PARKING ENTRANCE GATE. MISSING LANDSCAPING.

OTHER:

ZONING INSPECTION REPORT

JUNK & TRASH ON SITE THAT NEEDS CLEANING.

Process # Applicant's Name

Z2010000024 CENTRAL ESPANOL HOLDINGS, LLC

SURROUNDING PROPERTY

NORTH:

IU-2 IMPORT/EXPORT CARGO COMPANY

SOUTH:

IU-2 RENT-A-CAR BUSINESSES

EAST:

IU-2 SHIPPING TERMINAL

WEST:

IU-2 SHIPPING AGENCY

SURROUNDING AREA

AREA IS MOSTLY INDUSTRIAL USES TO INCLUDE SHIPPING COMPANIES, SCRAP METAL YARDS, USED AUTO PARTS, AND CAR RENTAL FACILITIES CATERING TO THE AIRPORT FOR TRAVELERS.

NEIGHBORHOOD CHARACTERISTICS

THIS IS A HEAVY MANUFACTURING DISTRICT (IU-2) WITH MAINLY SHIPPING YARDS ON THE MIAMI RIVER AND RENTAL CAR AGENCIES WHICH IS NEAR THE M.I.A. ROADWAYS IN VERY POOR CONDITIONS AND THERE IS HARDLY ANY STREET TREES DUE TO NARROW ROADWAYS WITH TRAVELING COMMERCIAL VEHICLES. SWALE AREAS ARE MOSTLY FILLED WITH EMPLOYEE VEHICLES DUE TO LACK OF OFF-STREET PARKING.

COMMENTS:

THIS PROPERTY HAS ALWAYS BEEN A NIGHTCLUB/ADULT ENTERTAINMENT AND WILL NOT CAUSE A NUISANCE TO THE AREA SINCE THERE ARE NO RESIDENTIAL USES.

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Central Espanol Holdings, LLC.

NAME AND ADDRESS	Percentage of Stock
<u>MARIA YEE</u>	<u>100%</u>

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

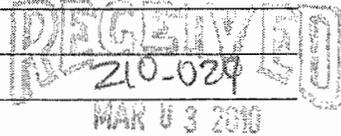
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Z10-024
MAR 03 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *H

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

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable) _____ Percentage of Interest _____



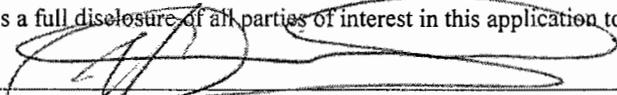
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *AV*

Date of contract: _____

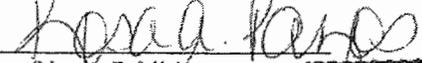
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

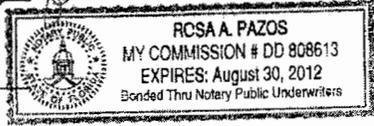
NOTICE:For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: 
Marta Yee, Managing Member of Central Espanol Holdings, LLC.

Sworn to and subscribed before me this 23 day of December, 2009 Affiant is personally known to me or has produced FLA DRIVER LICENSE as identification.


(Notary Public)



My commission expires _____

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

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

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 COUNTY OF MIAMI-DADE

NW SOUTH RIVER DRIVE

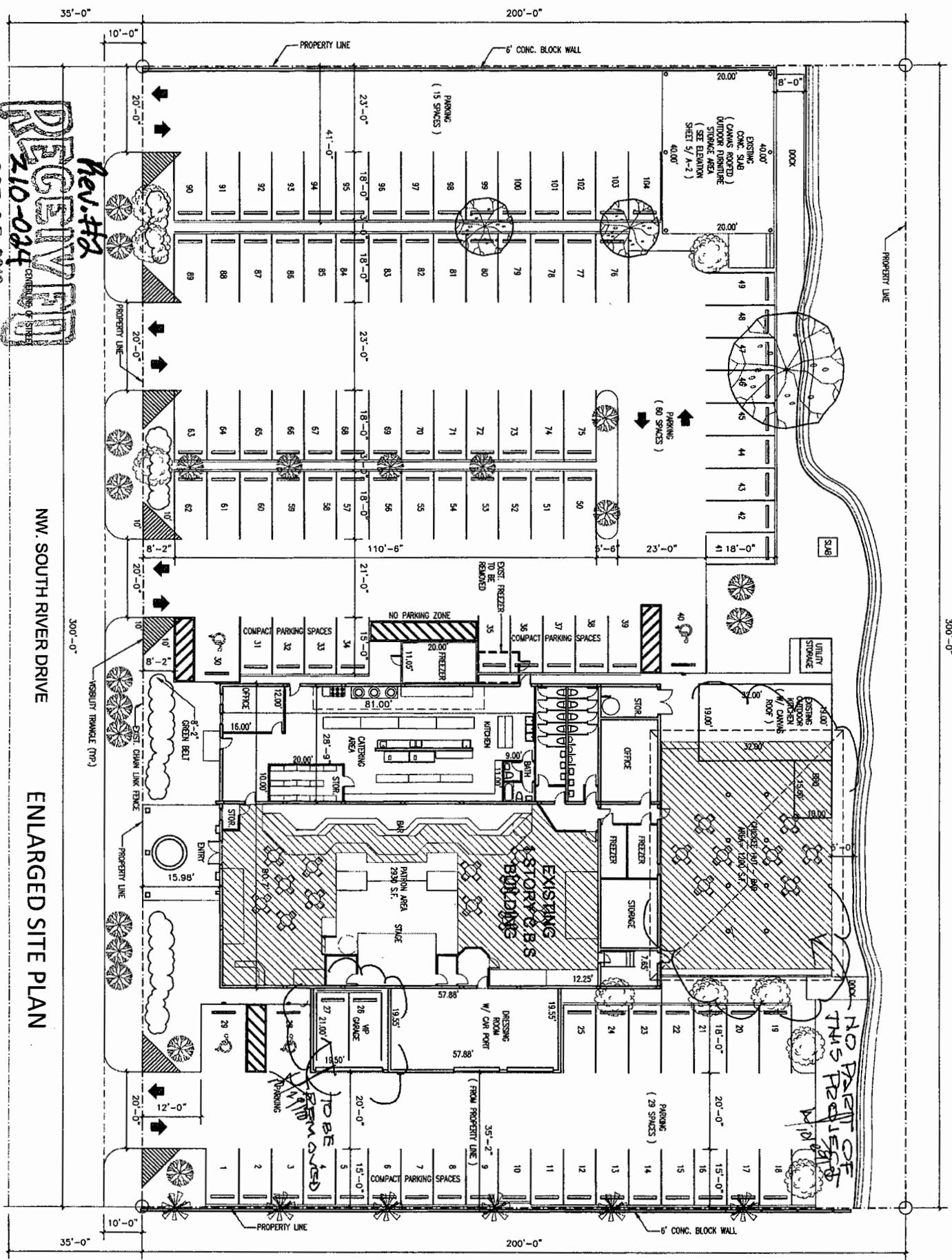
ENLARGED SITE PLAN

SITE PLAN (AS-BUILT)

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



TOTAL IMPROVEMENTS



NO PART OF THIS PROJECT TO BE REMOVED

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

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 210-024
 OCT 07 2010

Rev#2

Antonio Antilla
 10/7/10

ANTONIO AGOSTA
 PROJECT MANAGER
 1000 NW 41ST ST
 MIAMI, FL 33135
 PH: (305) 580-5000

CENTRO GISPANO CATERING
 SHEET NO. A0

Project Name: CENTRO GISPANO CATERING
 Project Location: 1000 NW 41ST ST, MIAMI, FL 33135

Scale: 1/8" = 1'-0"
 Date: 10/7/10

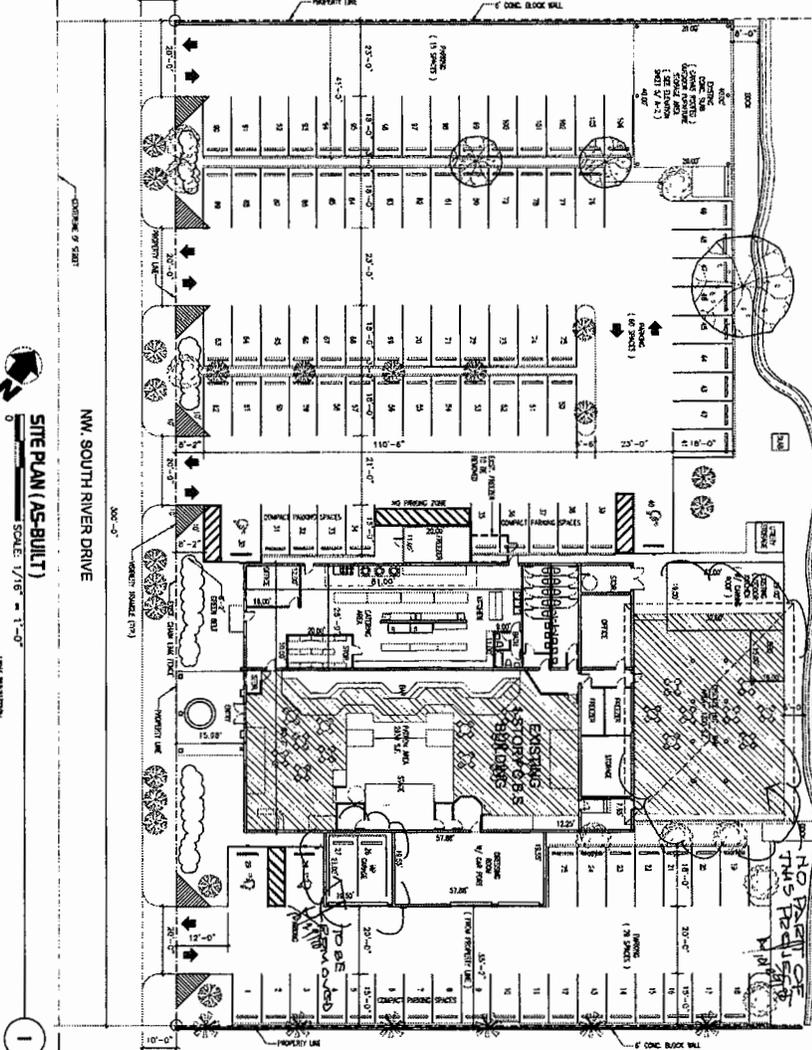
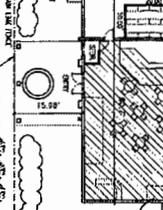
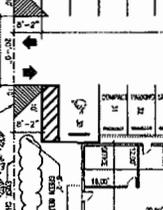
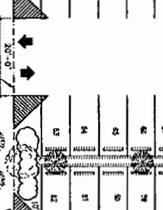
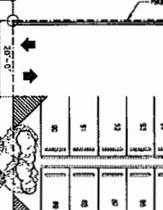
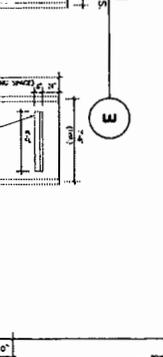
Prepared by: ANTONIO AGOSTA
 Checked by: ANTONIO AGOSTA
 Drawn by: ANTONIO AGOSTA

Title: SITE PLAN (AS-BUILT)

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

Date: 10/7/10

Project: CENTRO GISPANO CATERING



ZONING DATA

LOT AREA	130,000 SQ. FT. (3,000 SQ. YD.)
LOT COVERAGE	100%
LANDSCAPE AREA	10,000 SQ. FT. (250 SQ. YD.)
LANDSCAPE COVERAGE	7.7%
LANDSCAPE PLANTING	10,000 SQ. FT. (250 SQ. YD.)
LANDSCAPE PLANTING COVERAGE	7.7%
LANDSCAPE PLANTING DENSITY	10,000 SQ. FT. (250 SQ. YD.)
LANDSCAPE PLANTING DENSITY COVERAGE	7.7%
LANDSCAPE PLANTING DENSITY DENSITY	10,000 SQ. FT. (250 SQ. YD.)
LANDSCAPE PLANTING DENSITY DENSITY COVERAGE	7.7%
LANDSCAPE PLANTING DENSITY DENSITY DENSITY	10,000 SQ. FT. (250 SQ. YD.)
LANDSCAPE PLANTING DENSITY DENSITY DENSITY COVERAGE	7.7%

1. The purpose of this plan is to show the location and dimensions of the building and parking spaces on the site. The plan is to be used for the purpose of obtaining a building permit and a parking permit from the City of Miami. The plan is to be used for the purpose of obtaining a building permit and a parking permit from the City of Miami.

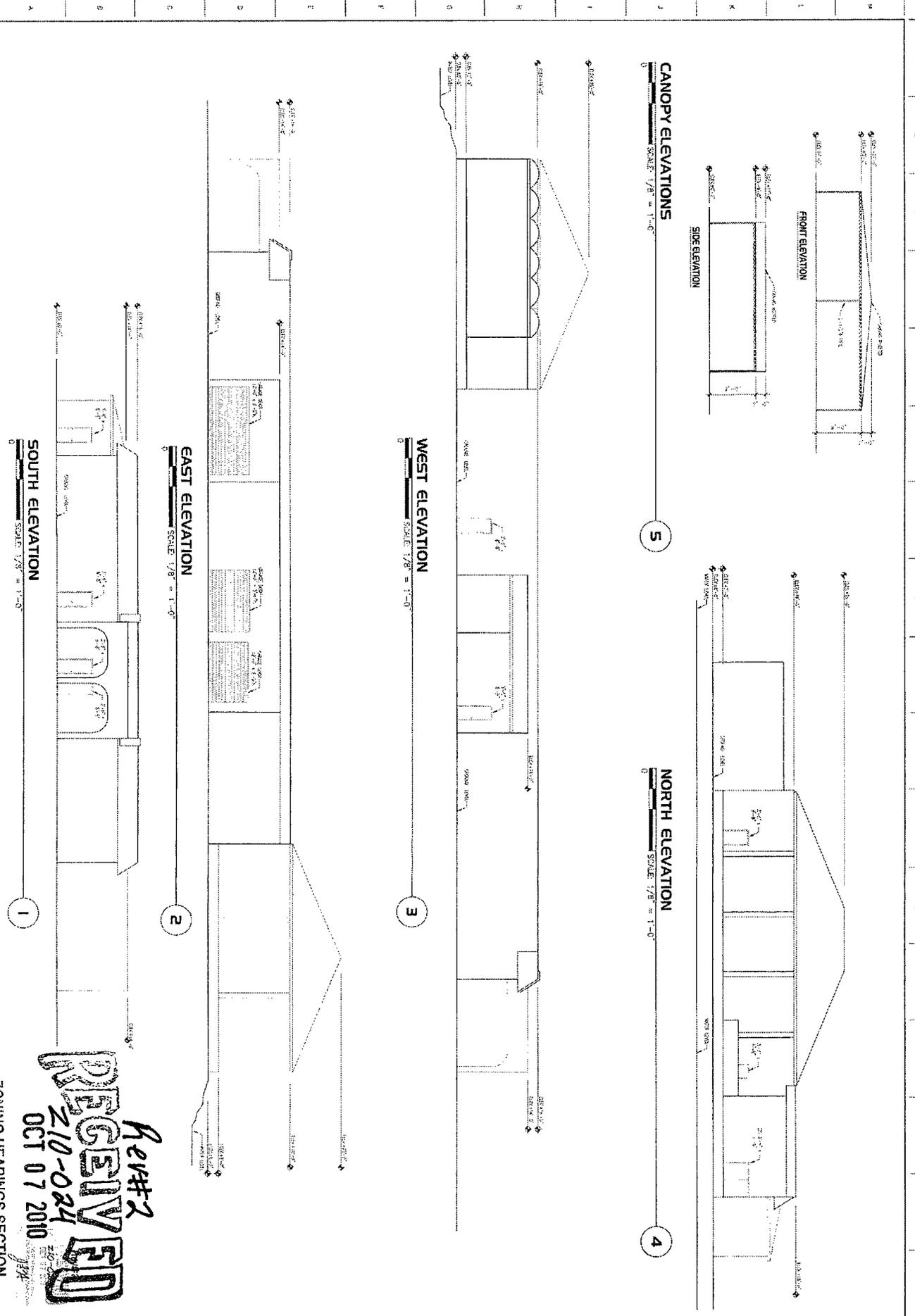
CENTRO
ESPAÑOL
CATERING

Antonio Acosta
10/7/10

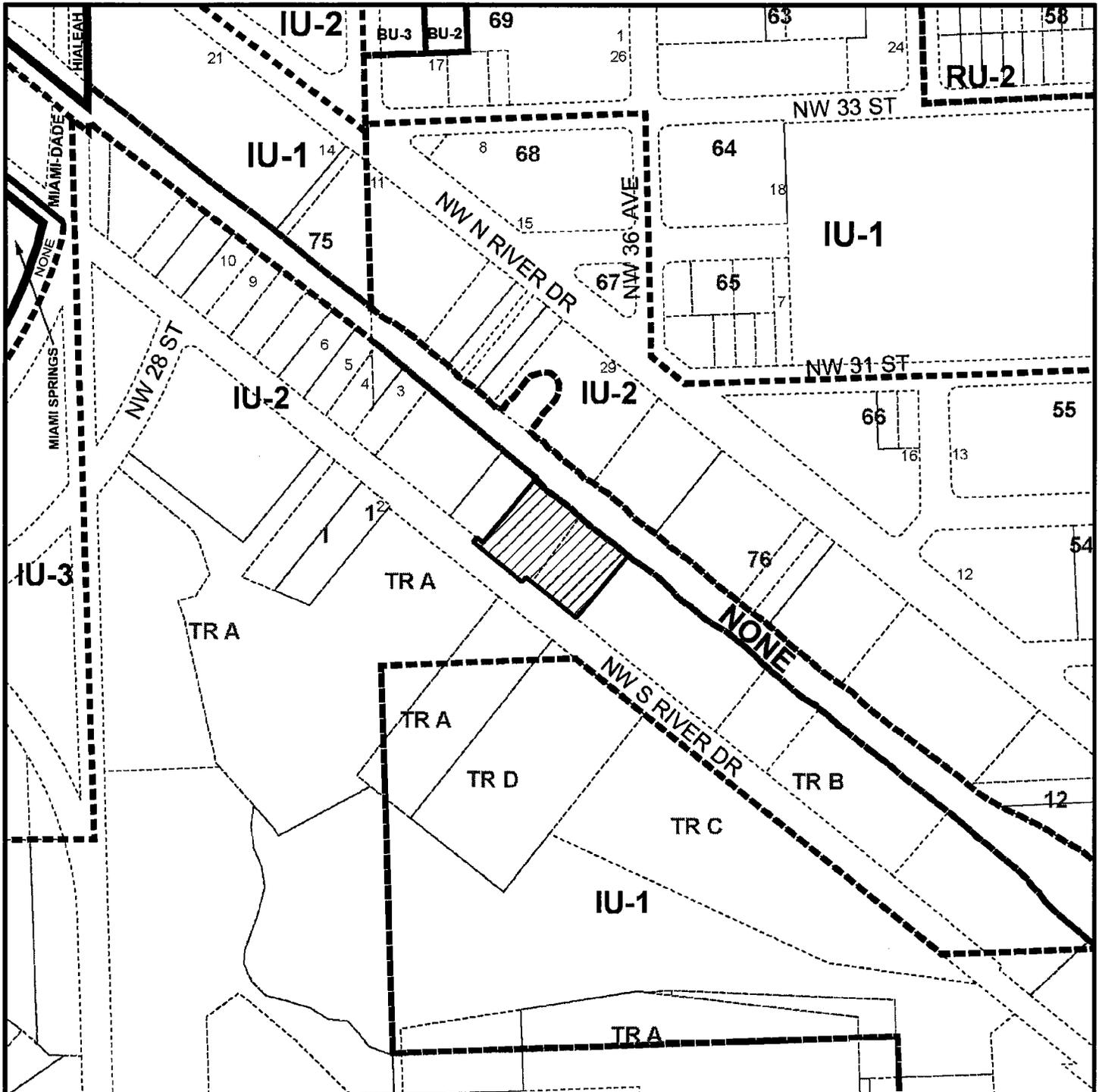
ANTONIO ACOSTA
P.E. Lic. # 40848
D. M. Lic. # 10000
MIAMI, FL 33171
PH: (305) 599 5827

Project Name:
CENTRO ESPAÑOL CATERING
1851 NW 52ND AVENUE
MIAMI, FL 33149

File: _____
Scale: _____
Date: 11/7/09
Drawn: A.S.P.
Checked: _____
Submitted: _____
Drawing Title: _____
Revision: _____
Sheet No. A2



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OCT 07 2010
Rev# 2
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000024



Section: 28 Township: 53 Range: 41
 Applicant: CENTRAL ESPANOL HOLDING LLC
 Zoning Board: C8
 Commission District: 5
 Drafter ID: KEELING
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, March 11, 2010

REVISION	DATE	BY
Change Rad. to 500'	03/12/10	KNIP
		24



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000024



Section: 28 Township: 53 Range: 41
 Applicant: CENTRAL ESPANOL HOLDING LLC
 Zoning Board: C8
 Commission District: 5
 Drafter ID: KEELING
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Thursday, March 11, 2010

REVISION	DATE	BY
Change Rad. to 500'	03/11/10	KWS

2. LUIS & GRIMALDY SANCHEZ
(Applicant)

10-11-CZ8-2 (10-029)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1947	Margaret Rawlins & Dade County Zoning Dept.	- Zone change from BU-1, BU-2 and GU to RU-1.	BCC	Approved
1948	Margaret Rawlins & Dade County Zoning Dept.	- Zone change from GU to RU-1.	BCC	Approved
1952	Ric Mar Builders, Inc.	- Zone change from RU-1 to RU-1B.	BCC	Approved

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

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

APPLICANTS: Luis and Grimaldi Sanchez

PH: Z10-029 (10-11-CZ14-2)

SECTION: 4-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 2

=====

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicants are requesting to permit a single-family residence setback varying from 21.73' to 21.8' (25' required) from the front (south) property line and setback varying from 13.5' to 13.69' (25' required) from the rear (north) property line.
- (2) Applicants are requesting to permit a lot coverage of 43.4% (35% maximum permitted).
- (3) Applicants are requesting to permit a 7' high CBS wall within the rear (north) yard area and interior side (east and west) property lines and to permit a 7' high iron fence and gate within the interior side (west) yard area (6' high permitted for both).
- (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-site distance triangle within 10' of the edge of a driveway leading to a public right-of-way; to permit an existing 4' high CBS wall/iron picket fence within the safe-sight distance triangle of driveways along the front (south) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Legalization for: Luis Sanches, (sic)" as prepared by Juan A. Rodriguez-Jomolca, dated stamped received 8/13/10 and consisting of 4 pages. Plans may be modified at public hearing.

- o **SUMMARY OF REQUESTS:** The applicants seek to permit existing bedroom and storage room additions to the single-family residence setback less than required from the rear (north) and front (south) property lines and to exceed the permitted lot coverage. Additionally, the applicants seek to permit a 7' high wall within the rear (north) yard area and along the interior side (east and west) property lines along with a 7' high iron fence and gate within the interior side (west) yard area. The applicants also seek to permit an existing 4' high CBS wall within the safe sight distance triangle of driveways along the front (south) property line.
- o **LOCATION:** 3285 N.W. 97 Street, Miami-Dade County, Florida.
- o **SIZE:** 60' x 142'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

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

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
<u>Surrounding Properties:</u>	
<u>NORTH:</u> RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
<u>SOUTH:</u> RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
<u>EAST:</u> RU-1; single-family residence	Low Density Residential, 2.5 to 6 dua
<u>WEST:</u> 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:	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 comment
Fire Rescue	No objection
Police	No objection
Schools	No comment

H. ANALYSIS:

The subject property is located at 3285 NW 97 Street, in an area characterized by single-family residences. The subject property is designated for **Low 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 2.5 to a maximum of 6 dwelling units per gross acre. Since the applicants' letter of intent does not indicate any intent to use the existing single-family residence and additions for more than the allowable single-family dwelling, then the RU-1, Single-Family Residential District, zoned parcel is **consistent** with the LUP map designation of the CDMP. The submitted plans depict the existing single-family residence and additions that encroach into the front (south) and rear (north) setback areas. Additionally, the plans also indicate the removal of the concrete areas, an existing wooden roof overhang and aluminum porch additions. However, staff opines that the submitted plans and in particular, the submitted floor plan, could allow the property to be used as a multi-family residence in the future, which would be contrary to the intent of the RU-1 zoning regulations and inconsistent with the numerical density threshold of the Low Density Residential designation of the property on the LUP map of the CDMP. Therefore, staff recommends as a condition for the approval of requests #1 and #2, that the applicants submit a Declaration of Use agreement which restricts the use of the property to single-family use only.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. The **Public Works Department** also has **no objections** to the application. However, they recommend as a condition for approval that the applicants install convex mirrors on each column next to the drive-ways. The **Miami-Dade Fire Rescue Department (MDFRD)** also has **no objections** to this application and MDFRD indicates in their memorandum that the estimated average response travel time is **6:03** 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 and would not affect the stability and appearance of the community. Staff notes that there were properties in the surrounding area that were approved for variances to the rear and front setback regulations that were similar to or more intensive than what is being requested herein. For example, a property located three (3) lots to the east of the subject property, at 3255 NW 97 Street, was approved an Administrative Variance (#V2006000015), in 2006, to permit a single-family residence setback 21.5' (25' required) from the front (south) property line. Additionally, pursuant to Resolution #CZAB8-5-10, a property located at 3120 NW 99 Street was approved in February 2010, to allow the single-family residence setback 8.49' from the rear (south) property line. However, as previously mentioned, staff opines that the existing floor plans could allow the property to be used as a multi-family residence in the future, which would be contrary to the intent of the RU-1 zoning regulations. Specifically, staff opines that the exterior door indicated on the submitted floor plans from the hallway next to the bedrooms, could allow the residence a separate ingress and egress for an additional residential unit in the future that would not be easily recognized from the street. Therefore, staff recommends as a condition for approval of request #1 that the applicants submit a Declaration of Use in recordable form, prior to permitting that would restrict the property to single-family use only and that the existing doorway be removed and replaced by a MDFRD approved ingress/egress window. Further, staff opines, that request #2, to permit a lot coverage of 43.4%, where 35% is the maximum allowed, are due to the 1,900+ sq. ft. additions to the residence which is the subject of request #1. Therefore, staff opines that this request is germane to request #1, which staff supports and therefore will not have a negative effect on the surrounding area and consequently, should also be approved. However, staff conditions approval of request #2 on the removal of the aluminum awning additions, the wooden roof overhang and concrete areas as indicated in the submitted plans.

Additionally, staff opines that the approval of request #3, to allow a 7' high CBS wall along the interior side (east and west) property lines as well as within the rear (north) yard area, along with a 7' high iron fence and gate within the interior side (west) yard area will not have a negative visual effect on the aesthetics of the surrounding area. Staff's research of other properties in the area did not indicate any approvals for fences or walls as requested herein. However, staff opines that the 7' high wall will provide a visual buffer for the encroachment of the single-family residence into the rear (north) setback area. As such, staff recommends approval with conditions of requests #1 through #3, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

However, staff is not supportive of the applicants' request to permit the existing 4' high CBS wall/iron picket fence within the safe-sight distance triangle of driveways along the front (south) property line, under the NUV Standards (request #4). Staff is of the opinion that although the fence will not affect the appearance of the community, approval of the increased height within the 10' safe-sight triangle will create a safety hazard for the area. Staff notes that the existing fence is different from the fence the applicants were permitted to build in 1994, which restricted the fence height to 2.5' within 10' of driveways. The existing CBS wall and metal picket fence is continuous along portions of the interior sides (east and west) property lines and the portion that is located within the safe-sight-distance triangle, located on both sides (within 10') of the applicants' driveways along NW 97 Street. Notwithstanding the Public Works Department's conditional approval of this request, staff has consistently maintained, as in this case, that approval of fences or walls within the 10' safe-sight distance triangle creates a

safety hazard by blocking the view of pedestrians and oncoming traffic and would be **incompatible** with the area. Therefore, staff recommends that request #4 be denied without prejudice under Section 33-311(A)(4)(b) (NUV).

Based on the aforementioned, staff opines that the existing single-family residence is **consistent** with the Low-Density designation of the LUP map of the CDMP and that the approval with conditions of requests #1 through #3 is **compatible** with the surrounding predominant residential developments. However, staff opines that approval of request #4 would be detrimental to the community and therefore **incompatible** with same. Staff therefore, recommends approval with conditions of requests #1 through #3 and denial without prejudice of request #4, under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

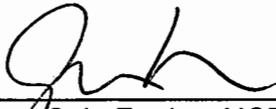
I. RECOMMENDATION:

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 "Proposed Legalization for: Luis Sanches, (sic)" as prepared by Juan A. Rodriguez-Jomolca, dated stamped received 8/13/10 and consisting of 4 pages, except as herein amended to show the lowering of the fence height to 2.5' within the 10' safe-sight triangle of both driveways along the front (south) property line, the replacement of the existing doorway along the interior (west) elevation with a fire egress window, and the removal of the existing aluminum awnings, wooden roof overhang and portions of the concrete areas as indicated on the plans.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit a Declaration of Use Agreement restricting the use of the subject property only to a single family residence prior to the issuance of a building permit.
5. That the applicants maintain the existing 7' high wall within the rear (north) yard area as shown in the plans to provide a visual buffer.
6. That the applicants remove the existing doorway located along the interior (west) elevation and provide a fire egress window in lieu thereof.
7. That the applicant apply for a building permit for the addition from the Building Department within 90 days after final public hearing approval of this application.

DATE TYPED: 09/15/10
DATE REVISED: 09/16/10, 09/17/10, 10/05/10
DATE FINALIZED: 10/18/10
MCL:GR:NN:CI:CH

for 

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

Memorandum



Date: August 23, 2010
To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

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

A handwritten signature in black ink, appearing to read "Jose Gonzalez". The signature is written in a cursive, flowing style.

Subject: C-08 #Z201000029-1st Revision
Luis R. and Grimaldy Sanchez
3285 N.W. 97th Street
To Permit Additions to an Existing Single-Family Residence Setback less
than Required at the Front and Rear of the Property
(RU-1) (0.20 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.

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 the Code requirements.

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

Wastewater Disposal

Public sanitary sewers are not located within feasible distance for connection to the subject property. 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 property does not meet the minimum allowable lot size requirements of Section 24-43.1(3) of the Code for a single-family residence or duplex served with a septic tank and public water. However, since the legal subdivision, creating by plat such tract of land, occurred prior to the effective date of the aforesaid Code Section, the subject property is grandfatherable and may be administratively approved by DERM. DERM does not object to the proposed use served by a septic tank and drainfield disposal system, provided that all the above criteria are met and connection is made to public water.

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 zoning application, the proposal will not impact tree resources. 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.

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.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: LUIS & GRIMALDY SANCHEZ

This Department has no objections to this application.

This Department has no objections to the request to permit an existing wall within the safe sight distance triangle subject to the condition that convex mirrors are placed on each column at each driveway for pedestrian visibility.

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



Raul A Pino, P.L.S.

09-SEP-10

Memorandum



Date: 31-AUG-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000029

Fire Prevention Unit:

No objection to site plan date stamped August 13, 2010.

Service Impact/Demand:

Development for the above Z2010000029
 located at 3285 N.W. 97 Street, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0674 is proposed as the following:

<u>N/A</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> nursing home/hospitals	square feet

Based on this development information, estimated service impact is: N/A alarms-annually.
 The estimated average travel time is: 6:03 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
 Station 26 - Opa-Locka - 3190 NW 119 Street
 Rescue, ALS 75' Ladder, 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: 17-AUG-10
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

LUIS & GRIMALDY SANCHEZ

3285 N.W. 97 Street, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000029

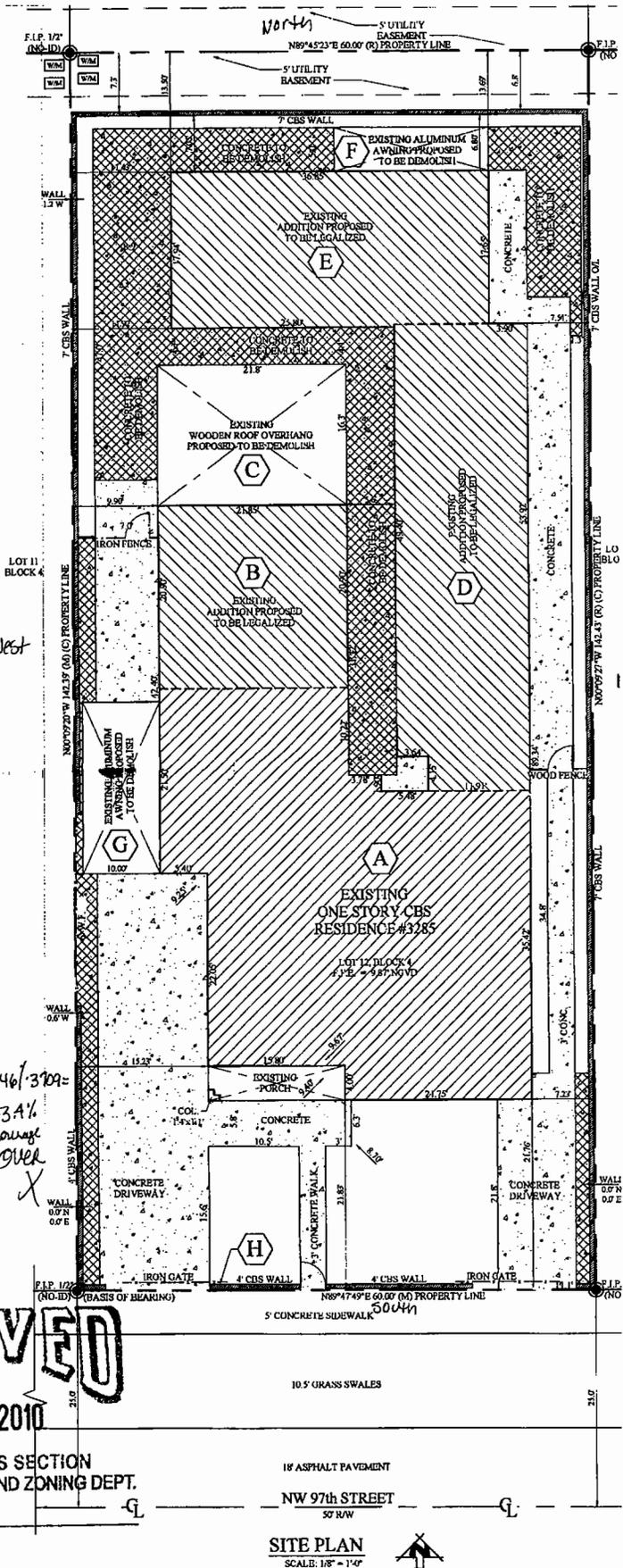
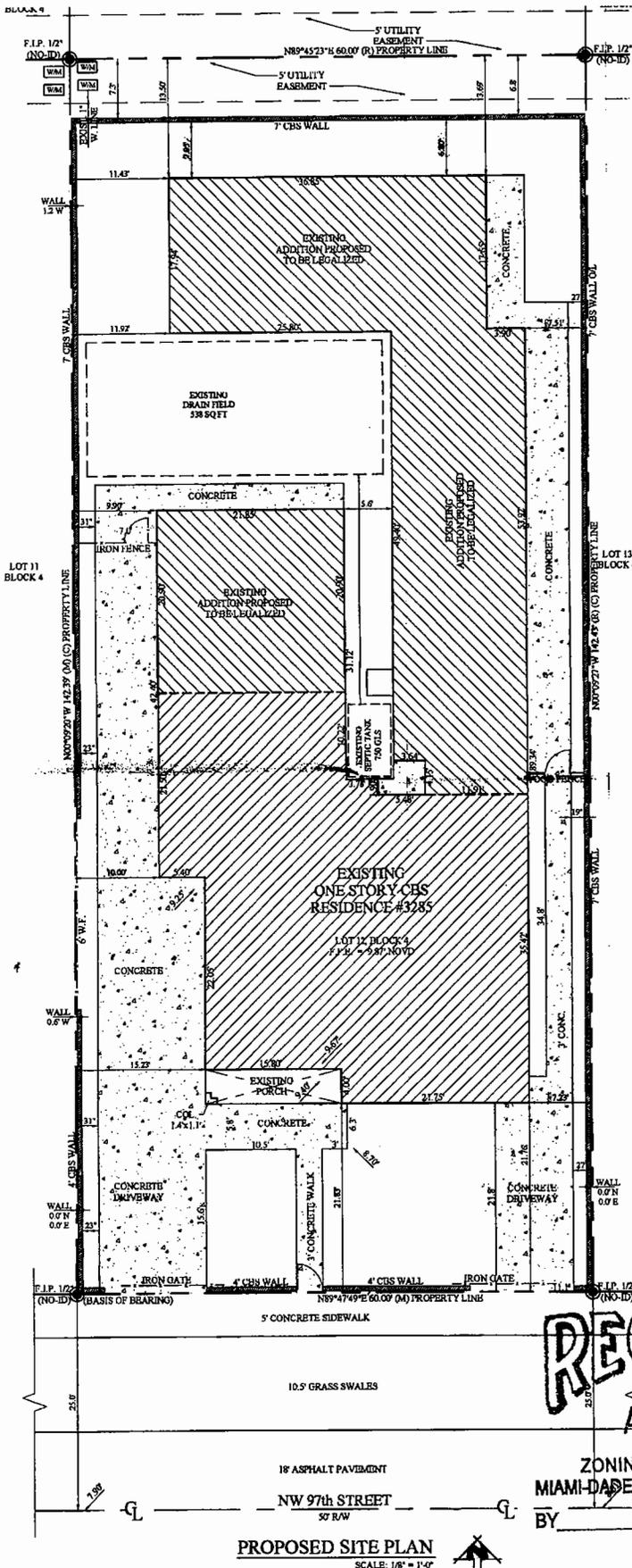
HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC - (1) Case opened/closed for commercial vehicle. BNC: (2)
Cases still open for work without permit and (2) cases for unsafe structures (1) case still open and
(1) case closed.

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

REPORTER NAME:



Lots 12a 91546/3709 =
 43.4%
 Lot coverage
 over X

RECEIVED
 210-029
 AUG 13 2010

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

ENLARGED SITE PLAN

GENERAL NOTES:

1. ALL WORK IN CONTACT WITH MAINTENANCE OR CONSTRUCTION SHALL BE PROTECTED THEREAFTER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.
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SITE INVESTIGATION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.

FLOOD LEGEND

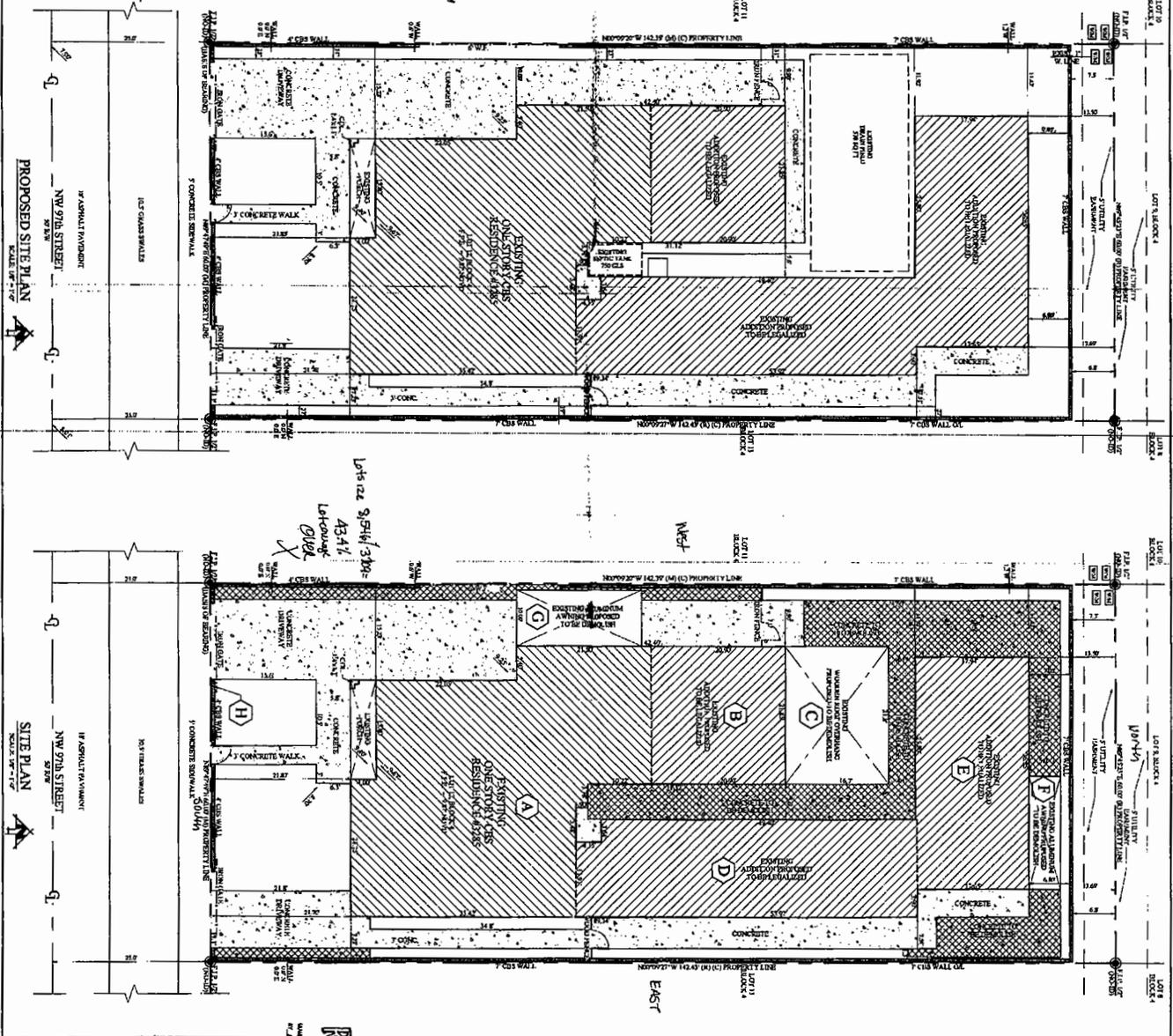
SYMBOL	DESCRIPTION
(Symbol)	100 YEAR FLOOD
(Symbol)	50 YEAR FLOOD
(Symbol)	10 YEAR FLOOD
(Symbol)	1 YEAR FLOOD

ZONING LEGEND:

- 1. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)
- 2. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)
- 3. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)
- 4. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)
- 5. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)
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- 7. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)
- 8. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)
- 9. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)
- 10. ZONING DISTRICT: RS-1 (RESIDENTIAL SINGLE-FAMILY)

RECEIVED
AUG 13 2010

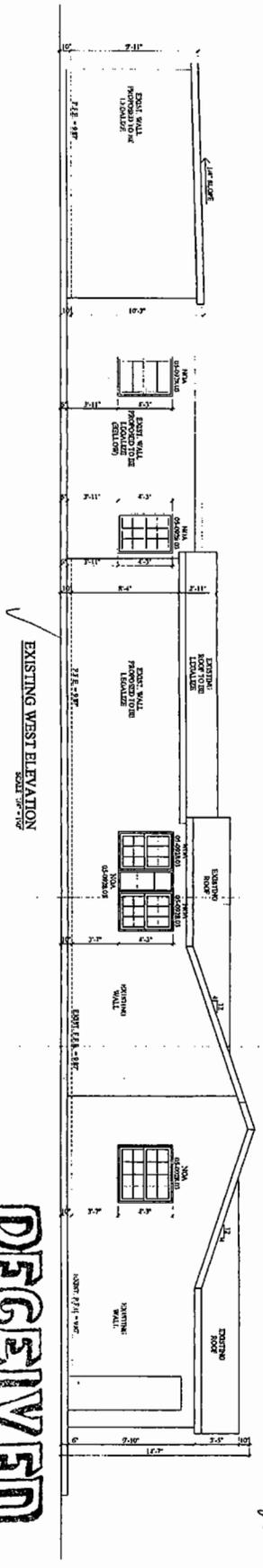
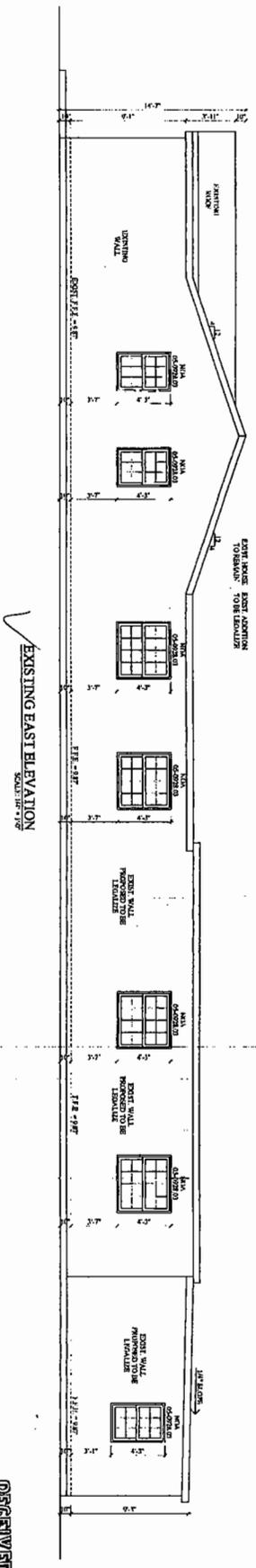
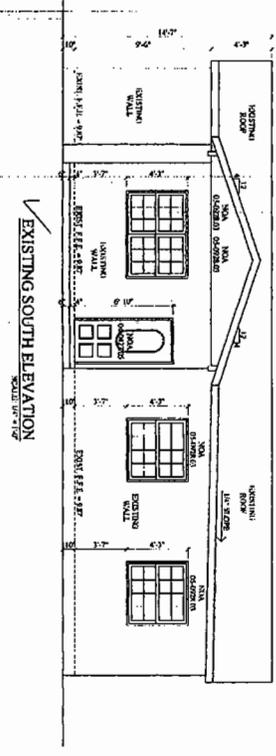
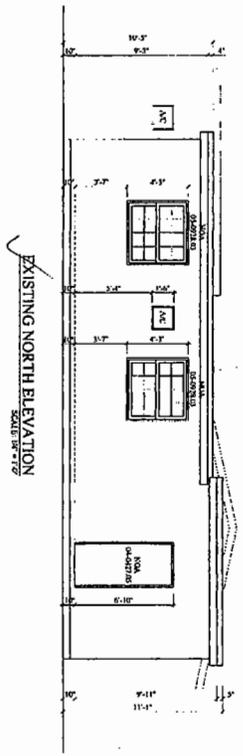
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



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

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

<p>DATE: 08/13/2010 SCALE: AS SHOWN DRAWN: J. RODRIGUEZ JOB: 2009-1001 SHEET: SP-1</p>	<p>JUAN A. RODRIGUEZ - JOMOLCA ARCHITECT RBG No. 6691 625 S.W. 82nd AVENUE MIAMI, FLORIDA 33144 Phone: 305-261-7288</p>	<p>PROPOSED LEGALIZATION FOR: LUIS SANCHES 285 NW 97th ST MIAMI, FL. 33147</p>	<p>EVISONS BY: 14</p>
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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY *[Signature]*

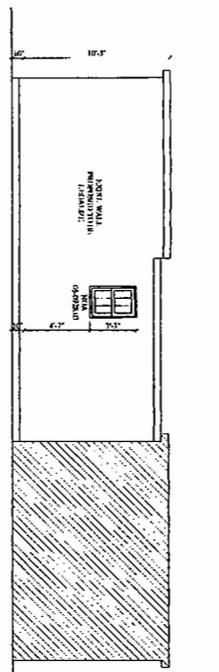
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 MIAMI-DADE PLANNING AND ZONING DEPT.

DATE TO EXAMINE	DATE ASSIGNED
BY (NAME & TITLE)	BY (NAME & TITLE)
SCALE	SCALE
NO. OF SHEETS	NO. OF SHEETS

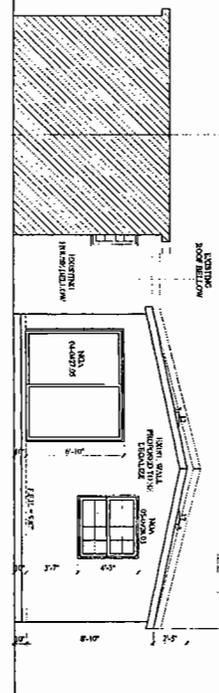
[Signature]
 JUAN A. RODRIGUEZ - JOMOLCA
 ARCHITECT REG. No. 6691
 621 S.W. 82nd AVENUE
 MIAMI, FLORIDA, 33144
 Phone: 305-261-7288

PROPOSED LEGALIZATION FILE:
LUIS SANCHES
 3385 NW 9th ST
 MIAMI, FL. 33147

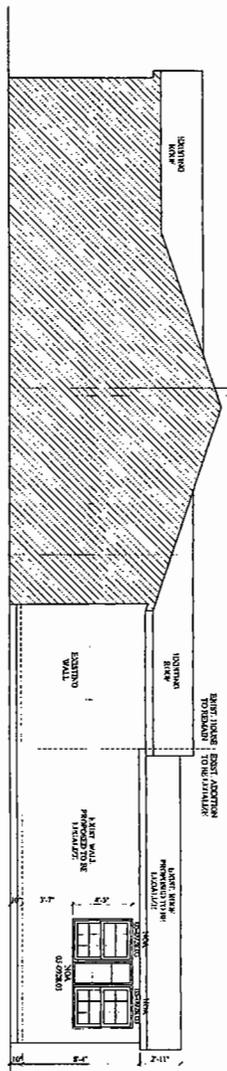
REVISIONS	BY



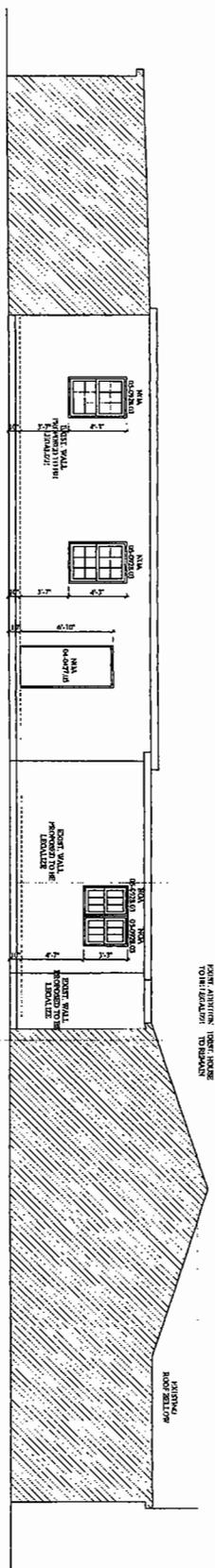
EXISTING SOUTH ELEVATION (B)
SCALE 1/8" = 1'-0"



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



EXISTING EAST ELEVATION (C)
SCALE 1/8" = 1'-0"



EXISTING WEST ELEVATION (D)
SCALE 1/8" = 1'-0"

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AUG 13 2010
MIA-DADE PLANNING AND ZONING DEPT.

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AUG 13 2010
MIA-DADE PLANNING AND ZONING DEPT.

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

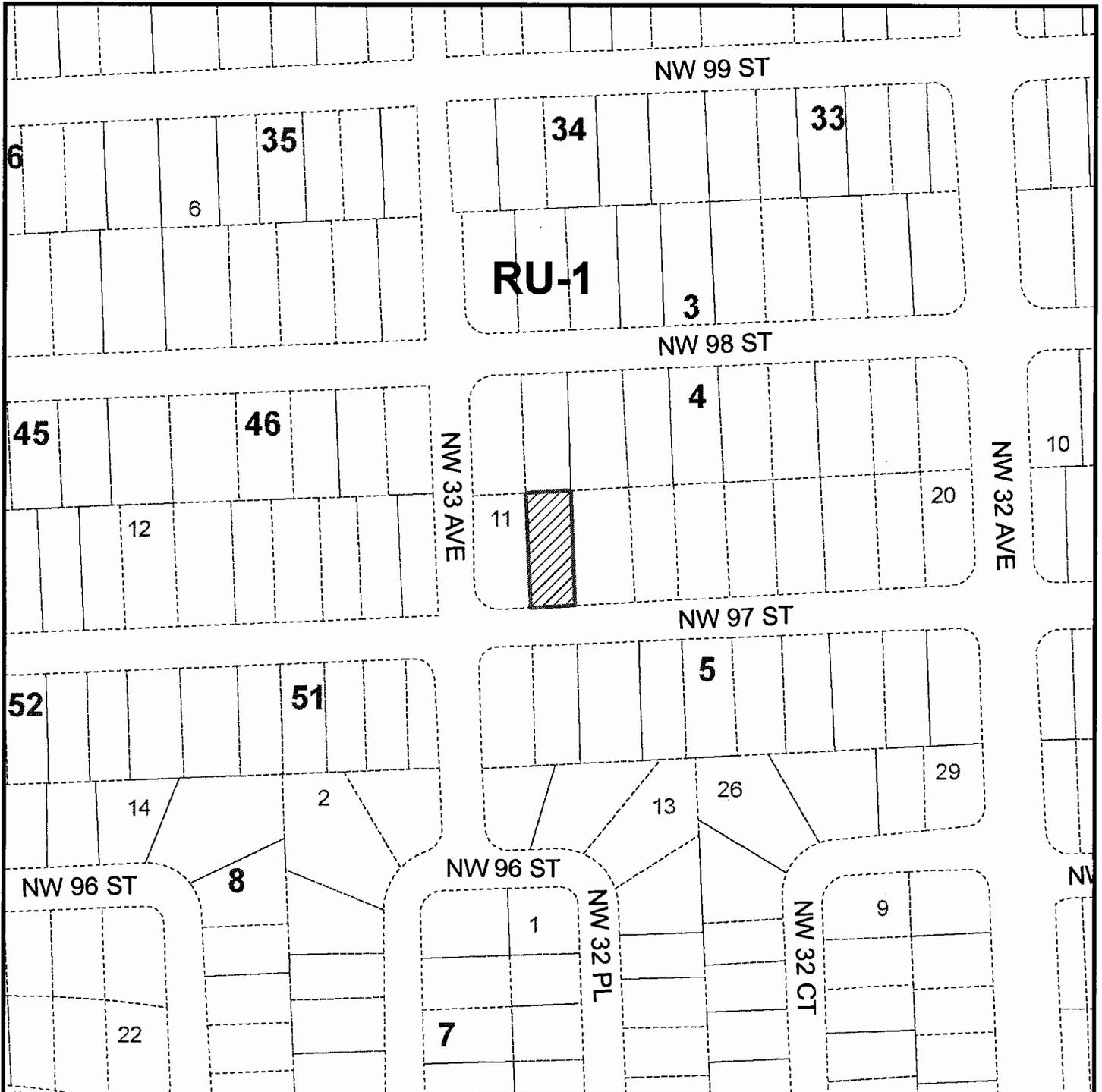
DATE: 10-20-09	DATE: 10-20-09
NAME: JUAN A. RODRIGUEZ	NAME: JUAN A. RODRIGUEZ
PROJECT: 210.629	PROJECT: 210.629
NO. 2010-100	NO. 2010-100
SHEET: E-2	SHEET: E-2
OF 10 SHEETS	OF 10 SHEETS

JUAN A. RODRIGUEZ - JOMOLCA
ARCHITECT REG. No. 6691
625 S.W. 82nd AVENUE
MIAMI, FLORIDA, 33144
Phone: 305-261-7288

PREPARED LEGALIZATION FOR:
LUIS SANCHES
3285 NW 97th ST
MIAMI, FL 33147

17

REVISIONS BY



**MIAMI-DADE COUNTY
HEARING MAP**

**Process Number
Z2010000029**

Legend

-  Zoning
-  Subject Property Case



**Section: 04 Township: 53 Range: 41
Applicant: LUIS & GRIMALDY SANCHEZ
Zoning Board: C8
Commission District: 2
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS**



SKETCH CREATED ON: Monday, March 29, 2010

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z201000029

Legend

-  Subject Property
-  Zoning



Section: 04 Township: 53 Range: 41
Applicant: LUIS & GRIMALDY SANCHEZ
Zoning Board: C8
Commission District: 2
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS



SKETCH CREATED ON: Monday, March 29, 2010

REVISION	DATE	BY

3. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-3 (10-085)
Area 8/District 2
Hearing Date: 11/17/10

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

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
-------------	------------------	----------------	--------------	-----------------

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**

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-85 (10-11-CZ8-3)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 3

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit a single-family residence with a lot frontage of 50.25' (75' required) and a lot area of 3,768 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit the single-family residence setback 18' (25' required) from the rear (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, consisting of 3 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also allow the construction of a single-family residence setback closer to the rear (north) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

o **LOCATION:**

Lying on the north of N.W. 70 Street, approximately 50.25' east of N.W. 21 Court, Miami-Dade County, Florida.

o **SIZE:** 50.25' x 75'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where

all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

3. **Objective LU-12**

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

D. NEIGHBORHOOD CHARACTERISTICS:

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

The subject parcel is an interior lot, which lies north of N.W. 70 Street and approximately 50.25' east of N.W. 21 Court. 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 north of N.W. 70 Street and approximately 50.25' east of N.W. 21 Court. 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, yielding a maximum density permitted of 1 dwelling unit on the 3,768 sq. ft. (50.25' x 75') subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line and with a greater lot coverage than that permitted by the Zoning Code. 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 **5:10**.

When requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 50.25' (75' required) and a lot area of 3,768 sq. ft. (7,500 sq. ft. required) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property to the northeast of the subject site was granted approval of a request to permit said lot with a lot frontage of 37' and a lot area of 3,770 sq. ft., pursuant to Resolution No. Z-45-07. In addition, staff notes that property located approximately 543' to the west of the subject site was granted approval of a request to permit a lot frontage of 55' and a lot area of 5,500 sq. ft., pursuant to Resolution No. ZB-82-61. Staff opines that the approval of request #2, to permit the proposed single-family residence setback 18' (25' required) from the rear (north) property line is not excessive and will not result in an obvious departure from the aesthetic character of the surrounding area. 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). As such, staff recommends approval with conditions of requests #1 through #3 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, consisting of 3 sheets dated stamped received 8/13/10. 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: 08/07/10
DATE REVISED: 08/08/10
DATE FINALIZED: 10/18/10
MCL:GR:NN:NC:CI

For 

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

Date: September 1, 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 #Z2010000085-1st Revision
Habitat for Humanity of Greater Miami, Inc.
North of N.W. 70 Street and East of N.W. 21st Court
To Permit a Single-Family Residence Setback Less than Required from
Property Lines
(RU-1) (0.086 Acres)
10-53-41

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 Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

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.

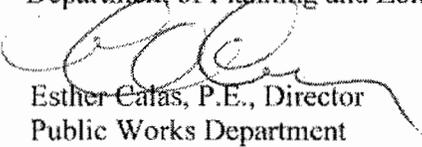
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: November 26, 2008

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

From:  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 Rodríguez



Memorandum

Date: 13-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000085

Fire Prevention Unit:

No objection

Service Impact/Demand

Development for the above Z2010000085
 located at LYING NORTH OF N.W. 70 STREET, APPROXIMATELY 50.25' EAST OF N.W. 21 COURT; A/K/A: 2135
 N.W. 70 STREET, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 8863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
 The estimated average travel time is: 5:10 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 July 7, 2010.

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

DATE: 13-JUL-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF
GREATER MIAMI

LYING NORTH OF N.W. 70
STREET, APPROXIMATELY 50.25'
EAST OF N.W. 21 COURT; A/K/A:
2135 N.W. 70 STREET, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000085

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: NO VIOLATIONS FOUND. BLDG ENFORCEMENT: (2) CASES OPENED
FOR UNSAFE STRUCTURES AND CASES CLOSED.

HABITAT FOR HUMANITY OF GREATER MIAMI

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

REPORTER NAME:

RECEIVED
210-085
JUL 07 2010

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. A NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd Vice President	0
Anne E. Manning, Asst. 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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	0

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
NOT APPLICABLE	0

RECEIVED
 20-085
 JUL 07 2010

Date of contract: _____

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY AD

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

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: *[Handwritten Signature]*
 (Applicant)

Sworn to and subscribed before me this 2 day of July, 2010. Affiant is personally know to me or has produced _____ as identification.

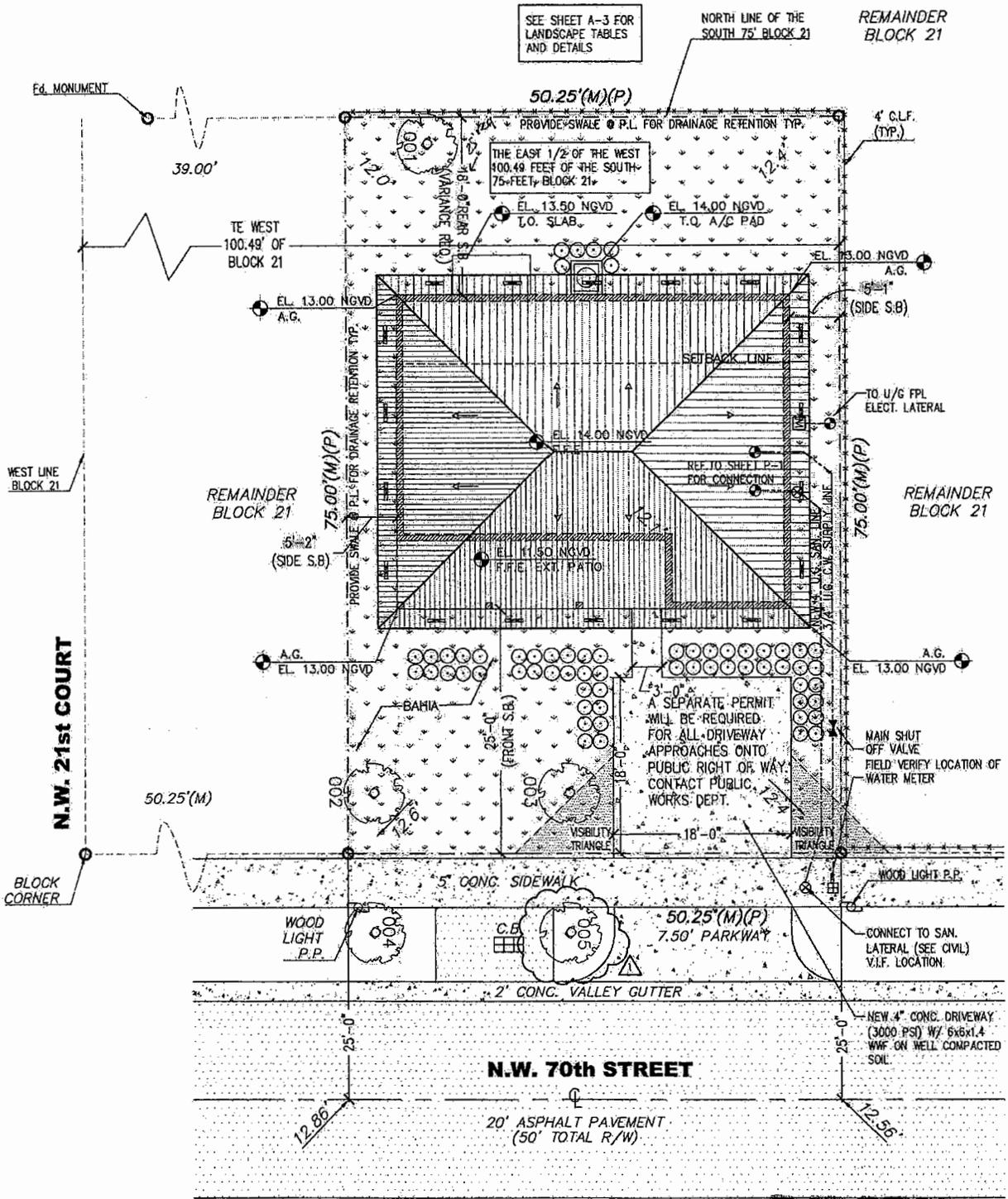
[Handwritten Signature]
 (Notary Public)



My commission expires: April 7, 2012

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.



SEE SHEET A-3 FOR
LANDSCAPE TABLES
AND DETAILS

NORTH LINE OF THE
SOUTH 75' BLOCK 21
REMAINDER
BLOCK 21

REMAINDER
BLOCK 21

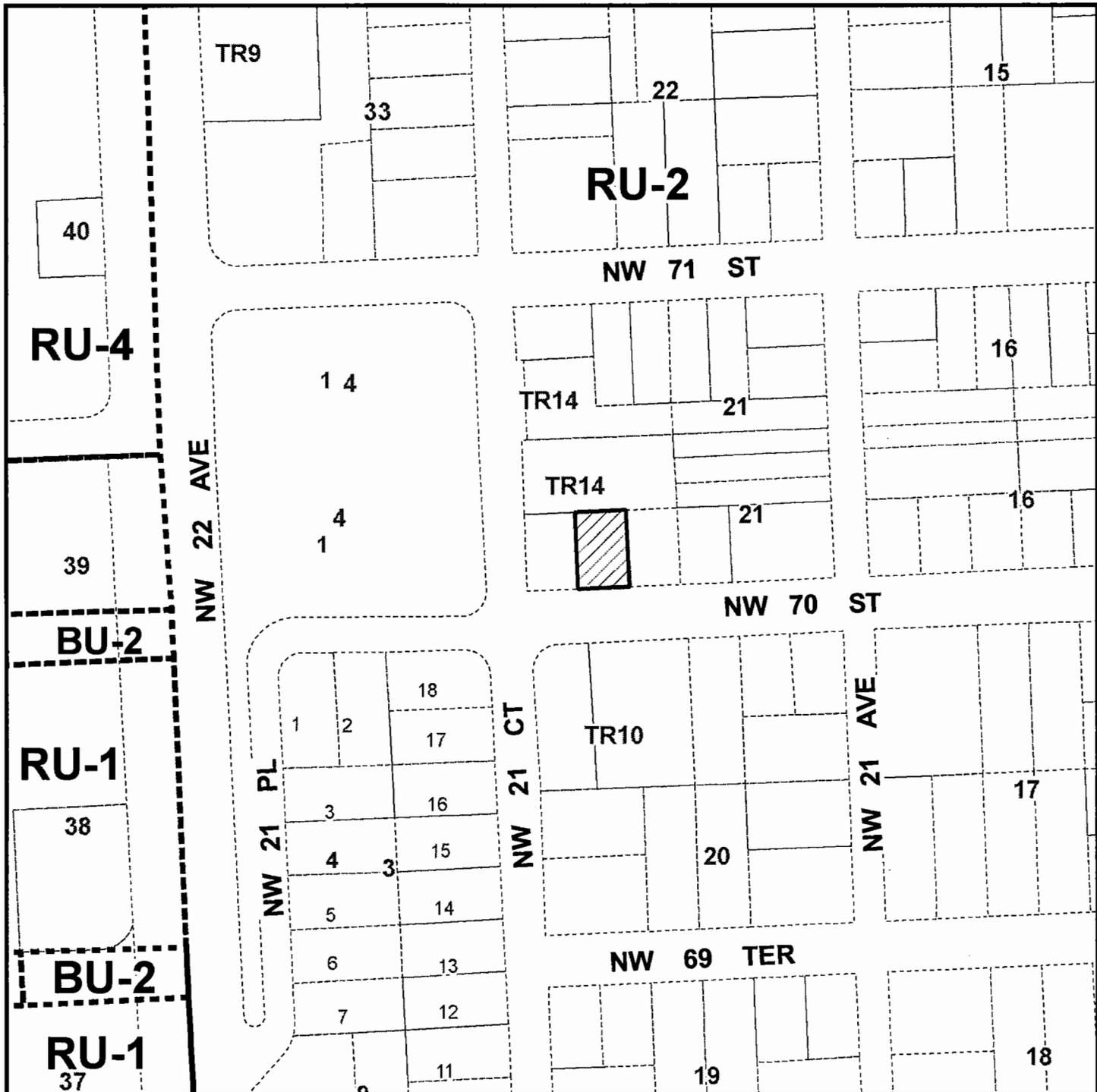
REMAINDER
BLOCK 21

A SEPARATE PERMIT
WILL BE REQUIRED
FOR ALL DRIVEWAY
APPROACHES ONTO
PUBLIC RIGHT OF WAY.
CONTACT PUBLIC
WORKS DEPT.

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

RECEIVED
219.085
AUG 13 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000085



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000085

Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY

4. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-4 (10-086)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

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**

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-86 (10-11-CZ8-4)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 4

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,630 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'11" (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.6% (35% maximum 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, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also 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 south of N.W. 70 Street and approximately 69.4' east of N.W. 19 Avenue, Miami-Dade County, Florida.

o **SIZE:** 3,630 sq. ft.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

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

3. **Objective LU-12**

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

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
<u>Surrounding Properties:</u>	
<u>NORTH:</u> RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua
<u>SOUTH:</u> RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
<u>EAST:</u> RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
<u>WEST:</u> 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. 70 Street and approximately 69.4' 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 comment
MDT	No comment
Fire Rescue	No objection
Police	No comment
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. 70 Street and approximately 69.4' 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, yielding a maximum density permitted of 1 dwelling unit on the 3,630 sq. ft. subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line and with a greater lot coverage than that permitted by the Zoning Code. 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 **5:23**.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,630 sq. ft. (7,500 sq. ft. required) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1855 NW 69 Terrace was granted approval of a request to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., pursuant to Resolution No. 4-ZAB-294-77. In addition, staff notes that a property located at 1872 NW 69 Street was granted approval of requests to permit an addition to a single-family residence setback 19' from the rear property line and to permit said residence with a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. As such, the approval of request #2, to permit the proposed single-family residence setback 15'11" (25' required) from the rear (south) property line, and request #3, to permit the residence with a lot coverage of 35.6% (35% maximum permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. 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). As such, staff recommends approval with conditions of requests #1 through #3 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, consisting of 2 sheets dated stamped received 8/13/10. 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: 09/08/10

DATE REVISED: 09/08/10

DATE FINALIZED: 10/18/10

MCL:GR:NN:NC:CI



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

NON

Memorandum

Date: August 31, 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 #Z2010000086-1st Revision
Habitat for Humanity of Greater Miami, Inc.
South of N.W. 70th Street and N.W. 19th Avenue
To Permit a Parcel of Land with Less Lot Frontage and Lot Area than
Required, 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.

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

Tree Preservation

According to the site plan and survey submitted with this zoning application a specimen size (trunk diameter 18 inches or greater) gumbo limbo tree exist on the southern fenceline of the property, however the proposal of the single family residence will not impact tree resources. 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.

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 DERM at 305-372-6700.

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.

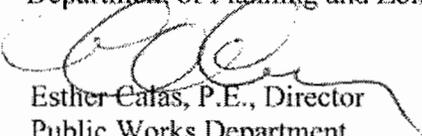
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

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: 13-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000086

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000086
 located at LYING SOUTH OF N.W. 70 STREET, APPROXIMATELY 69.4' EAST OF N.W. 19 AVENUE; A/K/A: 1882
 N.W. 70 STREET, MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
 The estimated average travel time is: 5:23 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 July 7, 2010.

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

DATE: 13-JUL-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF
GREATER MIAMI

LYING SOUTH OF N.W. 70
STREET, APPROXIMATELY 69.4'
EAST OF N.W. 19 AVENUE; A/K/A:
1882 N.W. 70 STREET, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000086

HEARING NUMBER

HISTORY:

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

HABITAT FOR HUMANITY OF GREATER MIAMI

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

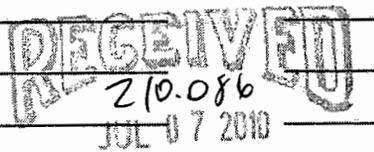
REPORTER NAME:

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. A NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
NOT APPLICABLE	0


 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0

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: _____

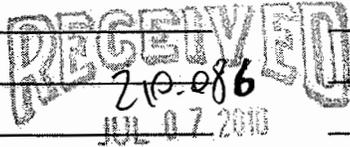
<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	0

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____



Date of contract: _____ ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

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 2 day of July, 20 10. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

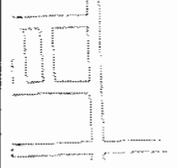
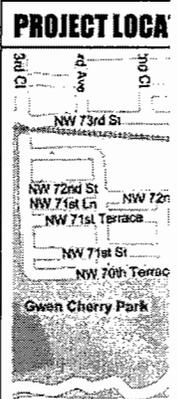
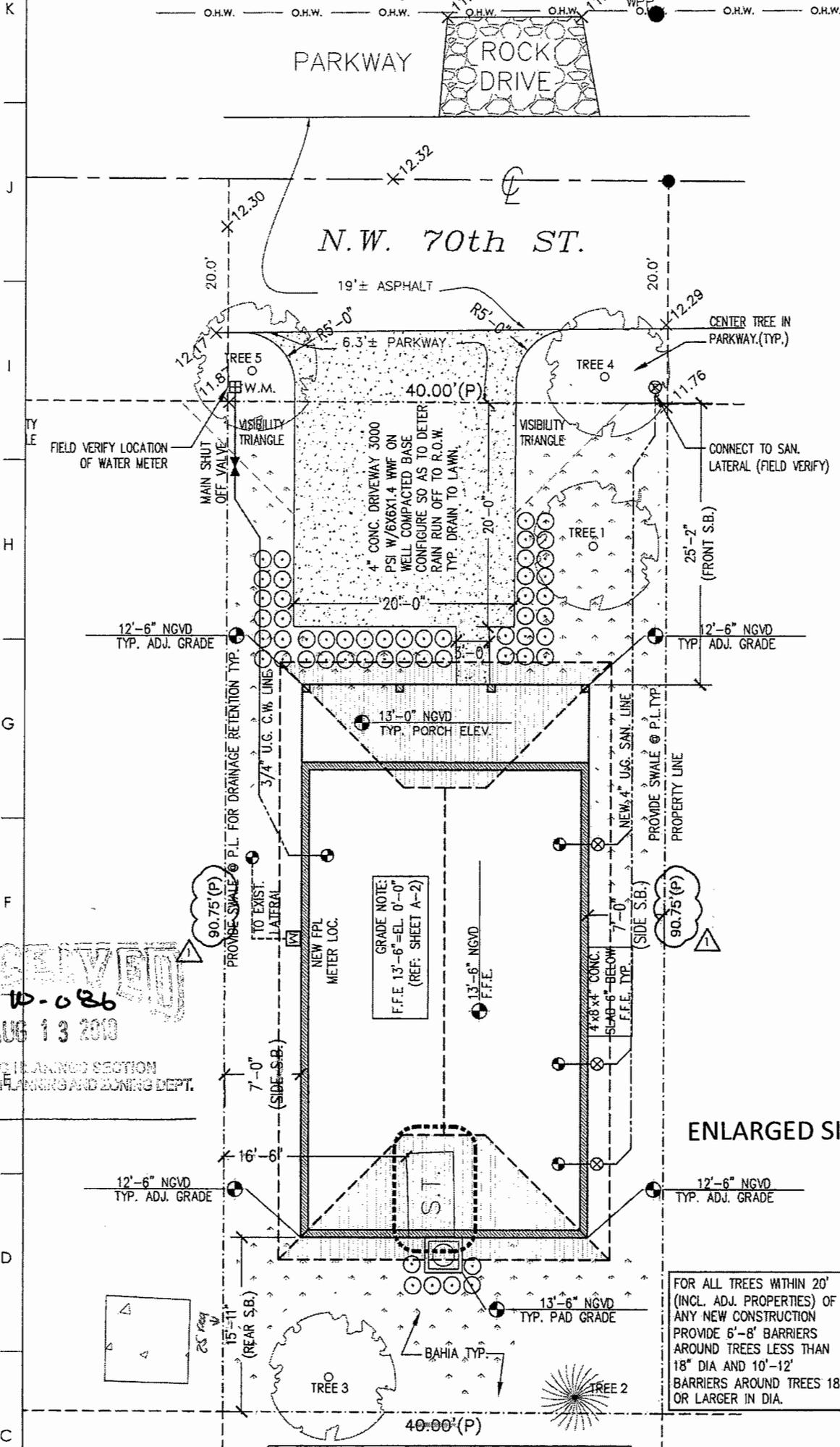


My commission expires: April 7, 2012

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.

1882 NW 70th St. Miami, Fl.



LEGAL DESCRIPTION
 LOT 2, BLOCK 23, A CITY", AS RECORD PUBLIC RECORDS (SECTION 15, TOWN COUNTY, FLORIDA

PROJECT AREA
 TOTAL ENCLOSE

- PROJECT INDEX**
- A-1 SITE /LAND: COOKIE
 - A-2 FLOOR PLA
 - A-3 LANDSCAPE
 - S-1 FRAMING,
 - S-2 NOA SHEET
 - P-1 PLUMBING
 - M-1 MECH. PLA
 - E-1 ELECT. PLA

LANDSCAPING

- STANDARDS FOR FLORIDA DEPAR
1. GRADES AND TREES, GRADE
 2. ALL PLANT MA SOUND, HEAL
 3. DETERMINE LC DAMAGE.
 4. PROTECT EXIST
 5. PROVIDE IF NE
 6. REMOVE VEGI
 7. BACK FILL DEP ***TERIALS IN TOP SOIL COMPOSED SUBSOIL, BRUS ANY OTHER E)
 9. ANY SAND ML
 10. IRRIGATE BY H NOT LESS THAI
- RAINWATER OR FALLS IN SUCH A OR ALLOWING I SHALL BE DEEMI PROVISIONS OF

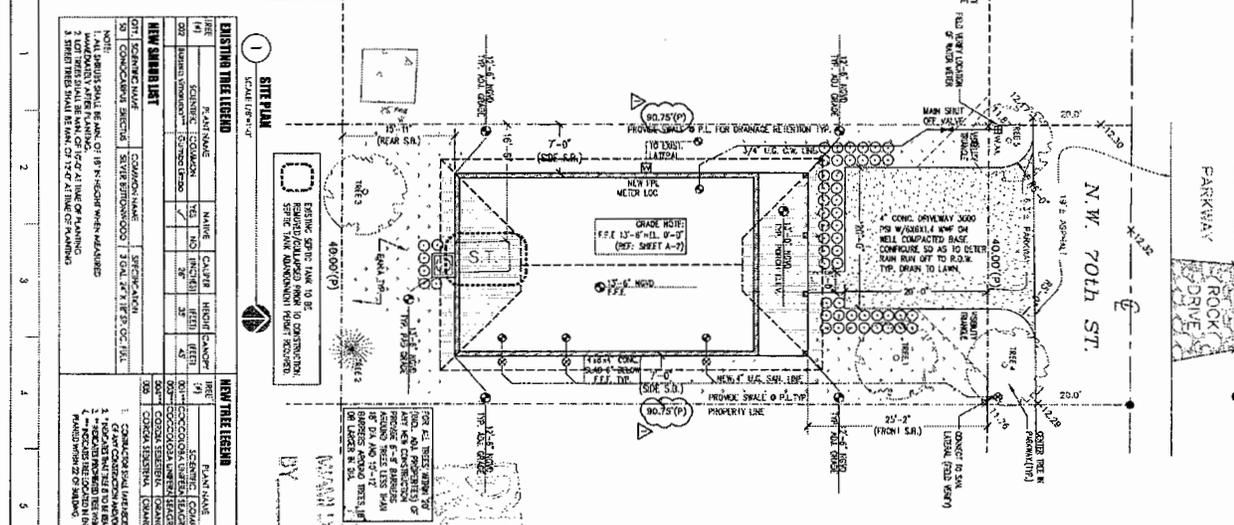
ENLARGED SITE PLAN

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.

RECEIVED
 10-086
 AUG 13 2010
 PLANNING SECTION
 MIAMI DADE PLANNING AND ZONING DEPT.
 BY

HABITAT FOR HUMANITY

1882 NW 70th St. Miami, FL



PROJECT LOCATION	CONSTRUCTION NOTES
<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>

LEGAL DESCRIPTION	SOIL STATEMENT
<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>

PROJECT NOTES	FOUNDATIONS
<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>

GENERAL LANDSCAPE INSTALLATION DETAILS - MATS	ABBRVIATIONS
<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>

SYMBOLS	DRAWING NAME
<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE FLORIDA DEPARTMENT OF TRANSPORTATION AND TOLL ROADS (FDOT) FOR THE CONSTRUCTION OF THE PROJECT.</p>

SITE /LANDSCAPE PLANS, DETAILS & NOTES

DATE: 04/20/2010
 DRAWN BY: T. CASARELLA
 CHECKED BY: T. CASARELLA

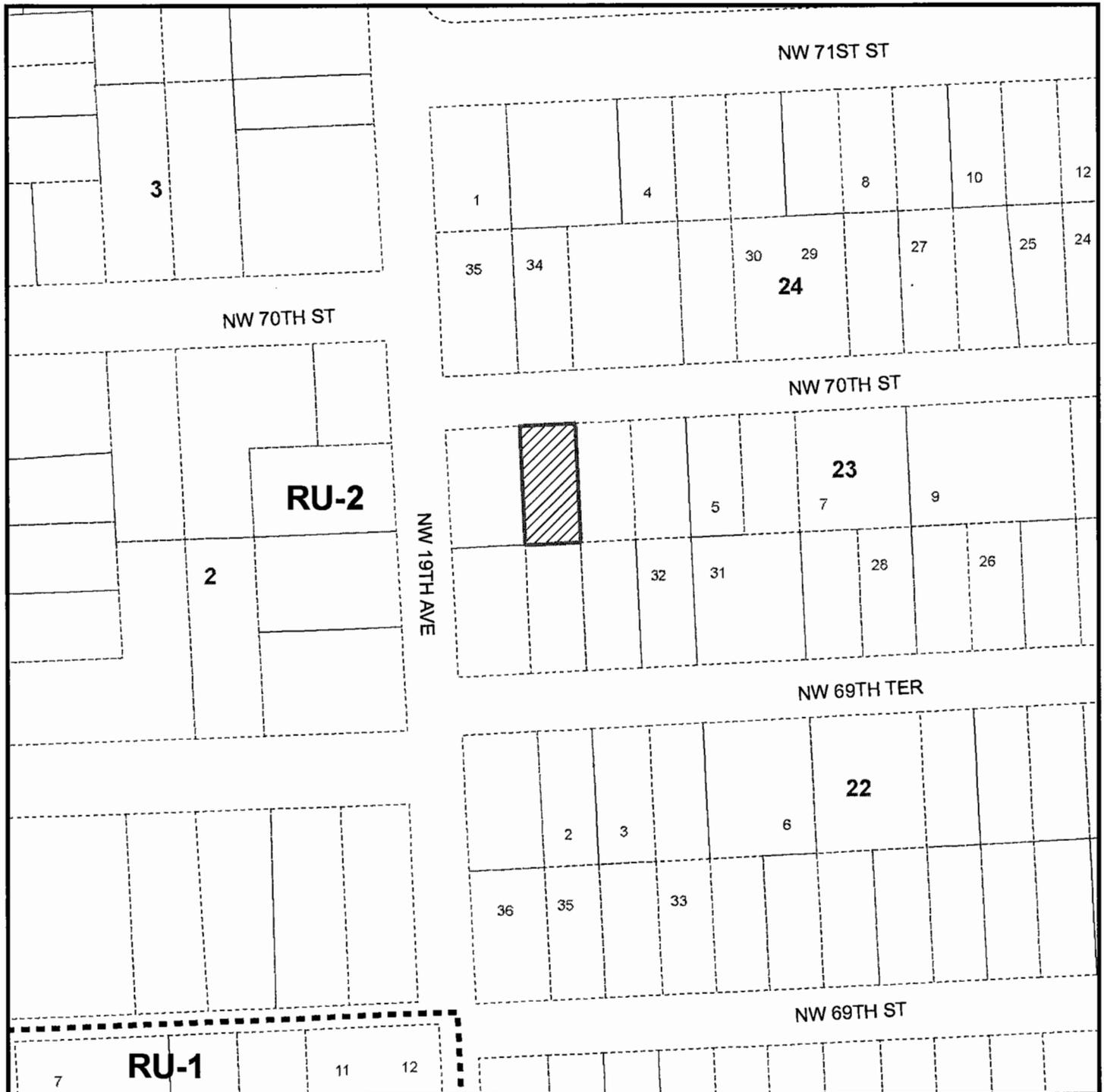
HABITAT FOR HUMANITY

1882 NW 70th St.
 Miami, Florida

Registration
Thomas Casarella
 12 May 2010

Project No. THOMAS AR 000754

16



**MIAMI-DADE COUNTY
HEARING MAP**

**Process Number
Z2010000086**

Legend

-  Zoning
-  Subject Property Case



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Monday, July 12, 2010

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z201000086

Legend



Subject Property



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Monday, July 12, 2010

REVISION	DATE	BY

5. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-5 (10-87)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-87(10-11-CZ8-5)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 5

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.87% (35% maximum 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, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also allow the construction of a single-family residence setback closer to the rear (north) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

o **LOCATION:**

Approximately 77' east of N.W. 19 Avenue lying north of N.W. 69 Terrace, Miami-Dade County, Florida.

o **SIZE:** 40' x 90'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

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

3. **Objective LU-12**

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

Surrounding Properties:

NORTH: RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

SOUTH: RU-2; Single-family residence

Low-Medium Density Residential,
6 to 13 dua

EAST: RU-2; Vacant

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, located approximately 77' east of N.W. 19 Avenue lying north of N.W. 69 Terrace. 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 comment
MDT	No comment
Fire Rescue	No objection
Police	No comment
Schools	No comment

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject parcel is an interior lot, which lies approximately 77' east of N.W. 19 Avenue lying north of N.W. 69 Terrace. 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, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (north) property line and with a greater lot coverage than that permitted by the Zoning Code. 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 **5:12**.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1855 NW 69 Terrace was granted approval of a request to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., pursuant to Resolution No. 4-ZAB-294-77. In addition, staff notes that a property located at 1872 NW 69 Street was granted approval of requests to permit an addition to a single-family residence setback 19' from the rear property line and to permit said residence with a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. As such, the approval of request #2, to permit the proposed single-family residence setback 15'3" (25' required) from the rear (north) property line, and request #3, to permit the residence with a lot coverage of 35.87 (35% maximum permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. 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). As such, staff recommends approval with conditions of requests #1 through #3 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, consisting of 2 sheets dated stamped received 8/13/10. 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.

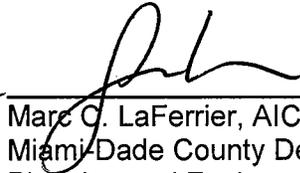
3. That the use be established and maintained in accordance with the approved plan.

DATE TYPED: 09/08/10

DATE REVISED: 09/09/10

DATE FINALIZED: 10/18/10

MCL:GR:NN:NC:CI

For 

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

Memorandum

Date: August 26, 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 #Z2010000087-2nd Revision
Habitat for Humanity of Greater Miami, Inc.
1895 N.W. 69th Terrace
To Permit a Greater Lot Coverage than Permitted and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-1) (.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 Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

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 revised site plan submitted with this zoning application a specimen size (trunk diameter 18 inches or greater) gumbo limbo tree exist on the southern part of the property, however the proposal of the single family residence will not impact tree resources. 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.

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 DERM at 305-372-6700.

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.

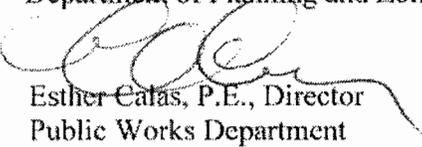
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

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: 28-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000087

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000087
 located at Approx. 77' East of NW 19 ave on the North side of NW 69 terr, A.K.A 1895 N.W. 69 TERRACE, MIAMI-
 DADE COUNTY, FLORIDA.

in Police Grid 0863 is proposed as the following:

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

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: 14-JUL-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF GTR
MIAMI

1895 N.W. 69 TERRACE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000087

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (3) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES
CLOSED. BLDG ENFORCEMENT: (1) CASE OPENED FOR UNSAFE STRUCTURE AND CASE
CLOSED.

HABITAT FOR HUMANITY OF GTR MIAMI

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

REPORTER NAME:

RECEIVED
210-087
JUL 07 2010

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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. A NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd Vice President	0
Anne E. Manning, Asst. 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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

RECEIVED
210-087
JUL 07 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

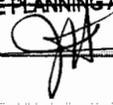
NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

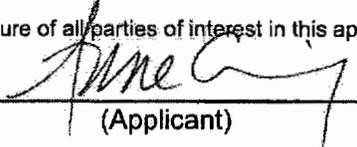
NOT APPLICABLE

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JUL 07 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: 

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.

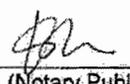
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:  _____
(Applicant)

RECEIVED
210.087
JUL 07 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: _____

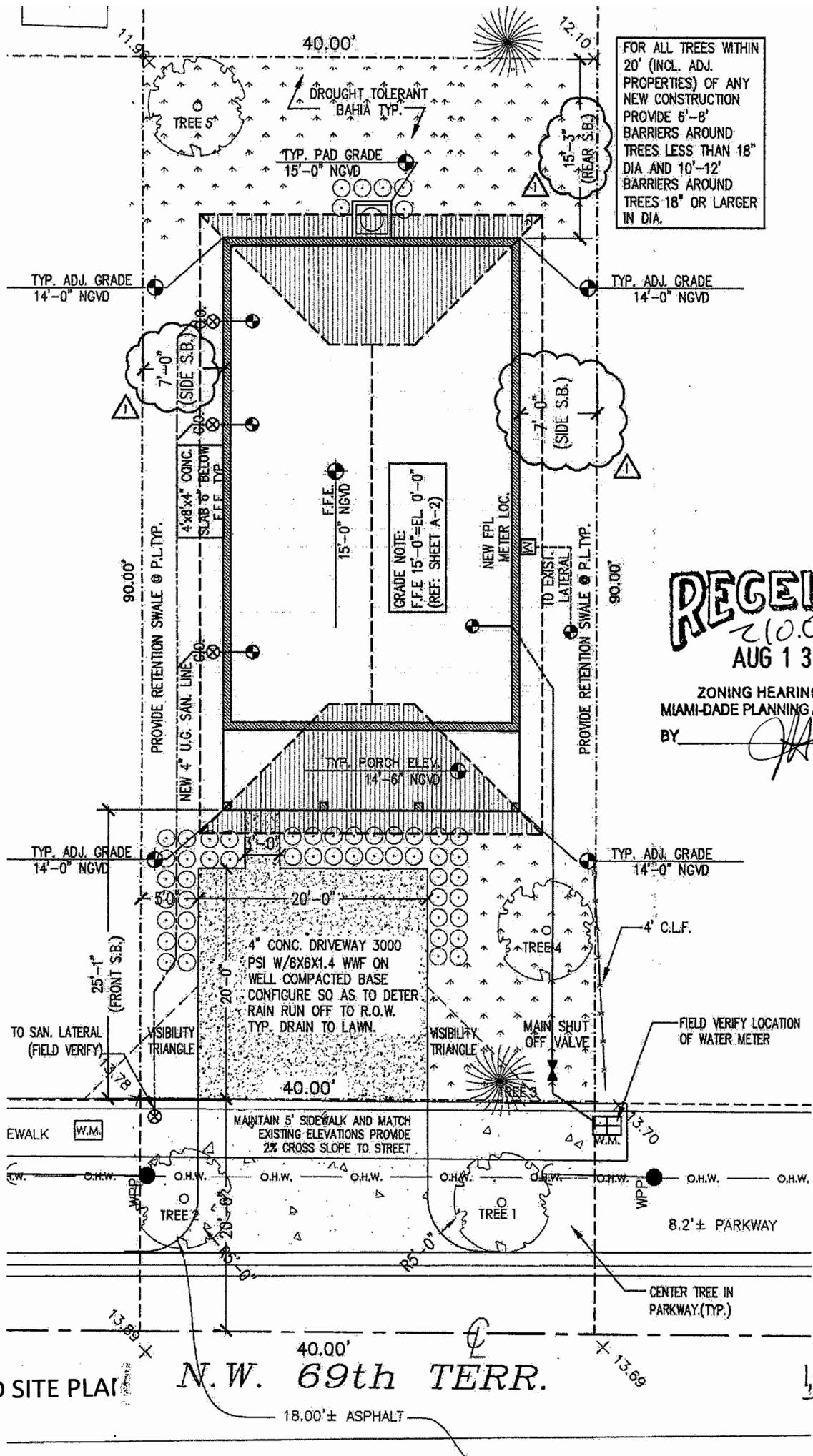
Sworn to and subscribed before me this 2 day of July, 2010. Affiant is personally know to me or has produced _____ as identification.


(Notary Public)



My commission expires: Apr. 17, 2012

*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.



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.

RECEIVED
 210.087
 AUG 13 2010

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*

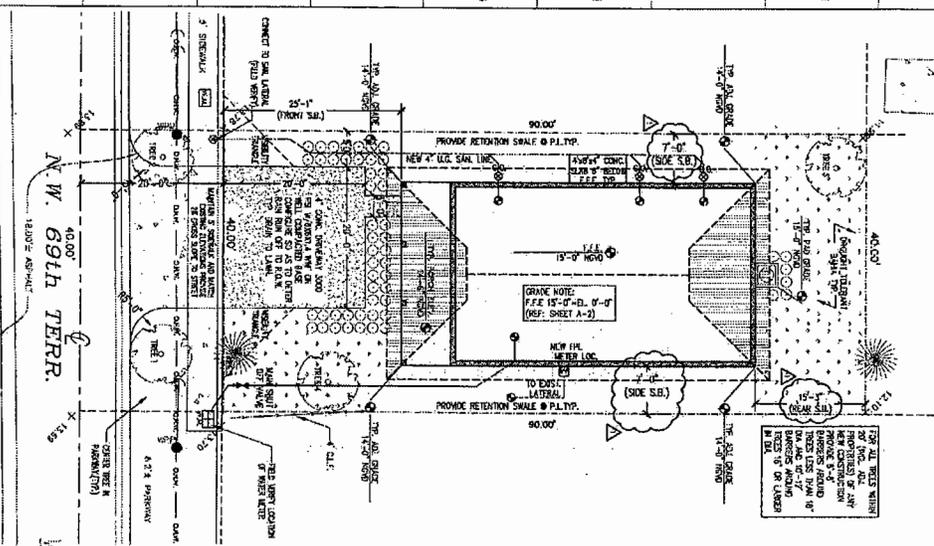
ENLARGED SITE PLAN

N.W. 69th TERR.

18.00'± ASPHALT

HABITAT FOR HUMANITY

1895 NW 69th Terr. Miami, FL.



EXISTING TREE LEGEND		NEW TREE LEGEND	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	1.0' DBH	(Symbol)	1.0' DBH
(Symbol)	2.0' DBH	(Symbol)	2.0' DBH
(Symbol)	3.0' DBH	(Symbol)	3.0' DBH
(Symbol)	4.0' DBH	(Symbol)	4.0' DBH
(Symbol)	5.0' DBH	(Symbol)	5.0' DBH
(Symbol)	6.0' DBH	(Symbol)	6.0' DBH
(Symbol)	7.0' DBH	(Symbol)	7.0' DBH
(Symbol)	8.0' DBH	(Symbol)	8.0' DBH
(Symbol)	9.0' DBH	(Symbol)	9.0' DBH
(Symbol)	10.0' DBH	(Symbol)	10.0' DBH

PROJECT LOCATION
 1895 NW 69th Terr. Miami, FL.

PROJECT AREA
 TOTAL ENCLOSED AREA: 1,110 SQ. FT.

LEGAL DESCRIPTION
 PART OF SECTION 16, TOWNSHIP 23 S., RANGE 28 W., CO. OF DADE COUNTY, FLORIDA, (PART OF THE MIAMI COUNTY RECORD BOOK 10,000, PAGE 10,000).

CONSTRUCTION NOTES
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE MIAMI COUNTY RECORD BOOK 10,000, PAGE 10,000. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE MIAMI COUNTY RECORD BOOK 10,000, PAGE 10,000.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/13/10	J. J. [Signature]
2	REVISIONS		

PROPOSED PLANTING
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI LANDSCAPE INSTALLATION MANUAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE MIAMI COUNTY RECORD BOOK 10,000, PAGE 10,000.

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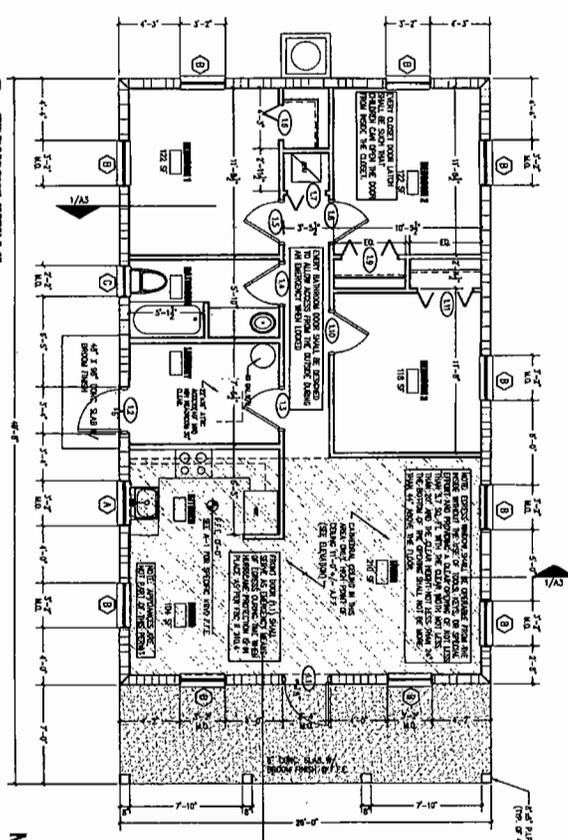
NO.	DESCRIPTION	DATE	BY
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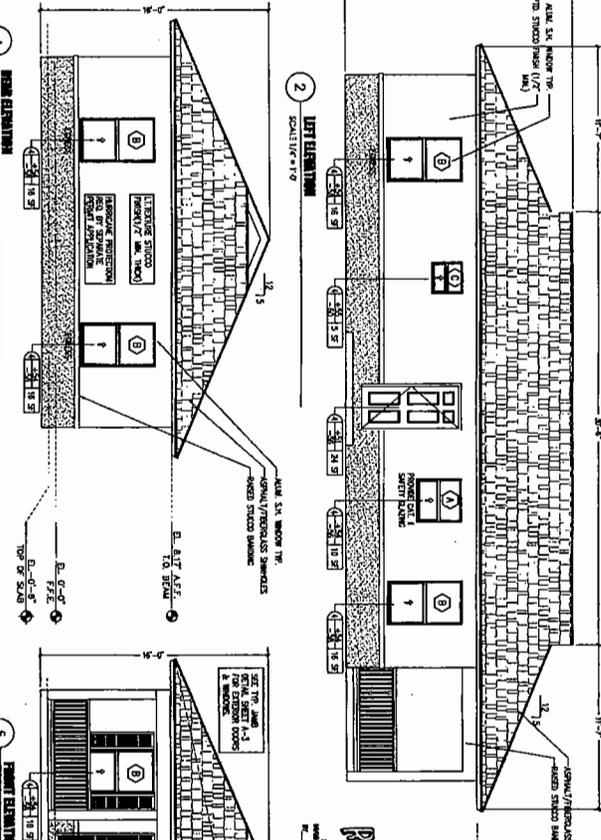
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/13/10	J. J. [Signature]
2	REVISIONS		

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 ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY [Signature]



1. THE ABOVE FLOOR - MODEL A-10
SCALE 1/4" = 1'-0"

SEE PLAN FOR WINDOW PROJECT ORIENTATION.



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

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

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

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

6. FRONT ELEVATION
SCALE 1/4" = 1'-0"

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

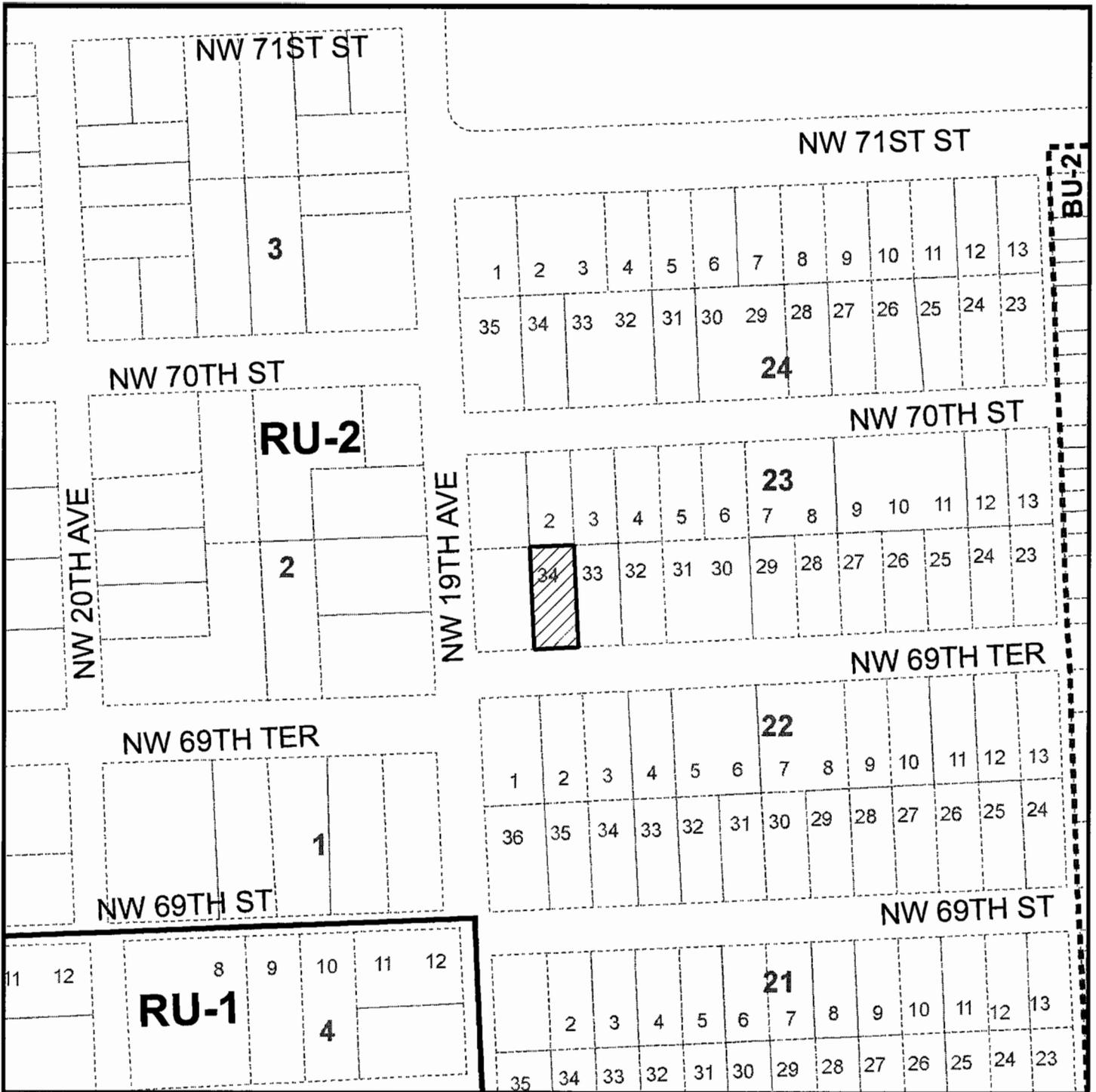
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20087
AUG 13 2010

REVISIONS & REMARKS

NO.	DATE	DESCRIPTION
1	08/13/10	ISSUED FOR PERMITS

DOOR AND WINDOW SCHEDULE

NO.	TYPE	SIZE	FINISH	REMARKS
1	DOOR	3'-0" x 7'-0"	WOOD	FRONT DOOR
2	DOOR	3'-0" x 7'-0"	WOOD	REAR DOOR
3	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
4	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
5	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
6	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
7	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
8	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
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61	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
62	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
63	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
64	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
65	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
66	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
67	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
68	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
69	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
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71	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
72	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
73	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
74	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
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77	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
78	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
79	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
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81	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
82	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
83	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
84	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
85	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
86	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
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91	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
92	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
93	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
94	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
95	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
96	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
97	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
98	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
99	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR
100	DOOR	3'-0" x 7'-0"	WOOD	BEDROOM DOOR



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2010000087
RADIUS: 500

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

Legend

-  Subject Property
-  Property Boundaries
-  Zoning



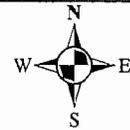
SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000087



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: KEELING
 Scale: NTS

Legend
 Subject Property



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY

6. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-6 (10-088)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-88(10-11-CZ8-6)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 6

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.87% (35% maximum 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, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also allow the construction of a single-family residence setback closer to the rear (north) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

o **LOCATION:**

Approximately 236' east of N.W. 17 Avenue lying north of N.W. 68 Terrace, Miami-Dade County, Florida.

o **SIZE:** 40' x 90'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

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

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

D. NEIGHBORHOOD CHARACTERISTICS:

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

The subject parcel is an interior lot, located approximately 236' east of N.W. 17 Avenue lying north of N.W. 68 Terrace. 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 comment
MDT	No comment
Fire Rescue	No objection
Police	No comment
Schools	No objection

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject parcel is an interior lot, which lies approximately 236' east of N.W. 17 Avenue lying north of N.W. 68 Terrace. 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, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (north) property line and with a greater lot coverage than that permitted by the Zoning Code. 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 **5:10**.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1855 NW 69 Terrace was granted approval of a request to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., pursuant to Resolution No. 4-ZAB-294-77. In addition, staff notes that a property located at 1872 NW 69 Street was granted approval of requests to permit an addition to a single-family residence setback 19' from the rear property line and to permit said residence with a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. As such, the approval of request #2, to permit the proposed single-family residence setback 15'3" (25' required) from the rear (north) property line, and request #3, to permit the residence with a lot coverage of 35.87 (35% maximum permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. 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). As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:**

Approval with conditions.

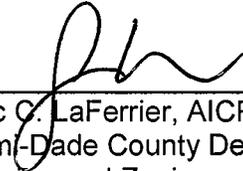
J. **CONDITIONS:**

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, consisting of 2 sheets dated stamped received 8/13/10. 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: 09/10/10
DATE REVISED: 09/10/10
DATE FINALIZED: 10/18/10
MCL:GR:NN:NC:CI

For 

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

Memorandum

Date: August 26, 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 #Z2010000088-2nd Revision
Habitat for Humanity of Greater Miami, Inc.
1737 N.W. 68th Terrace
Requesting a Greater Lot Coverage than Permitted and to Permit a
Single-Family Residence Setback Less than Required from Property
Lines
(RU-1) (.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

Site grading and development plans shall comply with the requirements of Section 11C of the Miami-Dade County Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

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 revised site plan submitted with this zoning application a specimen size (trunk diameter 18 inches or greater) ficus tree exist on the northern property line, however the proposal of the single family residence will not impact tree resources. 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.

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 DERM at 305-372-6700.

Enforcement History

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking system and has found no open or closed enforcement records for the subject property identified on the Miami-Dade County Department of Planning and Zoning, Zoning Hearing preliminary notice.

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.

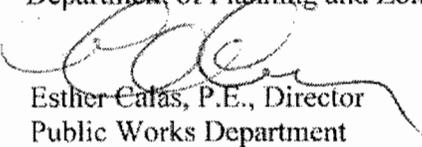
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

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: 28-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000088

Fire Prevention Unit:

No objection

Service Impact/Demand

Development for the above Z2010000088
 located at Approx. 236' west of NW 17 ave on the north side of NW 68 terr A.K.A. 1737 N.W. 68 TERRACE, MIAMI-
 DADE COUNTY, FLORIDA.

in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
 The estimated average travel time is: 5:10 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 July 7, 2010.

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

DATE: 14-JUL-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF GTR
MIAMI

1737 N.W. 68 TERRACE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000088

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (5) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES
CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GTR MIAMI

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

REPORTER NAME:

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DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

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. A NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd Vice President	0
Anne E. Manning, Asst. 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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	

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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

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
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

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.

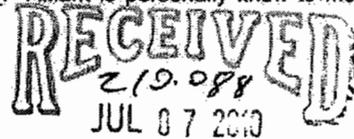
Signature: *[Handwritten Signature]*
(Applicant)

Sworn to and subscribed before me this 2 day of July, 2010. Affiant is personally know to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)

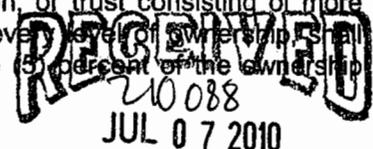


My commission expires: April 7, 2012

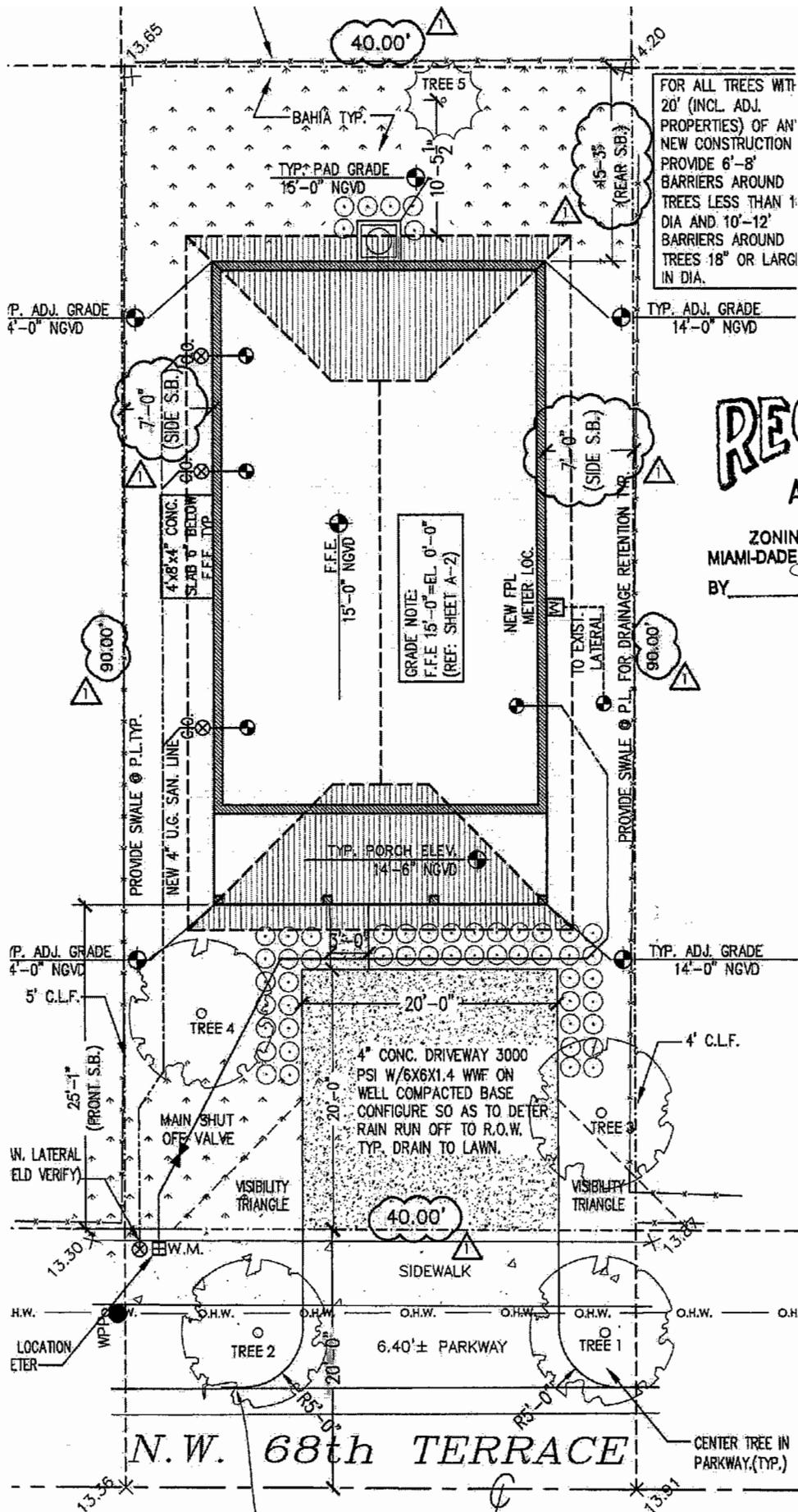


ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY *[Handwritten Signature]*

*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.



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Handwritten Signature]*



FOR ALL TREES WITH 20' (INCL. ADJ. PROPERTIES) OF AN NEW CONSTRUCTION PROVIDE 6'-8" BARRIERS AROUND TREES LESS THAN 1' DIA AND 10'-12" BARRIERS AROUND TREES 18" OR LARGI IN DIA.

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ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

ENLARGED SITE PLAN

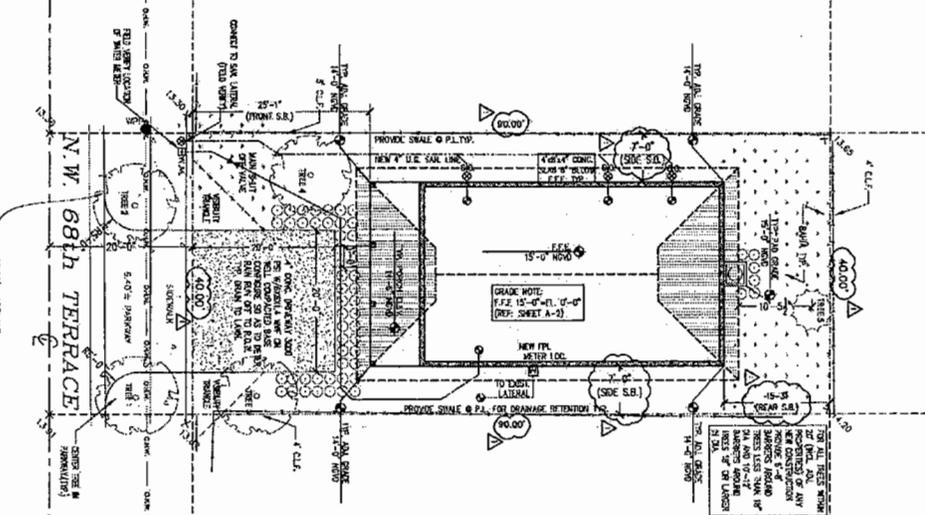
SITE PLAN
 SCALE 1/8"=1'-0"

19.50'± ASPHALT

15

HABITAT FOR HUMANITY

1737 NW 68th Terr, Miami, FL



DISTINGUISH THE LEGEND		NEW TREE LEGEND	
PLANT NAME	COMMON NAME	PLANT NAME	COMMON NAME
1. PALM TREE	DATE PALM	1. PALM TREE	DATE PALM
2. PALM TREE	ROSE APPLE	2. PALM TREE	DATE PALM
3. PALM TREE	COCONUT PALM	3. PALM TREE	DATE PALM
4. PALM TREE	COCONUT PALM	4. PALM TREE	DATE PALM
5. PALM TREE	COCONUT PALM	5. PALM TREE	DATE PALM
6. PALM TREE	COCONUT PALM	6. PALM TREE	DATE PALM
7. PALM TREE	COCONUT PALM	7. PALM TREE	DATE PALM
8. PALM TREE	COCONUT PALM	8. PALM TREE	DATE PALM
9. PALM TREE	COCONUT PALM	9. PALM TREE	DATE PALM
10. PALM TREE	COCONUT PALM	10. PALM TREE	DATE PALM
11. PALM TREE	COCONUT PALM	11. PALM TREE	DATE PALM
12. PALM TREE	COCONUT PALM	12. PALM TREE	DATE PALM
13. PALM TREE	COCONUT PALM	13. PALM TREE	DATE PALM
14. PALM TREE	COCONUT PALM	14. PALM TREE	DATE PALM
15. PALM TREE	COCONUT PALM	15. PALM TREE	DATE PALM

PRELIMINARY

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING SCHEDULE AND THE CITY OF MIAMI'S PLANTING SCHEDULE.

2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING SCHEDULE AND THE CITY OF MIAMI'S PLANTING SCHEDULE.

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1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI'S PLANTING SCHEDULE AND THE CITY OF MIAMI'S PLANTING SCHEDULE.

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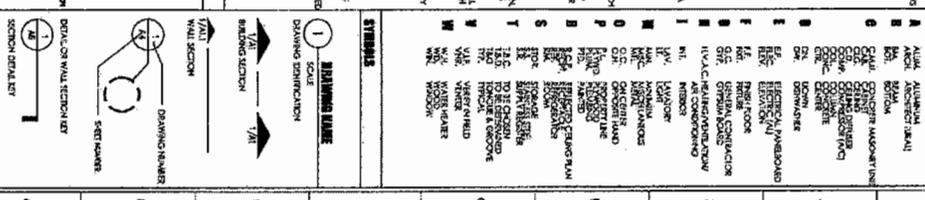
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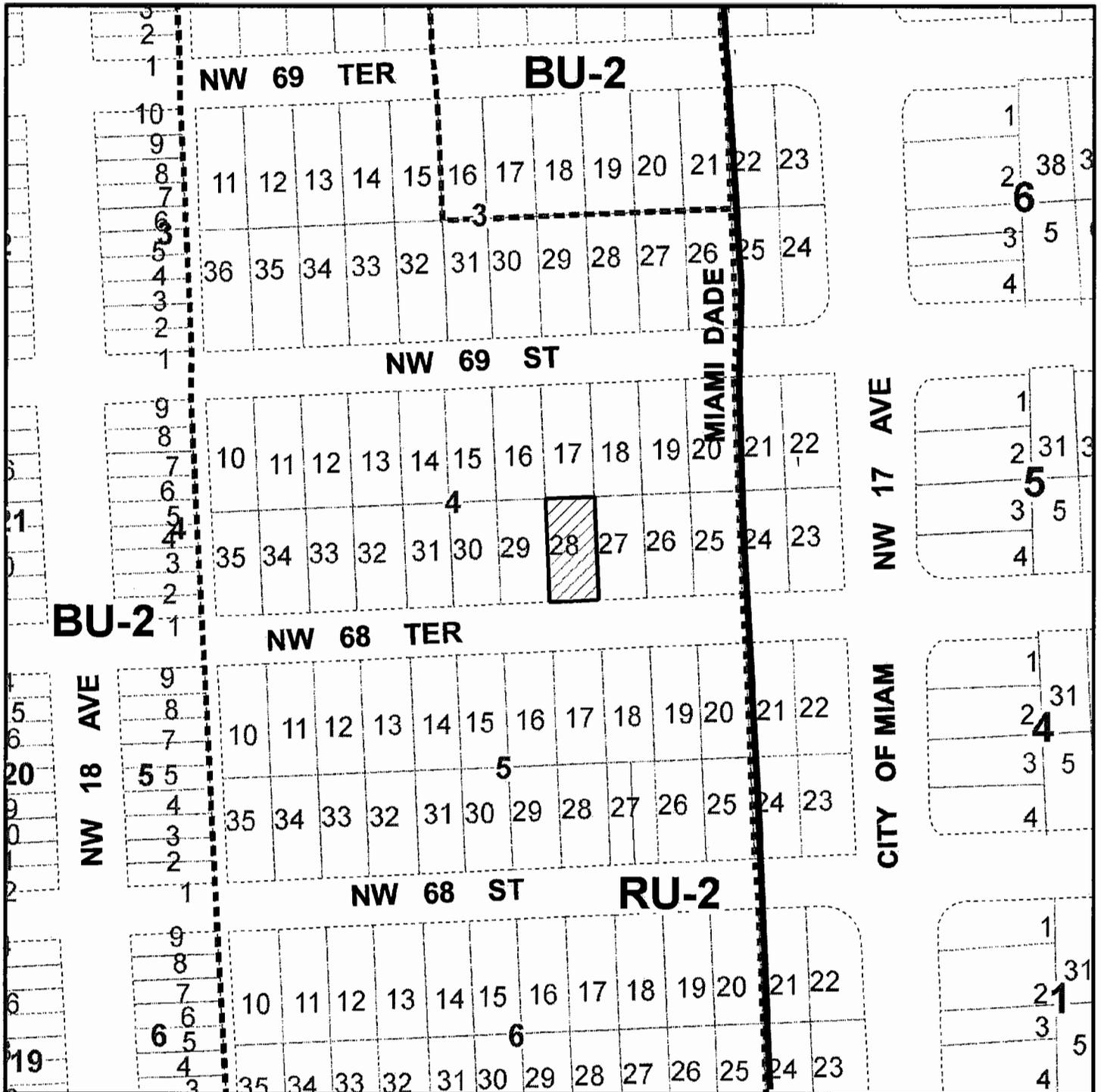


REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER CITY COMMENTS
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15	REVISED PER CITY COMMENTS

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AUG 13 2010

MIAMI-DADE PLANNING AND ZONING DEPT.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000088



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z201000088

Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY

7. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-7 (10-089)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-89 (10-11-CZ8-7)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 7

A. INTRODUCTION:

o **REQUEST:**

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

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUEST:**

This application will allow the construction of a single-family residence setback closer to the rear (north) property line than permitted by the Zoning Code.

o **LOCATION:**

The northeast corner of N.W. 69 Terrace and N.W. 19 Avenue, Miami-Dade County, Florida.

o **SIZE:** 52.4' x 90.75'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

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

3. **Objective LU-12**

Miami-Dade County shall take specific measures to promote infill development that are

located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in a built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law or in the designated Empowerment Zone established pursuant to federal law.

D. NEIGHBORHOOD CHARACTERISTICS:

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

The subject parcel is located at the northeast corner of N.W. 69 Terrace and 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 comment
MDT	No comment
Fire Rescue	No objection
Police	No comment
Schools	No objection

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject parcel is located at the northeast corner of N.W. 69 Terrace and 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, yielding a maximum density permitted of 1 dwelling unit on the 4,755 sq. ft. subject site. The approval of this application will allow the construction of a proposed single-family residence setback closer to the rear (north) property line than permitted by the Zoning Code. 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 request is **consistent** with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.

The **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 request is analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. It should be noted that although the subject lot is substandard in size, said lot complies with the requirements for grandfathering under Section 33-7. The approval of the request to permit a single-family residence setback 16' where 25' is required from the rear (north) property line will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1872 NW 69 Street was granted approval of a request to permit an addition to a single-family residence setback 19' from the rear property line pursuant to Resolution No. 2-ZAB-460-63. 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). As such, staff recommends approval with conditions 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, consisting of 2 sheets dated stamped received 8/13/10. 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: 09/08/10
DATE REVISED: 09/09/10
DATE FINALIZED: 10/18/10
MCL:GR:NN:NC:CI

For 

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

Memorandum

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 #Z2010000089-Revised
Habitat for Humanity of Greater Miami, Inc.
1897 N.W. 69th Terrace
To Permit a Single-Family Residence Setback Less than Required from
Property Lines and to Permit a Greater Lot Coverage than Permitted
(RU-1) (0.11 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, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed enforcement 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.

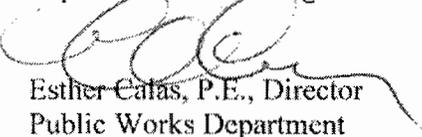
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

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: 28-JUL-10
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department
Subject: Z2010000089

Fire Prevention Unit:

No objection

Service Impact/Demand

Development for the above Z2010000089
located at NORTHEAST CORNER OF N.W. 69 TERRACE & N.W. 19 AVENUE; A/K/A: 1897 N.W. 69 TERRACE,
MIAMI-DADE COUNTY, FLORIDA.

in Police Grid 0863 is proposed as the following:

<u>1</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> 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: 21-JUL-10
REVISION 1

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF GTR
MIAMI

NORTHEAST CORNER OF N.W. 69
TERRACE & N.W. 19 AVENUE;
A/K/A: 1897 N.W. 69 TERRACE,
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000089

HEARING NUMBER

HISTORY:

NO CHANGES

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

REPORTER NAME:

RECEIVED
210-089
JUL 07 2010

DISCLOSURE OF INTEREST*

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

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. A NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd Vice President	0
Anne E. Manning, Asst. 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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0

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].

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210-089
JUL 07 2010

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	0

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

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: *[Handwritten Signature]*
(Applicant)

Sworn to and subscribed before me this 2 day of July, 2010. Affiant is personally known to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)



My commission expires: April 7, 2012



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Handwritten Signature]*

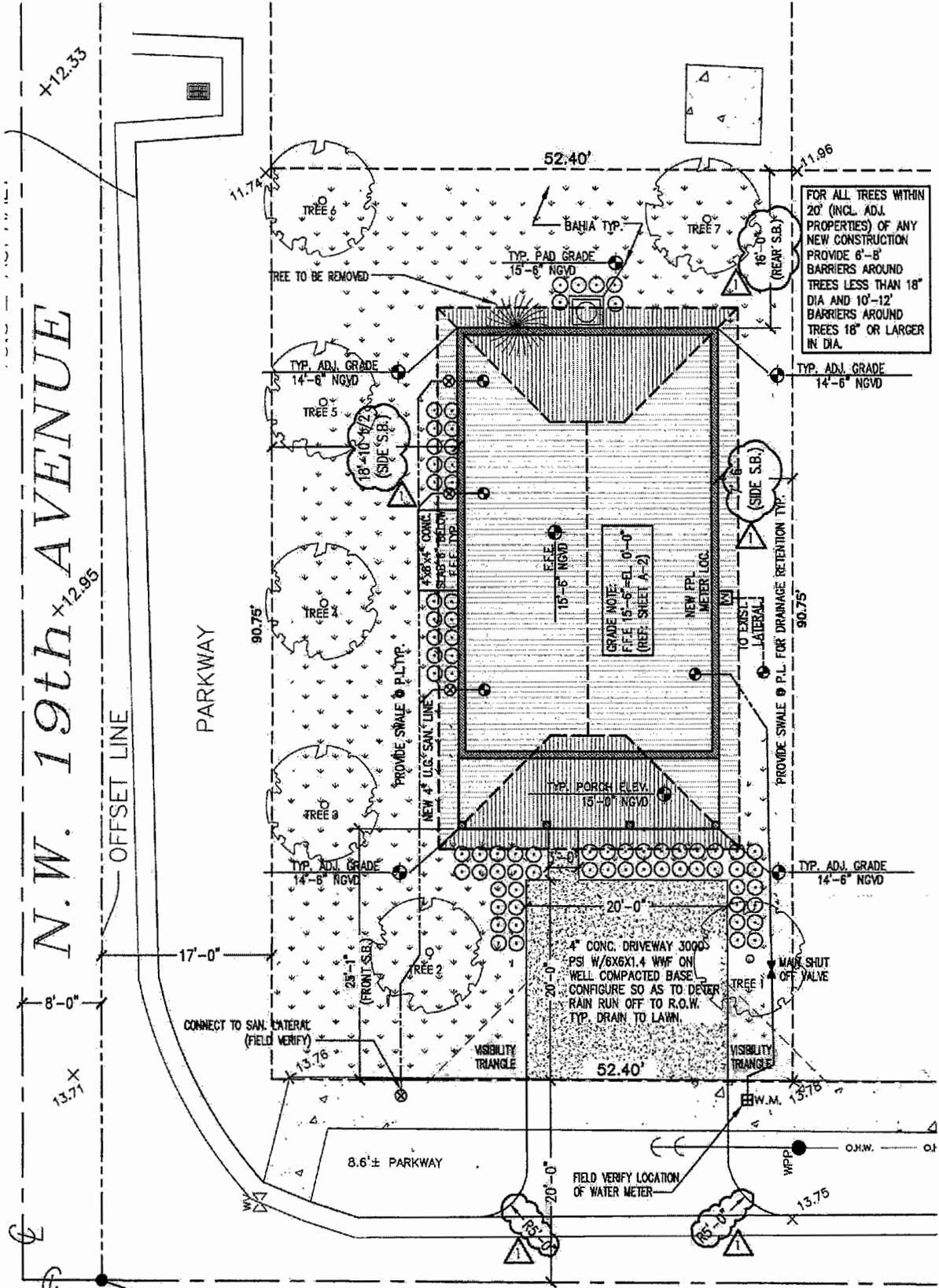
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership 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.

N.W. 19th AVENUE

+12.33

+12.95

13.71



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.

GRADE NOTE: F.F.E. 15'-6" EL. 0'-0" (REF. SHEET A-2)

4" CONC. DRIVEWAY 3000 PSI W/6X6X1.4 WWF ON WELL COMPACTED BASE. CONFIGURE SO AS TO DEVER RAIN RUN OFF TO R.O.W. TYP. DRAIN TO LAWN.

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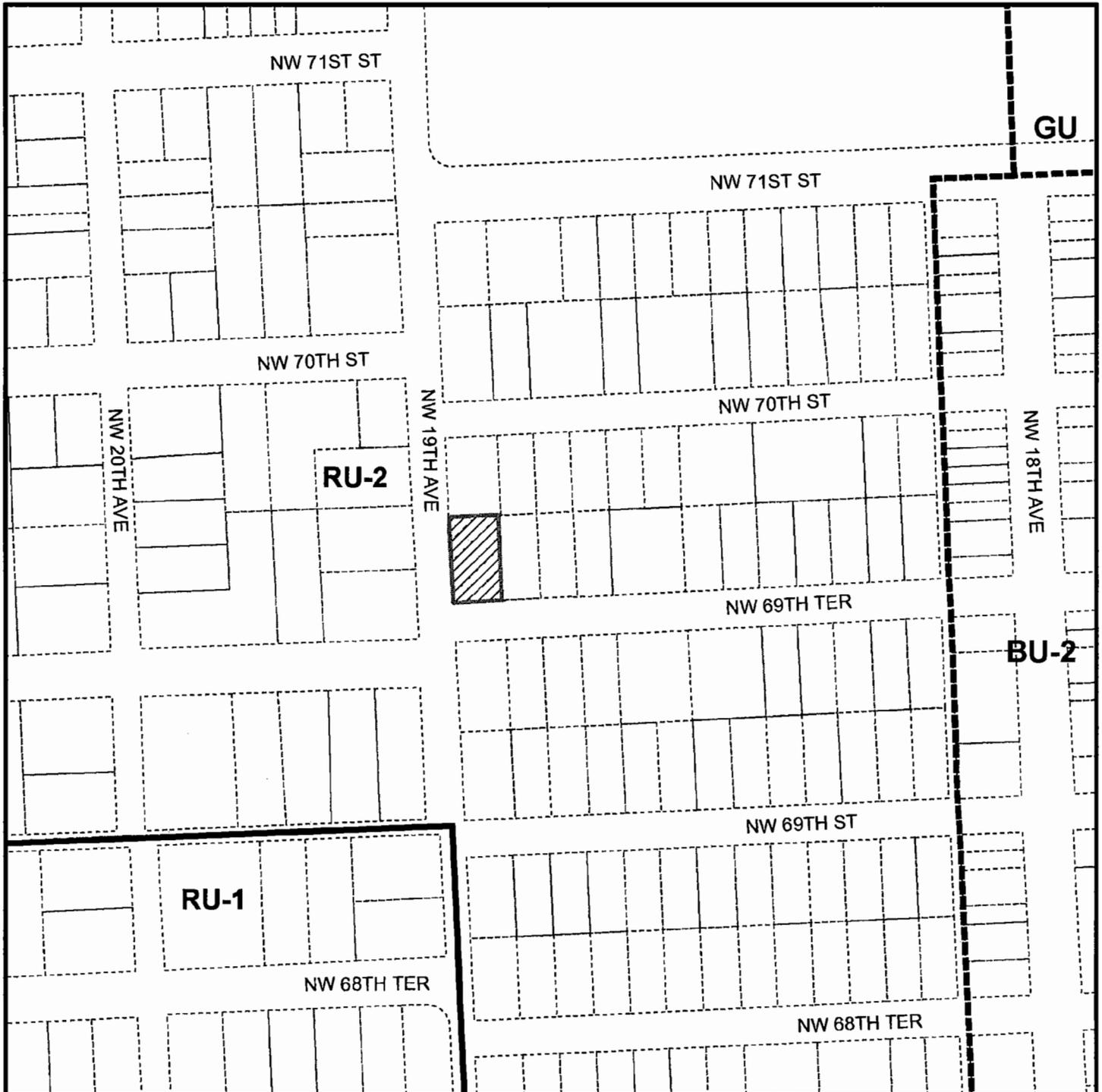
N.W. 69th TERR.

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Signature]*

ENLARGED SITE PLAN

1 **SITE PLAN**
SCALE 1"=10'-0"



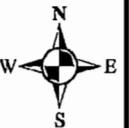


**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2010000089

Legend

-  Zoning
-  Subject Property Case



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Monday, July 12, 2010

REVISION	DATE	BY
		16



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000089

Legend



Subject Property



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY

8. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-8 (10-090)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-90 (10-11-CZ8-8)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 8

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,630 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'11" (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.6% (35% maximum 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, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also allow the construction of a single-family residence setback closer to the rear (north) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

o **LOCATION:**

Lying north of N.W. 70 Street and approximately 69.4' east of N.W. 19 Avenue, Miami-Dade County, Florida.

o **SIZE:** 3,630 sq. ft.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

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

3. **Objective LU-12**

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

Surrounding Properties:

NORTH: RU-2; Single-family residence

Low-Medium Density Residential,
6 to 13 dua

SOUTH: RU-2; Vacant

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 south of N.W. 70 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. 70 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, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. (40' x 90') subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line and with a greater lot coverage than that permitted by the Zoning Code. 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 **5:12**.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1855 NW 69 Terrace was granted approval of a request to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., pursuant to Resolution No. 4-ZAB-294-77. In addition, staff notes that a property located at 1872 NW 69 Street was granted approval of requests to permit an addition to a single-family residence setback 19' from the rear property line and to permit said residence with a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. As such, the approval of request #2, to permit the proposed single-family residence setback 15'3" (25' required) from the rear (south) property line, and request #3, to permit the residence with a lot coverage of 35.87% (35% maximum permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. 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). As such, staff recommends approval with conditions of requests #1 through #3 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, consisting of 2 sheets dated stamped received 7/20/10. 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: 09/07/10
DATE REVISED: 10/04/10
DATE FINALIZED: 10/18/10
MCL:GR:NN:CI:NC

For 

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

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 #Z2010000090-Revised
Habitat for Humanity of Greater Miami, Inc.
1876 N.W. 70th Street
To Permit a Greater Lot Coverage than Permitted and to Permit a Single-Family Residence Setback Less than Permitted from Property Lines
(RU-1) (.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, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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 revised site plan submitted with this zoning application a specimen size (trunk diameter 18 inches or greater) avocado and gumbo limbo tree exist on the southern part of the property, however the proposal of the single family residence will not impact tree resources. 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 Chapter 24.

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.

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.

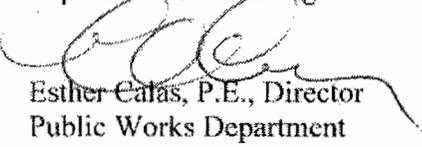
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum



Date: November 26, 2008

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

From:  Esther Casas, 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: 28-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000090

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000090
 located at Lying South of NW 70 st & approx. 117' East of NW 19 ave A.K.A1876 N.W. 70 STREET, MIAMI-DADE
 COUNTY, FLORIDA.
 in Police Grid 0863 is proposed as the following:

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

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: 14-JUL-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF GTR
MIAMI

1876 N.W. 70 STREET, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000090

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (1) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES
CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND .

HABITAT FOR HUMANITY OF GTR MIAMI

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

REPORTER NAME:

RECEIVED
210.049
JUL 07 2010

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

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. A NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
NOT APPLICABLE	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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____

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

RECEIVED
210.049
JUL 07 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AA

RECEIVED
210-090
JUL 07 2010

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

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: *[Handwritten Signature]*
(Applicant)

Sworn to and subscribed before me this 2 day of July, 2010. Affiant is personally known to me or has produced _____ as identification.

[Handwritten Signature]
(Notary Public)

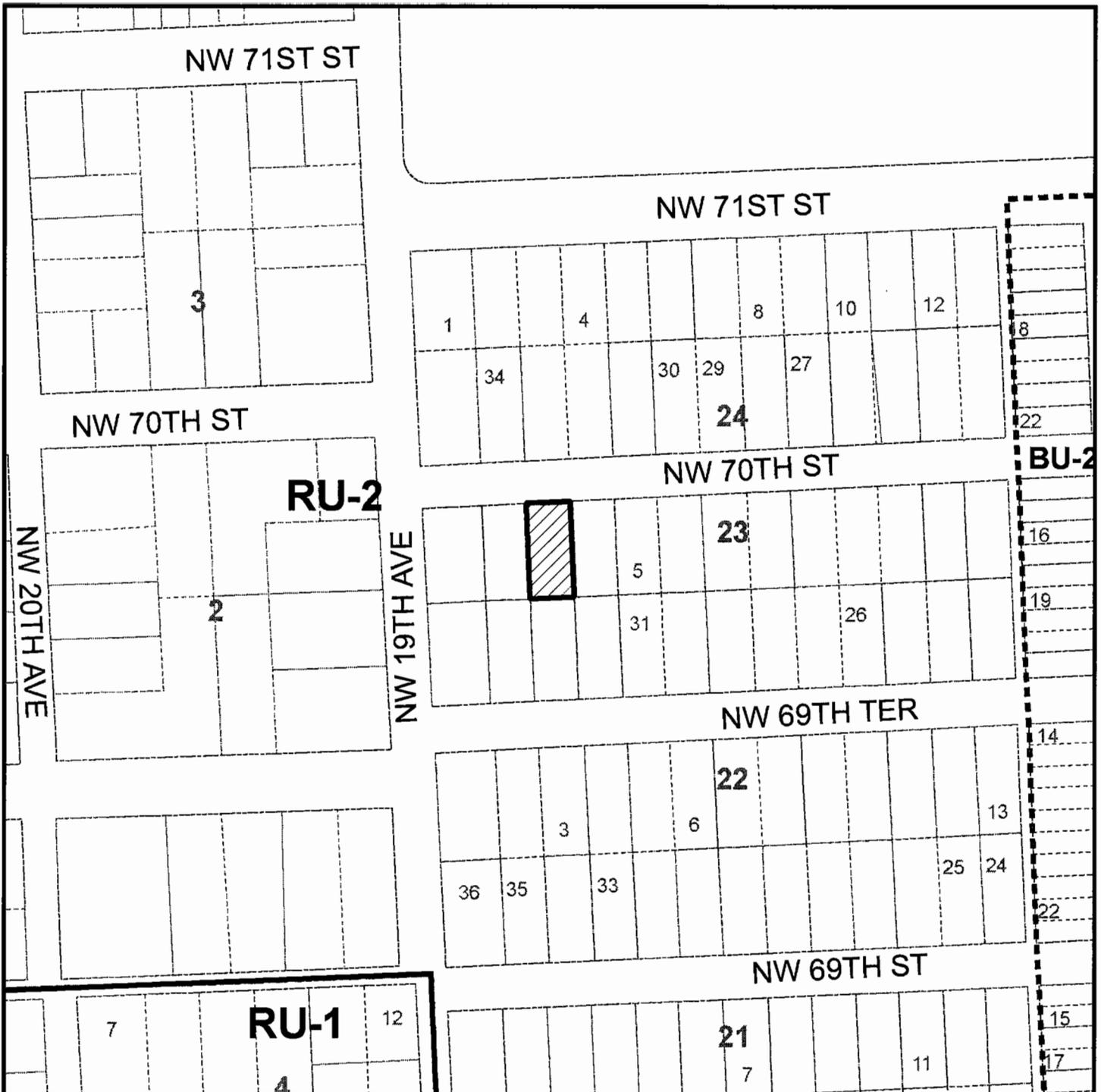
KENDALESE S. ROSE
Commission DD 776074
Expires April 7, 2012
Bonded Thru Troy Fahn Insurance 800-365-7611

My commission expires: April 7, 2012

RECEIVED
210-090
JUL 07 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY *[Handwritten Signature]*

*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.



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000090



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: KEELING
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000090



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: KEELING
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY

9. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-9 (10-091)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-91 (10-11-CZ8-9)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 9

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,630 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 16' (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.57% (35% maximum 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, consisting of 2 sheets dated stamped received 7/20/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also allow the construction of a single-family residence setback closer to the rear (north) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

o **LOCATION:**

Lying north of N.W. 69 Terrace and approximately 109' east of N.W. 19 Avenue, Miami-Dade County, Florida.

o **SIZE:** 40' x 90.75'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

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

3. **Objective LU-12**

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

Surrounding Properties:

NORTH: RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

SOUTH: RU-2; Single-family residence

Low-Medium Density Residential,
6 to 13 dua

EAST: RU-2; Single-family residence

Low-Medium Density Residential,
6 to 13 dua

WEST: RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

The subject parcel is an interior lot, which lies north of N.W. 69 Terrace 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 north of N.W. 69 Terrace 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, yielding a maximum density permitted of 1 dwelling unit on the 3,630 sq. ft. (40' x 90.75') subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (north) property line and with a greater lot coverage than that permitted by the Zoning Code. 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 **4:52**.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,630 sq. ft. (7,500 sq. ft. required) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1838 NW 71 Street was granted approval of a request to permit a lot frontage of 36.28' and a lot area of 3,482.88 sq. ft., pursuant to Resolution No. CZAB8-29-05. In addition, staff notes that a property located at 1872 NW 69 Street was granted approval of requests to permit an addition to a single-family residence setback 19' from the rear property line and to permit said residence with a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. As such, the approval of request #2, to permit the proposed single-family residence setback 16' (25' required) from the rear (north) property line, and request #3, to permit the residence with a lot coverage of 35.57% (35% maximum permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. 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). As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:**

Approval with conditions.

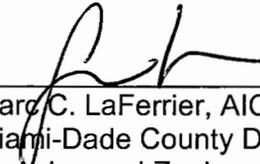
J. **CONDITIONS:**

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, consisting of 2 sheets dated stamped received 7/20/10. 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: 09/08/10
DATE REVISED: 10/04/10
DATE FINALIZED: 10/18/10
MCL:GR:NN:CI:NC

For 

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

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 #Z2010000091-Revised
Habitat for Humanity of Greater Miami, Inc.
1867 N.W. 69th Terrace
To Permit a Greater Lot Coverage than Permitted and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-1) (.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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 revised site plan submitted with this application the subject property contains a specimen-sized (trunk diameter 18 inches or greater) gumbo limbo tree on the northeastern property line. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. This specimen tree will not be impacted by the proposed single family residence however non specimen trees will be removed.

Tree Removal Permit 2010-TREE-PER-00275 was issued for this property to Habitat for Humanity of Greater Miami Inc on July 19, 2010 and is scheduled to expire on July 19, 2011. TP2010-TREE-PER-00275 requires the preservation of the specimen-sized gumbo limbo tree on the northeastern part of property as identified in DERM-approved permitted plans. The revised site plan submitted with this application depicts this tree. Therefore, this Section has no objection to the approval of this zoning application.

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 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 tree on the subject property. Please contact this Program at 305-372-6574 for information regarding tree permits.

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.

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.

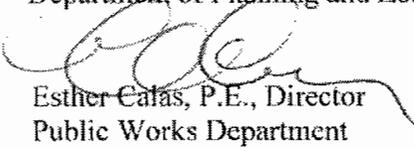
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

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: 29-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000091

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000091
 located at Lying North of NW 69 terr & Approx. 117' East of NW 19 Ave, A.K.A 1867 N.W. 69 TERRACE, MIAMI-DADE
 COUNTY, FLORIDA.

in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
 The estimated average travel time is: 4:52 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: 14-JUL-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF GTR
MIAMI

1867 N.W. 69 TERRACE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000091

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:

NC ENFORCEMENT:(1)CASE OPENED FOR ABANDONED VEHICLE ON PROPERTY AND
CASE CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GTR MIAMI

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

REPORTER NAME:

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

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: *[Signature]*
(Applicant)

RECEIVED
2009
JUL 07 2010

Sworn to and subscribed before me this 2 day of July, 2010
produced _____ as identification.

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
Affiant is personally known to me or has
BY _____

[Signature]
(Notary Public)

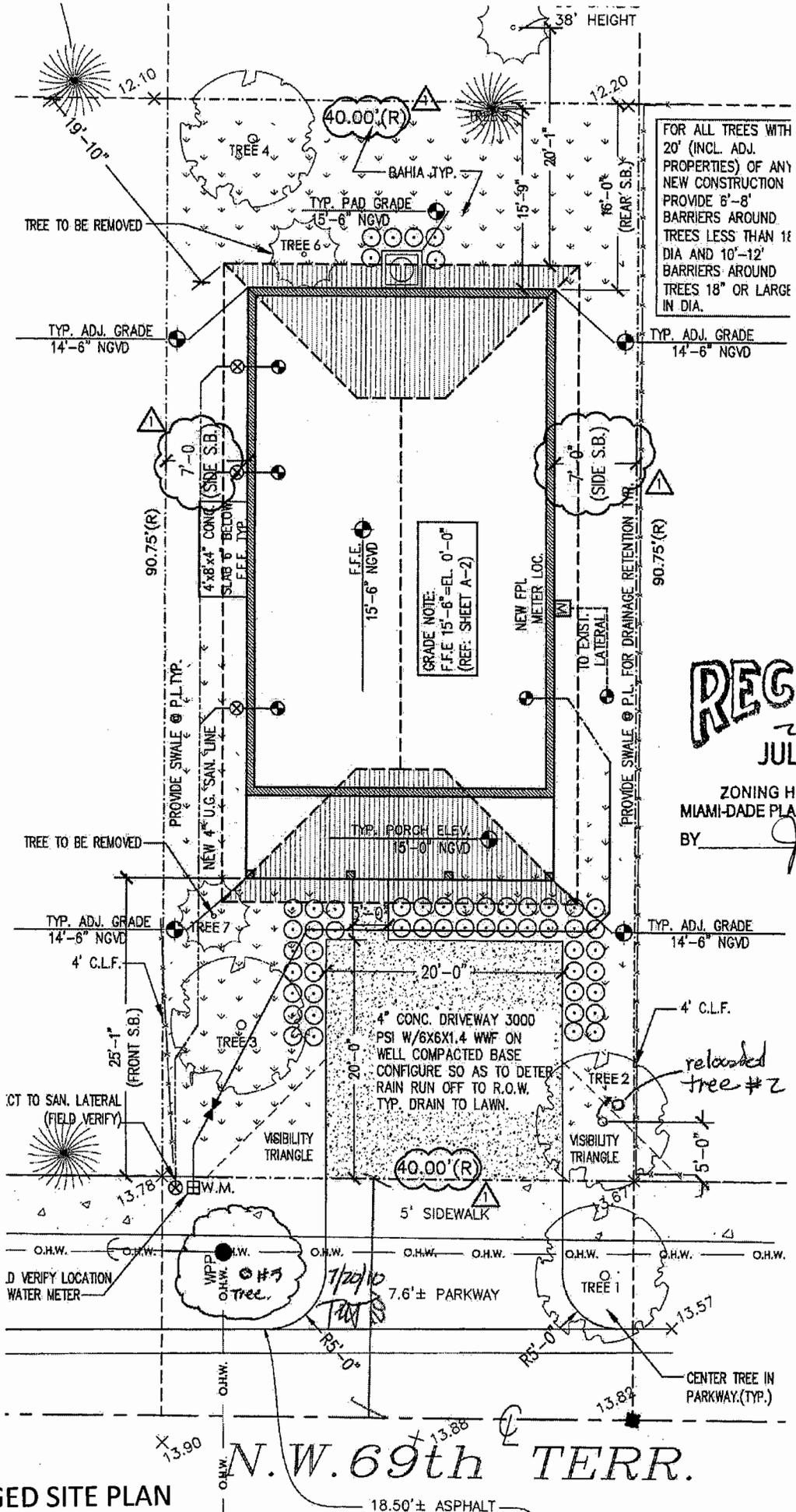


RECEIVED
2009
JUL 17 2010

My commission expires: April 7, 2012

Seal
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.



FOR ALL TREES WITH 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.

RECEIVED
 210.091
 JUL 20 2010

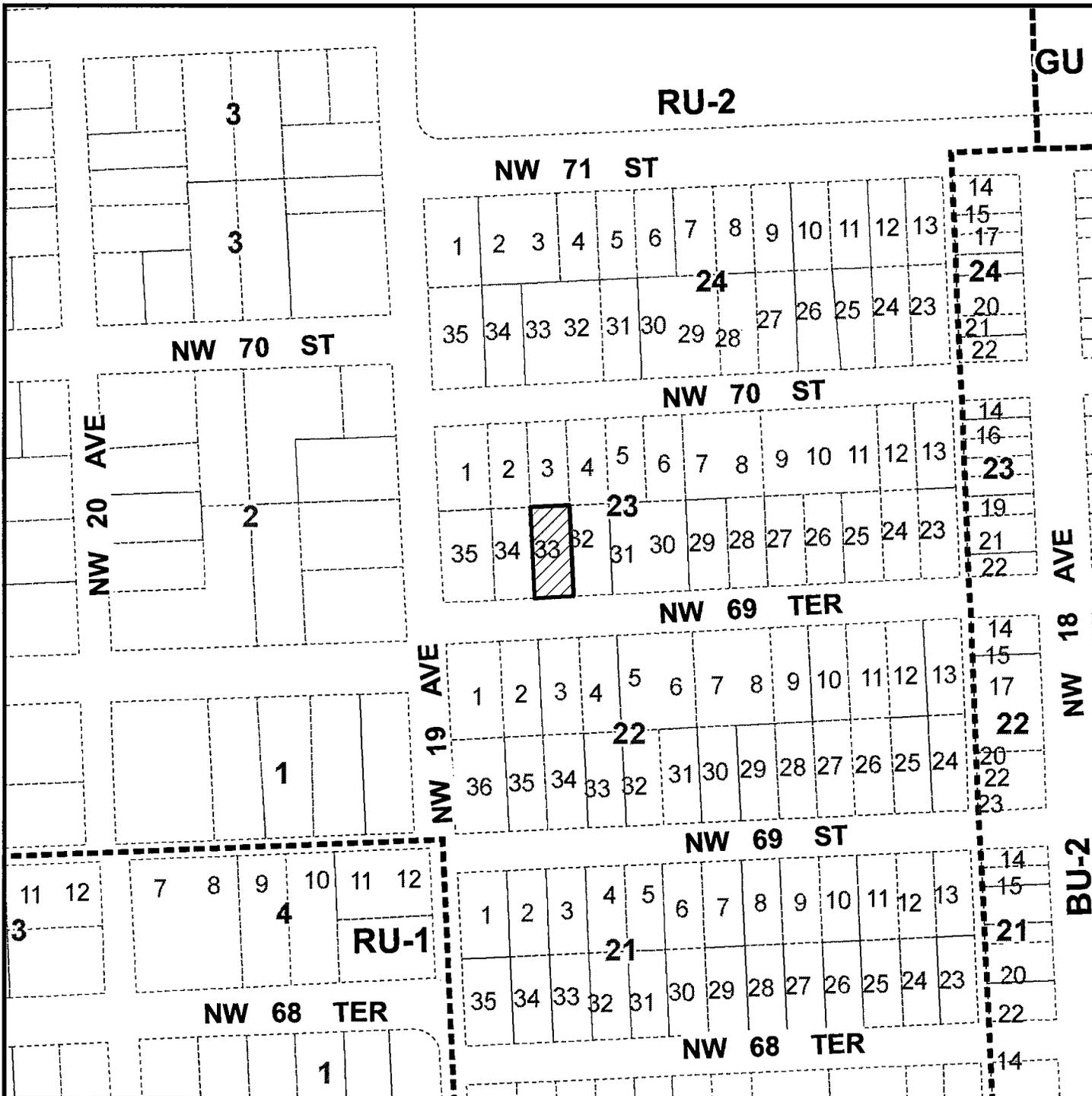
ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*

ENLARGED SITE PLAN

N.W. 69th TERR.

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000091



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, July 14, 2010

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z201000091

Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: JEFFER GURDIAN
 Scale: NTS

Legend

 Subject Property



SKETCH CREATED ON: Wednesday, July 14, 2010

REVISION	DATE	BY

10. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-10 (10-092)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1948	Dade County Zoning Department	- Zone change from RU-3B to RU-1B and RU-2	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-92 (10-11-CZ8-10)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 10

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (north) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.87% (35% maximum 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, consisting of 2 sheets dated stamped received 7/20/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also allow the construction of a single-family residence setback closer to the rear (north) property line resulting in a greater lot coverage than that permitted by the Zoning Code.

o **LOCATION:**

Lying north of N.W. 69 Terrace and approximately 120' west of N.W. 18 Avenue, Miami-Dade County, Florida.

o **SIZE:** 40' x 90'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

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

3. **Objective LU-12**

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

Surrounding Properties:

NORTH: RU-2; 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; Single-family residence

Low-Medium Density Residential,
6 to 13 dua

The subject parcel is an interior lot, which lies north of N.W. 69 Terrace and approximately 120' west of N.W. 18 Avenue. Single-family residences 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 north of N.W. 69 Terrace and approximately 120' west of N.W. 18 Avenue. Single-family residences 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, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. (40' x 90') subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (north) property line and with a greater lot coverage than that permitted by the Zoning Code. 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 **5:12**.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1855 NW 69 Terrace was granted approval of a request to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., pursuant to Resolution No. 4-ZAB-294-77. In addition, staff notes that a property located at 1872 NW 69 Street was granted approval of requests to permit an addition to a single-family residence setback 19' from the rear property line and to permit said residence with a lot coverage of 37%, pursuant to Resolution No. 2-ZAB-460-63. As such, the approval of request #2, to permit the proposed single-family residence setback 15'3" (25' required) from the rear (north) property line, and request #3, to permit the residence with a lot coverage of 35.87% (35% maximum permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. 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). As such, staff recommends approval with conditions of requests #1 through #3 under Section 33-311(A)(4)(b) (NUV).

I. **RECOMMENDATION:**

Approval with conditions.

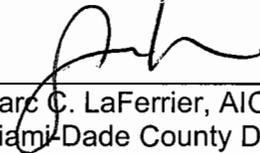
J. **CONDITIONS:**

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, consisting of 2 sheets dated stamped received 7/20/10. 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: 09/09/10
DATE REVISED: 10/04/10
DATE FINALIZED: 10/18/10
MCL:GR:NN:CI:NC

For 

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

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 #Z2010000092-Revised
Habitat for Humanity of Greater Miami, Inc.
1827 N.W. 69th Terrace
To Permit a Greater Lot Coverage than Permit and to Permit a Single-Family Residence Setback Less than Required from Property Lines (RU-1) (.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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 revised plans submitted with this zoning application the property contains a specimen size (trunk diameter 18 inches or greater) gumbo limbo tree located on the northeast property line (#5); however the proposal of the single family residence will not impact tree resources. 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.

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.

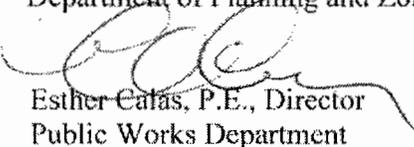
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

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: 28-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000092

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000092
 located at Lying North of nw 69 terr & approx. 150' west of NW 18 ave, A.K.A 1837 N.W. 69 TERRACE, MIAMI-DADE
 COUNTY, FLORIDA.

in Police Grid 0863 is proposed as the following:

<u>1</u> residential	dwelling units	<u>N/A</u> industrial	square feet
<u>N/A</u> Office	square feet	<u>N/A</u> institutional	square feet
<u>N/A</u> Retail	square feet	<u>N/A</u> 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: 14-JUL-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF GTR
MIAMI

1837 N.W. 69 TERRACE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000092

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:

NC ENFORCEMENT: (4) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES
CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GTR MIAMI

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

REPORTER NAME:

RECEIVED
210.092
JUL 07 2010

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

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. A NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd Vice President	0
Anne E. Manning, Asst. 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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	
_____	_____
_____	_____
_____	_____
_____	_____

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JUL 07 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

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210-092
JUL 07 2010

entities, further disclosure shall be made to identify natural persons having [the ultimate ownership interests].

NAME OF PURCHASER: _____

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

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: [Handwritten Signature]
(Applicant)

Sworn to and subscribed before me this 2 day of July, 2010.
produced _____ as identification.

Affiant is [Handwritten] personally known to the Notary Public.
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210-092
JUL 07 2010

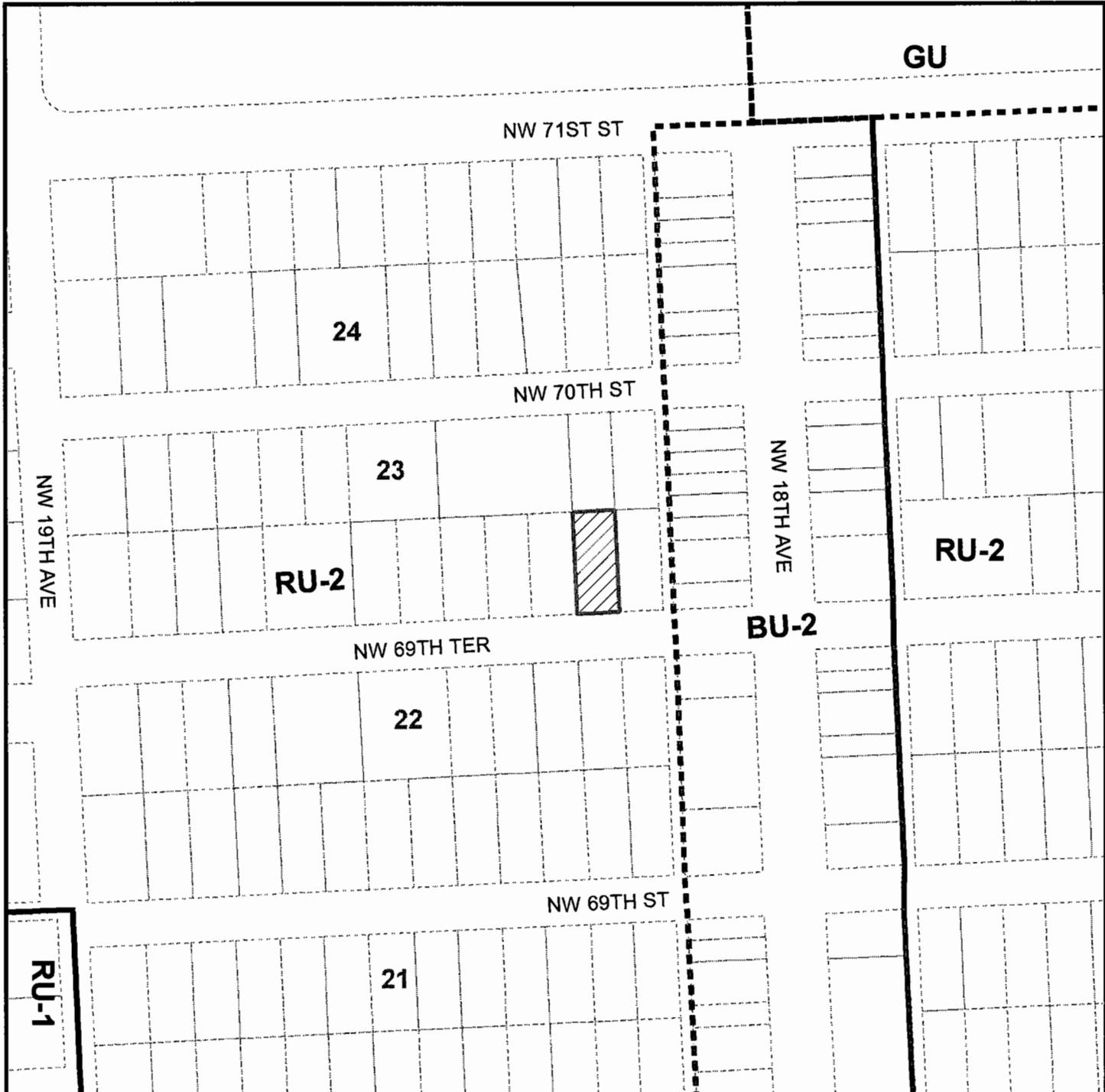
[Handwritten Signature]
(Notary Public)



My commission expires: April 7, 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
Seal BY [Handwritten Signature]

*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.



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2010000092

Legend

-  Zoning
-  Subject Property Case



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z201000092

Legend



Subject Property



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: ALFREDO FERNANDEZ-CUETO
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 13, 2010

REVISION	DATE	BY

11. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

10-11-CZ8-11 (10-096)
Area 8/District 2
Hearing Date: 11/17/10

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:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

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**

APPLICANT: Habitat for Humanity of Greater Miami, Inc.

PH: Z10-96 (10-11-CZ8-11)

SECTION: 15-53-41

DATE: November 17, 2010

COMMISSION DISTRICT: 2

ITEM NO.: 11

A. INTRODUCTION:

o **REQUESTS:**

- (1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required).
- (2) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (south) property line.
- (3) Applicant is requesting to permit a lot coverage of 35.87% (35% maximum 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, consisting of 2 sheets dated stamped received 8/13/10. Plans may be modified at public hearing.

o **SUMMARY OF REQUESTS:**

This application will allow the construction of a single-family residence on a lot with less lot area and lot frontage than that required by the Zoning Code. This application will also 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 south of N.W. 68 Terrace and approximately 270' east of N.W. 18 Avenue, Miami-Dade County, Florida.

o **SIZE:** 40' x 90'

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Low-Medium Density Residential** use. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

2. **Policy LU-1C**

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

3. **Objective LU-12**

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-2; Vacant

Low-Medium Density Residential,
6 to 13 dua

Surrounding Properties:

NORTH: RU-2; 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 south of N.W. 68 Terrace and approximately 270' east of N.W. 18 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. 68 Terrace and approximately 270' east of N.W. 18 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, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. (40' x 90') subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line and with a greater lot coverage than that permitted by the Zoning Code. 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 **5:58**.

When requests #1 through #3 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required) will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1732 NW 68 Terrace was granted approval of requests to permit a lot frontage of 40', a lot area of 3,600 sq. ft., and a request to permit a single-family residence setback 16.5' from the rear property line, pursuant to Administrative Variance No. V1978000056. In addition, staff notes that a property located at 1760 NW 68 Terrace was granted approval of requests to permit a lot frontage of 40', a lot area of 3,600 sq. ft., and a single-family residence setback 23' from the rear property line, pursuant to Resolution No. CZAB8-16-06. Moreover, staff notes that property located at 1755 NW 67 Street was also granted similar variances of lot frontage, lot area and rear setback as well as a request to permit a lot coverage of 35.05%, pursuant to Resolution No. CZAB8-40-07. As such, the approval of request #2, to permit the proposed single-family residence setback 15'3" (25' required) from the rear (south) property line, and request #3, to permit the residence with a lot coverage of 35.87% (35% maximum permitted) will not result in an obvious departure from the aesthetic character of the surrounding area. 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). As such, staff recommends approval with conditions of requests #1 through #3 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, consisting of 2 sheets dated stamped received 8/13/10. 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: 09/13/10
DATE REVISED: 10/04/10
DATE FINALIZED: 10/18/10
MCL:GR:NN:CI:NC

For 

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

Date: August 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 #Z2010000096-1st Revision
Habitat for Humanity of Greater Miami, Inc.
South of N.W. 68th Terrace and East of N.W. 18th Avenue
To Permit a Lot Area Less than Required, to Permit a Single-Family
Residence Setback Less than Required from Property Lines and to
Permit a Greater Lot Coverage than Permitted
(RU-2) (0.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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.

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.

Tree Preservation

The subject property contains prohibited trees 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.

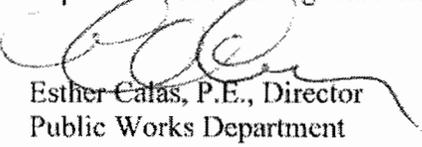
If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

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.

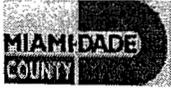
Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

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

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

Leandro Rodriguez

Memorandum



Date: 27-JUL-10
To: Marc LaFerrier, Director
 Department of Planning and Zoning
From: Herminio Lorenzo, Fire Chief
 Miami-Dade Fire Rescue Department
Subject: Z2010000096

Fire Prevention Unit:

No objection.

Service Impact/Demand

Development for the above Z2010000096
 located at LYING SOUTH OF N.W. 68 TERRACE & APPROXIMATELY 270' EAST OF N.W. 18 AVENUE, A/K/A:
 1762 N.W. 68 TERRACE, MIAMI-DADE COUNTY, FLORIDA.
 in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
 The estimated average travel time is: 5:58 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 July 7, 2010.

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

DATE: 13-JUL-10

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

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

HABITAT FOR HUMANITY OF GTR
MIAMI

LYING SOUTH OF N.W. 68
TERRACE & APPROXIMATELY 270'
EAST OF N.W. 18 AVENUE, A/K/A:
1762 N.W. 68 TERRACE, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2010000096

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (1) CASE OPENED FOR JUNK/TRASH/OVERGROWTH AND CASE
CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GTR MIAMI

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

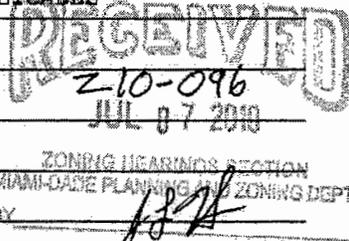
If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural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

CORPORATION NAME: Habitat for Humanity of Greater Miami Inc. A NOT FOR PROFIT CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
Michael Battle, President	0
Paul Jones, Vice President	0
Timothy Plummer, 2nd Vice President	0
Anne E. Manning, Asst. 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 _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
NOT APPLICABLE	0
	

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
NOT APPLICABLE	0

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

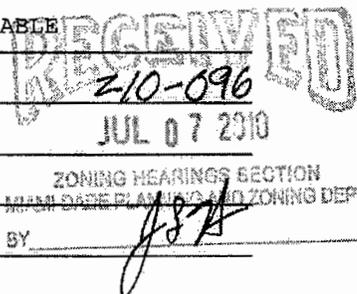
NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

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

NOT APPLICABLE	0
_____	_____
_____	_____
_____	_____
_____	_____



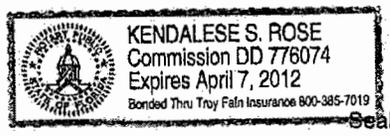
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____
(Applicant)

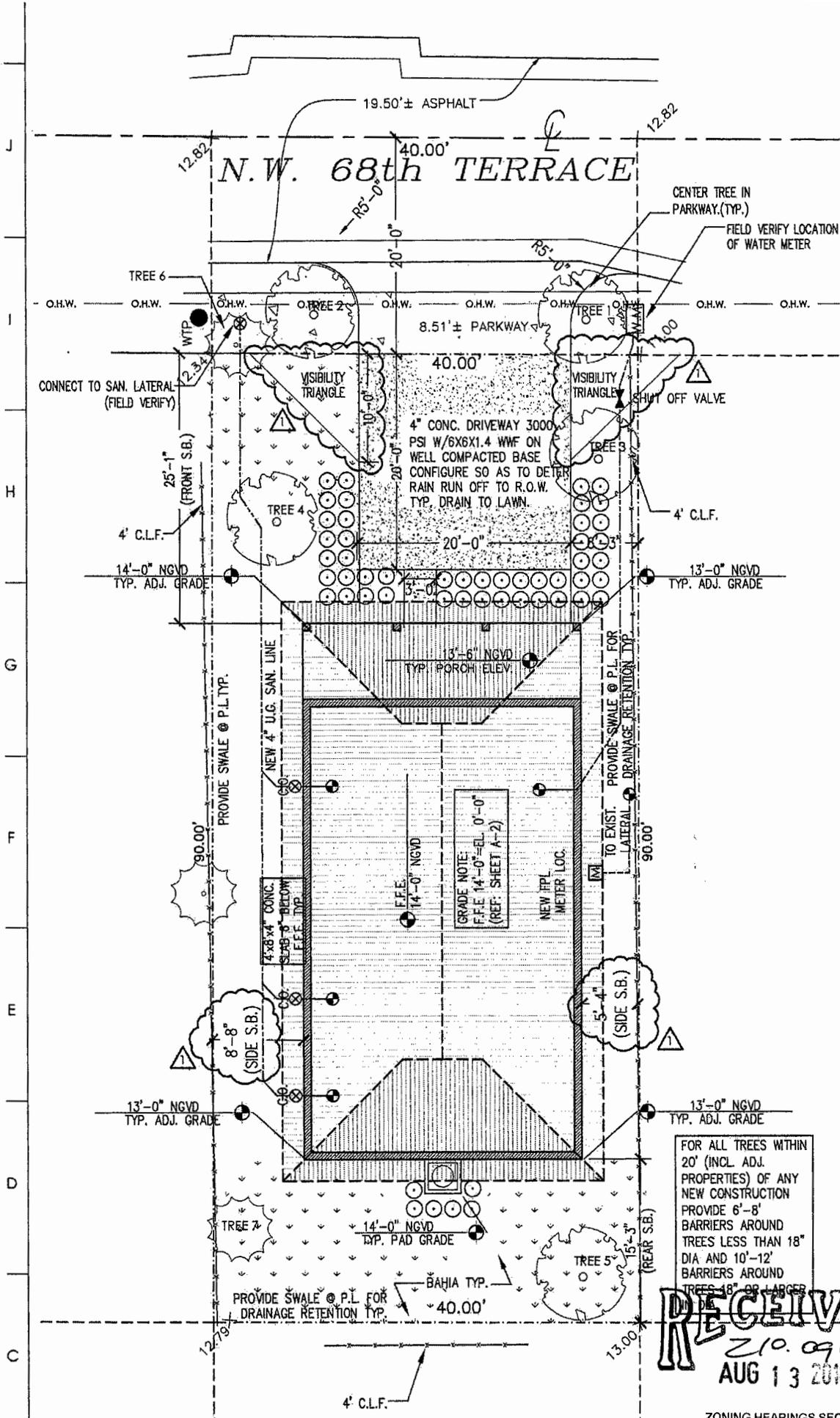
Sworn to and subscribed before me this 2 day of July, 20 10. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)



My commission expires: April 7, 2012

*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.



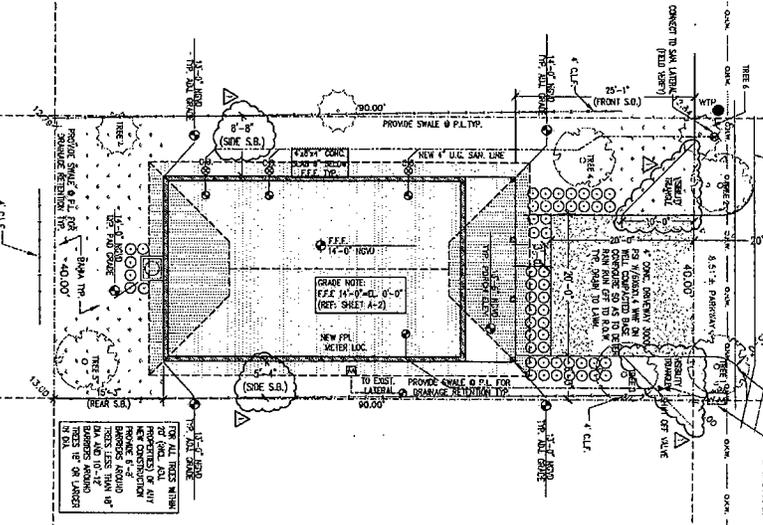
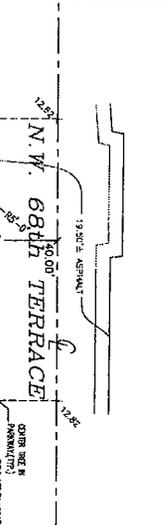
1 **SITE PLAN**
SCALE 1/8"=1'-0"

RECEIVED
210.096
AUG 13 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

HABITAT FOR HUMANITY

1762 NW 68th Terr, Miami, FL



DISTINGUISH THE LEADER		NEW TREE LEADER	
TYPE	MINIMUM	MINIMUM	MINIMUM
1. TREE SPECIES	1.5" DBH	1.5" DBH	1.5" DBH
2. TREE HEIGHT	10'	10'	10'
3. TREE SPACING	10'	10'	10'
4. TREE PLANTING	10'	10'	10'

PROPERTY LOCATION	CONSTRUCTION NOTES	GENERAL NOTES	PERMIT NOTES
<p>LOT 14, BLOCK 4, ACCORDING TO THE PLAN OF HABITAT CITY, AS RECORDED IN PUBLIC RECORDS OF THE COUNTY OF DADE, FLORIDA, BOOK 11, PAGE 10000.</p>	<p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.</p>	<p>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, LOCAL ORDINANCES, AND ALL OTHER APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.</p>	<p>ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, LOCAL ORDINANCES, AND ALL OTHER APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.</p>

GENERAL LANDSCAPE INSTALLATION DETAILS - ALTA
<p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA BUILDING CODE, LOCAL ORDINANCES, AND ALL OTHER APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND AGENCIES.</p>

SYMBOLS	ABBREVIATIONS
<p>1. DRAWING NAME</p> <p>2. SCALE</p> <p>3. DRAWING IDENTIFICATION</p> <p>4. WALL SECTION</p> <p>5. DETAIL ON WALL SECTION</p> <p>6. SECTION DETAIL KEY</p> <p>7. INTERIOR ELEVATION</p> <p>8. ROOM IDENTIFICATION</p> <p>9. DOOR NUMBER</p> <p>10. ELEVATION</p> <p>11. SPOT ELEVATION</p> <p>12. FINISH</p> <p>13. PROJECT NORTH</p>	<p>A. ALTA</p> <p>B. BETA</p> <p>C. GAMMA</p> <p>D. DELTA</p> <p>E. EPSILON</p> <p>F. ZETA</p> <p>G. ETA</p> <p>H. THETA</p> <p>I. IOTA</p> <p>J. KAPPA</p> <p>K. LAMDA</p> <p>L. MU</p> <p>M. NU</p> <p>N. XI</p> <p>O. OMICRON</p> <p>P. PI</p> <p>Q. RHO</p> <p>R. SIGMA</p> <p>S. TAU</p> <p>T. Upsilon</p> <p>V. PHI</p> <p>W. CHI</p> <p>X. PSI</p> <p>Y. OMEGA</p> <p>Z. ZETA</p>

RECEIVED

AUG 13 2010

ZONING HEARINGS SECTION

MIAMI-DADE PLANNING AND ZONING DEPT.

HABITAT FOR HUMANITY

1762 NW 68th Terr.

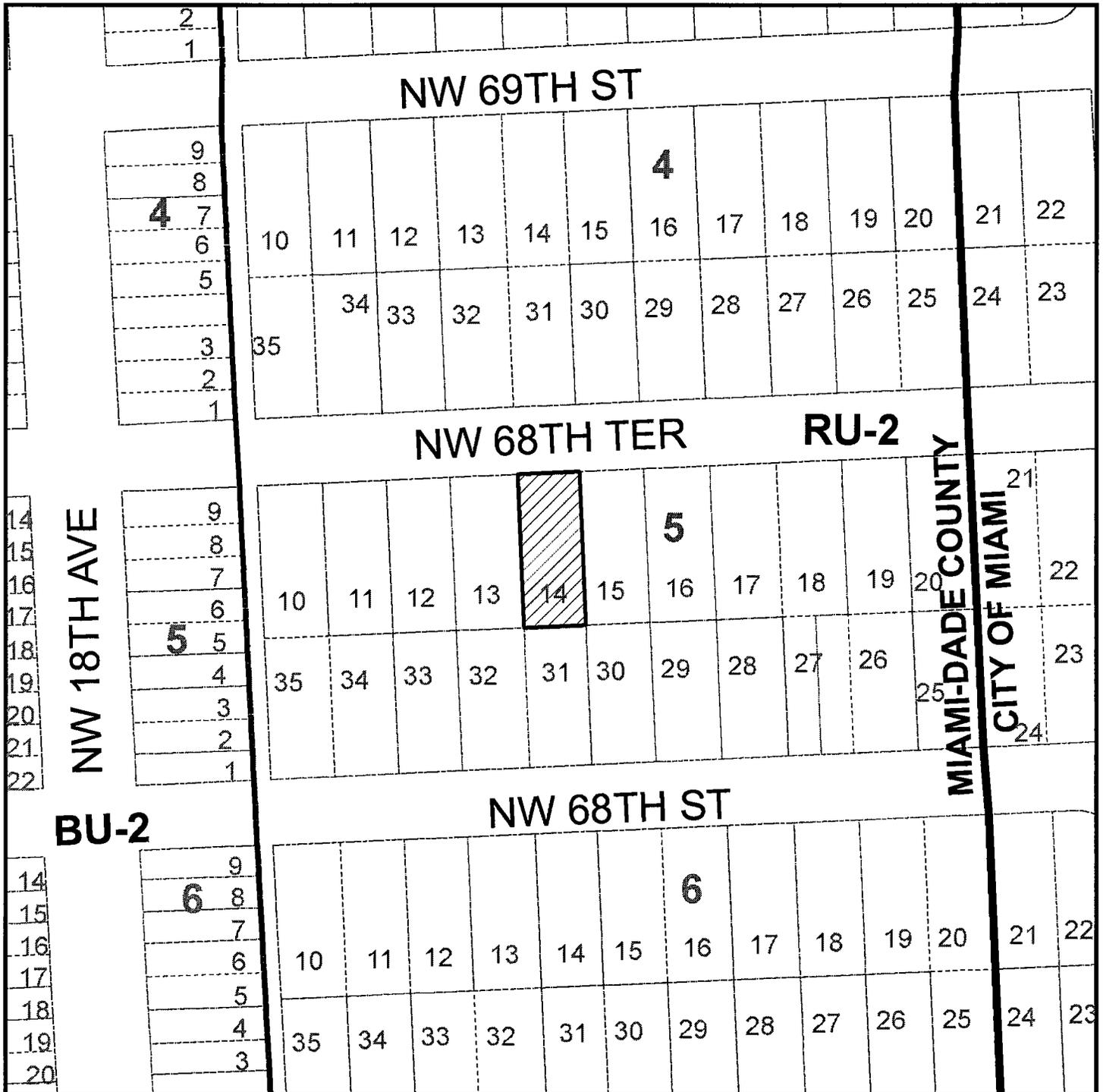
Miami, Florida

Registration

John Doe

9/10/2010

Project W. Thruway AR Q2554



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2010000096
 RADIUS: 500

Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
 Zoning Board: C8
 Commission District: 2
 Drafter ID: KEELING
 Scale: NTS

Legend

-  Subject Property
-  Municipalities
-  Property Boundaries
-  Zoning



SKETCH CREATED ON: Friday, July 9, 2010

REVISION	DATE	BY
		17



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000096



Section: 15 Township: 53 Range: 41
 Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
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 Subject Property



SKETCH CREATED ON: Friday, July 9, 2010

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