KITS

11-23-2010 Version # 2

MIAMI-DADE COUNTY

# COMMUNITY ZONING APPEALS BOARD 8
## HENRY REEVES ELEMENTARY SCHOOL
## 2005 NW 111 Street, Miami
## Tuesday, December 14, 2010 at 7:00 p.m.

***PREVIOUSLY DEFERRED***

| | | | | | |
|---|---|---|---|---|---|
| A.. | 10-9-CZ8-1 | MARC AMEDA | 08-231 | 02-53-41 | |

***CURRENT***

| | | | | | |
|---|---|---|---|---|---|
| 1. | 10-12-CZ8-1 | MONTESSORI SCHOOL OF MIAMI SHORES, INC. | 08-228 | 31-52-42 | N |
| 2. | 10-12-CZ8-2 | FREDDIS HERRERA | 09-166 | 04-53-41 | N |
| 3. | 10-12-CZ8-3 | 9101 NW 7TH AVENUE, LLC. | 10-45 | 01-53-41 | N |
| 4. | 10-12-CZ8-4 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-65 | 15-53-41 | N |
| 5. | 10-12-CZ8-5 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-97 | 15-53-41 | N |
| 6. | 10-12-CZ8-6 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-107 | 10-53-41 | N |
| 7. | 10-12-CZ8-7 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-108 | 15-53-41 | N |
| 8. | 10-12-CZ8-8 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-109 | 11-53-41 | N |
| 9. | 10-12-CZ8-9 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-110 | 15-53-41 | N |

MIAMI-DADE COUNTY

**COMMUNITY ZONING APPEALS BOARD 8**

**HENRY REEVES ELEMENTARY SCHOOL**

**2005 NW 111 Street, Miami**

**Tuesday, December 14, 2010 at 7:00 p.m.**

***CURRENT***

| | | | | | |
|---|---|---|---|---|---|
| 10. | 10-12-CZ8-10 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-111 | 11-53-41 | N |
| 11. | 10-12-CZ8-11 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-112 | 11-53-41 | N |
| 12. | 10-12-CZ8-12 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-114 | 11-53-41 | N |

# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

**COMMUNITY ZONING APPEALS BOARD - AREA 8**

**MEETING OF TUESDAY, DECEMBER 14, 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

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

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

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

REQUESTS #1 AND #2 ON PARCEL 1

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

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

REQUESTS #3 AND #4 ON PARCEL 2

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

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

SIZE OF PROPERTY: 150' x 106'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ _____
Deferred from: 11/17/2010

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**1. MONTESSORI SCHOOL OF MIAMI SHORES (10-12-CZ8-1/08-228)** **31-52-41**
**Area 8/District 3**

(1) UNUSUAL USE to permit a day care center, preschool and after school care.

(2) Applicant is requesting to permit a setback of 16' (50' required) from the interior side (west) property line and spaced less than the required 75' from a residence under different ownership to the west.

REQUESTS #1 AND #2 ON PARCEL "A"

(3) MODIFICATION of Conditions #2 and #6 of Resolution CZAB8-5-01, passed and adopted by the Community Zoning Appeals Board 8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, 'Kids Inn Children Center,' as prepared by Meter Gorin, Architect, dated revised 10/20/97."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, 'Expansion to Montessori School Miami Shores, Inc.,' as prepared by RGE Consulting Service, Inc., dated stamped received 6/29/10 with last handwritten revision dated 10/15/10 and consisting of 7 sheets.

FROM: "6 That the use shall be restricted to a maximum number of 42 children."

TO: "6 That the use shall be restricted to a maximum number of 90 children."

The purpose of request #3 is to allow the applicant to submit a revised site plan showing an expansion of a previously approved private school onto the property to the west, new classrooms buildings, revised parking layout and an increase in the number of children.

REQUESTS #3 ON PARCELS "A" AND "B"

(4) Applicant is requesting to waive the zoning regulations requiring a 5' high masonry wall where a business lot abuts an RU-1 zoned property to the west, interior to the site.

REQUEST #4 ON PARCEL "B"

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

LOCATION: 575-577 N.E. 107 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 172' x 188.12'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 46 Waivers: 78

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ _____

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**2. FREDDIS HERRERA (10-12-CZ8-2/09-166)** **04-53-41**
**Area 8/District 2**

(1) Applicant is requesting to permit an existing single-family residence setback 21.26' (25' required) from the front (north) property line and setback varying from 7.06' to 7.25' (7.5' required) from the interior side (east) property line.

(2) Applicant is requesting to permit an existing pool with spa for the residence setback 36.33' (75' required) from the front (north) property line and setback 7' (10' required) from the interior side (west) property line.

(3) Applicant is requesting to waive the zoning regulation requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle leading from a driveway to a right-of-way; to permit a 4' high chain link fence within the safe sight distance triangle

along the front street (north) property line and to permit said fence in front of the front building line (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Legalization of Additions and Swimming Pool for the Residence of Freddys (sic) Herrera," as prepared by Ramon L. Arronte, A.I.A., Sheet A1.2 dated stamped received 11/18/09 and the remaining 2 sheets dated stamped received 9/10/10 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: 3078 N.W. 91 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**3. 9101 NW 7th AVENUE, LLC (10-12-CZ8-3/10-045)** **01-53-41**
**Area 8/District 3**

(1) MODIFICATION of Condition #2 of Resolution No. CZAB08-5-04, passed and adopted by Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Value Store It,' as prepared by Nelly Martinez Williams, stamped received dated 01/16/04 consisting of 3 sheets, as it pertains to the non-use variance related construction."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Value Store It,' as prepared by Blitstein Design Associates, dated stamped received 9/30/10 and consisting of 5 pages."

The purpose of request #1 is to allow the applicant to submit revised plans showing an expansion of the storage facility.

(2) Applicant is requesting to permit a landscaped open space of 7.3% (16% required).

(3) Applicant is requesting to permit a floor area ratio (F.A.R.) of.6% (.4% permitted).

(4) Applicant is requesting to permit a lot coverage of 60.6% (40% permitted).

(5) Applicant is requesting to permit a ramp setback 1'10" (5' required) from the interior side (south) property line.

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

LOCATION: 9101 & 9299 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.07 Acres

Department of Planning and Zoning Recommendation: Approval of requests #1 under Section 33-311(A)(7) on a modified basis in order to provide the required 16% landscape area, and approval of requests #3, #4 and #5 under Section 33-311(A)(4)(b) and denial without prejudice of request #2 under Section 33-311(A)(4)(b).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-12-CZ8-4/10-065)** **15-53-41 Area 8/District 2**

(1) BU-2 to RU-2

(2) Applicant is requesting to permit 2 parcels each with a lot frontage of 40' (75' required) and a lot area of 3,800 sq. ft. (7,500 sq. ft. required).

(3) Applicant is requesting to permit 2 single-family residences each setback 20'4" (25' required) from the rear (north) property lines.

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 7/19/10. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 70 Street and approximately 252' west of N.W. 17 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 7,600 sq. ft.

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**5. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-12-CZ8-5/10-097)** **15-53-41 Area 8/District 2**

APPLICANT: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

Applicant is requesting to permit 2 parcels each with a lot frontage of 38.24' (75' required) and a lot area of 5,353.6 sq. ft. (7,500 sq. ft. required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA, Sheet "A3" dated stamped received 7/7/10 and the remainder dated stamped received 9/24/10 for a total of 3 sheets. Plans may be modified at public hearing.

LOCATION: Lying south or N.W. 68 Street and approximately 65' east of N.W. 25 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 140'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**6. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-12-CZ8-6/10-107)** **10-53-41 Area 8/District 2**

(1) Applicant is requesting to permit a parcel of land with a lot area of 5,250 sq. ft. (7,500 sq. ft. required).

(2) Applicant is requesting to permit a single-family residence setback 15' (25' required) from the rear (south) 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, dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 79 Terrace; approximately 100' east of N.W. 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 70'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**7. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-12-CZ8-7/10-108)** **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 single-family residence with lot coverage of 35.87% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, Sheet A-1 dated stamped received 9/22/10 and Sheet A-2 dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 62 Terrace; approximately 310' 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: _____

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**8. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-12-CZ8-8/10-109)** **11-53-41 Area 8/District 2**

Applicant is requesting to permit a parcel of land with a lot frontage of 62.5' (75' required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA Sheet "A-1", dated stamped received 9/22/10 and Sheet "A3" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying east of N.W. 14 Avenue and approximately 766.19' north N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 62.5' x 131.02'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ _____

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**9. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-12-CZ8-9/10-110)** **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 single-family residence with lot coverage of 35.86% (35% permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, Sheet A-1 dated stamped received 9/22/10 and Sheet A-2 dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 64 Street; approximately 190' 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: _____

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**10. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (10-12-CZ8-10/10-111)** **11-53-41**
**Area 8/District 2**

Applicant is requesting to permit a parcel of land with a lot frontage of 62.5' (75' required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA Sheet "A-1", dated stamped received 10/5/10 and Sheet "A3" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying east of N.W. 14 Avenue and approximately 703.71' north N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 62.5' x 131.38'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**11. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.** (10-12-CZ8-11/10-112) **11-53-41**
**Area 8/District 2**

Applicant is requesting to permit a parcel of land with a lot frontage of 52' (75' required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA Sheet "A-1", dated stamped received 9/24/10 and Sheet "A3" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying west of N.W. 13 Court and approximately 724.75' north of N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9,450 sq. ft.

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**12. HABITAT FOR HUMANITY OF GREATER MIAMI, INC.** (10-12-CZ8-12/10-114) **15-53-41**
**Area 8/District 2**

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 52' (75' required).

(2) Applicant is requesting to waive the zoning regulation prohibiting trees exceeding 2.5' in height when located within the safe sight distance triangle; to permit an existing tree within the safe sight distance triangle along the front street (east) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA Sheet "A-1", dated stamped received 9/22/10 with a handwritten revision dated 10/20/10 and Sheet "A3" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying west of N.W. 13 Court and approximately 776.75' north of N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 52' x 145'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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# NOTICE

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

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

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

**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:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| | No History | | | |

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

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

**A**

APPLICANT'S NAME: **MARC AMEDA**

REPRESENTATIVE: Marc Amenda

| HEARING NUMBER | HEARING DATE | RESOLUTION NUMBER |
|---|---|---|
| 10-9-CZ8-1 (08-231) | November 17, 2010 | CZAB8 10 |

**REC: Approval with conditions.**

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Dec 14, 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: Deferred due to a tied vote.

| 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 | | Voncarol Yvette KINCHEN | X | | |
| COUNCILMAN | M | Fredericke Alan MORLEY | X | | |
| CHAIRMAN | | Vernell EVERETT | X | | |
| | | VOTE: | 6 | 0 | |

EXHIBITS: ■ YES ☐ NO COUNTY ATTORNEY: **DENNIS KERBEL**

2

# 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.**

☐ WITHDRAW: ☐ APPLICATION ☐ ITEM(S):_____

■ DEFER: ☐ INDEFINITELY ■ TO: Nov 17, 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:** 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**

4

**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:** December 14, 2010

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

==========

## A. INTRODUCTION

- **REQUESTS:**

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

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

- **SUMMARY OF REQUESTS:**

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

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

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

## B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan (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 November 17, 2010 to December 14, 2010 due a tie vote. 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; 11/24/10
**DATE FINALIZED:** 01/24/10
MCL:GR:NN:CXH:CI

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 27, 2010

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

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

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

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

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

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

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

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

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

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

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

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

Tree Preservation
According to the site and landscape plan submitted with this zoning application, tree resources will not be impacted. Therefore, the Tree Program has no objection to this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

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

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

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

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

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

PH# Z2008000231
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names:MARC AMEDA

This Department has no objections to this application.

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

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

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

REVISION 1

# Memorandum

**Date:** 12-MAY-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2008000231

## Fire Prevention Unit:

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

## Service Impact/Demand

Development for the above Z2008000231
located at 1396 NW 102 ST, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0681 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:18 minutes

## Existing services

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

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

## Planned Service Expansions:

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

None.

## Fire Planning Additional Comments

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

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

**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:

# ZONING INSPECTION REPORT

**Inspector:** HASSUN, PEDRO **Inspection Dat**

**Evaluator:** CORDELLA INGRAM 10/14/10

| **Process #:** | **Applicant's Name** |
|---|---|
| Z2008000231 | 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 DISCREPENCY WITH PROPERTY APPRAISAL INFORMATION WHICH IS SHOWING THREE LIVINGS UNITS WITH SEVEN BEDROOMS AND 5 BATHS. THE SUBMITED 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**

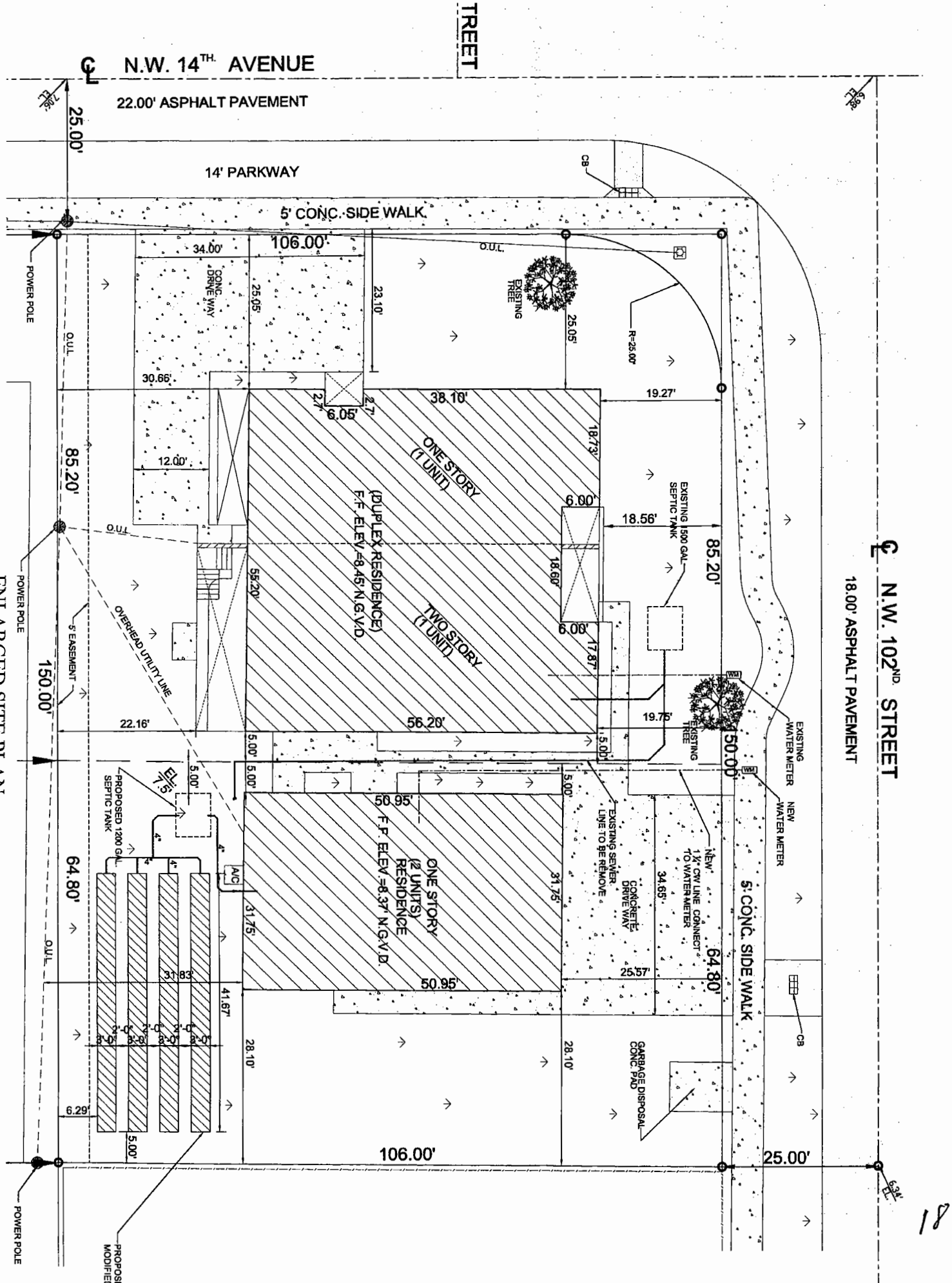
THIS AREA A MOSTLY DUPLEXS AND SINGLE FAMILY RESIDENCES AND TOWARDS THE NORTH, A BLOCK AWAY ON NW 103 STREET NORTH SIDE, THERE IS A HIGHER DENSITY WITH APARTMENT BUILDINGS.

**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 PROPERY SHOWING TWO PARCELS BUT ONLY ONE FOLIO.



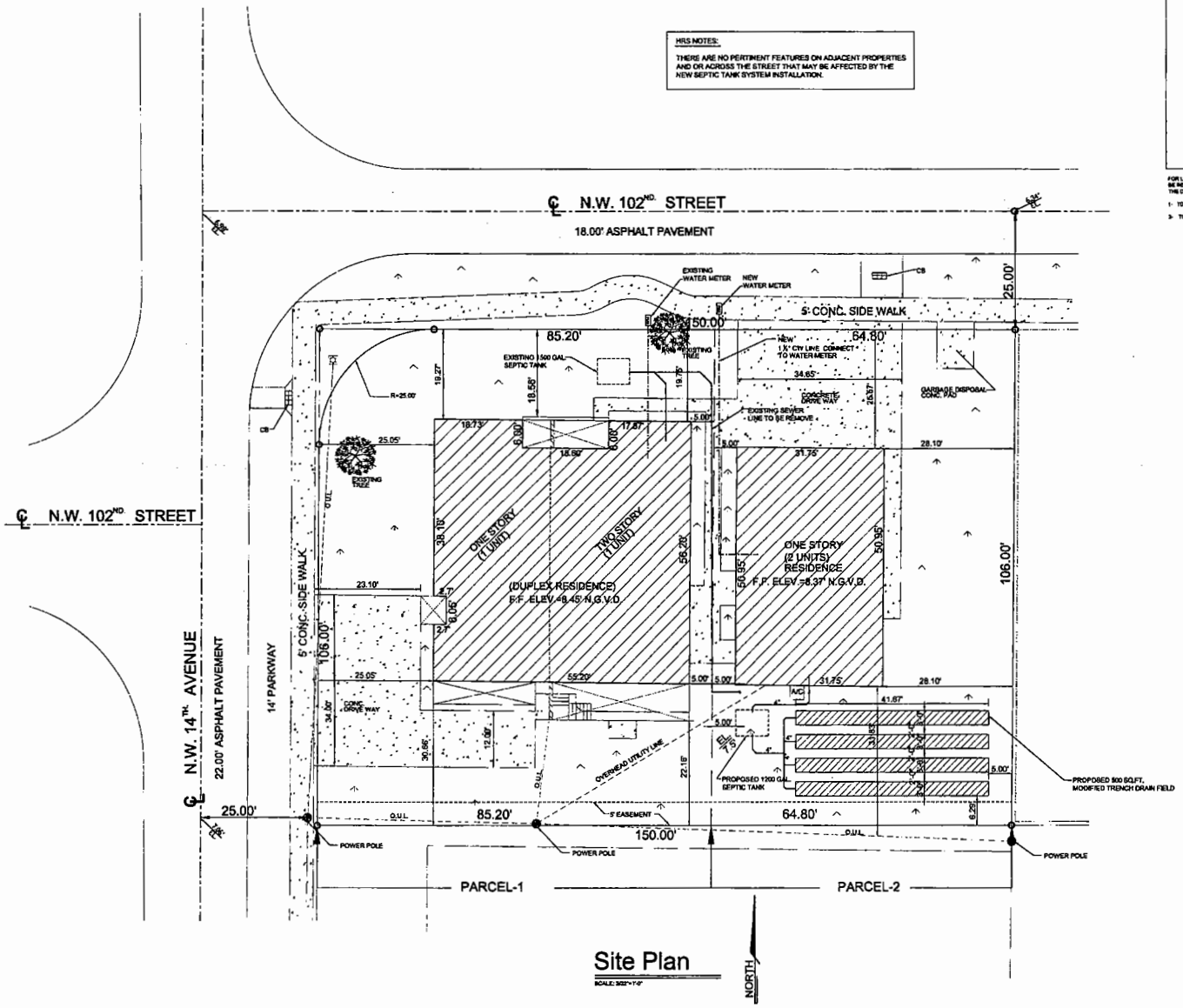

ENLARGED SITE PLAN

℄ N.W. 102ND STREET

18.00' ASPHALT PAVEMENT

18

19




Site Plan

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

HRS NOTES:

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

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

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

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

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

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

SIZING OF DRAIN FIELD DETERMINATION AS PER TABLE NO. III

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

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

1- TOTAL DRAIN FIELD =500 S.F.

2- TOTAL RESERVE AREA =250 S.F.

PARENT TRACT

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

PARCEL 1

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

PARCEL 2

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

Flood Criteria = 5.50'

SITE DATA TABLE

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

| STRUCTURE | SQ. FT. | % OF LOT COVERED |
|---|---|---|
| EXISTING (ROOFED STRUCTURE) | 5093 | 23.5% |
| IMPERVIOUS AREA | 7941 | 50.4% |
| PERVIOUS AREA | 7828 | 49.8% |

Sheet Title

SITE PLAN
(PROPOSED SEPARATION OF PARCEL 1 &2)

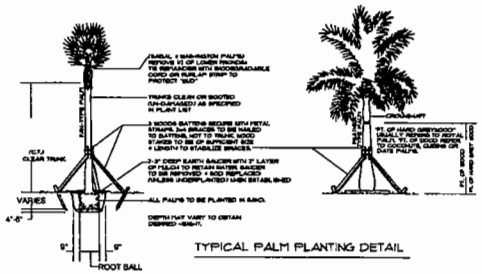
| NO. | REVISION | DATE |
|---|---|---|
| | | |


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

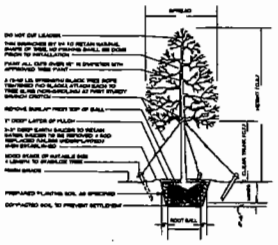

OWNER NAME & ADDRESS

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

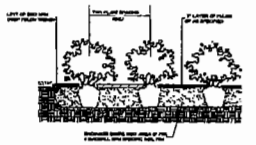
| | |
|---|---|
| DATE: | 04:15:08 |
| SCALE: | AS NOTED |
| DRAWN BY: | D.FRANKS |
| CHECKED BY: | |
| SHEET: | SP-1 |




TYPICAL PALM PLANTING DETAIL




TYPICAL TREE PLANTING DETAIL




SHRUBS & GROUND COVER DETAIL

**LANDSCAPE NOTES:**

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

TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE:

| | SYMBOL USED ON PLAN | | | PLANT NAME | NATIVE SPECIES | | HEIGHT | CANOPY DIAMETER | QUANTITY |
|---|---|---|---|---|---|---|---|---|---|
| | SYMBOL | NEW | EXIST. | SCIENTIFIC / COMMON | YES | NO | AT PLANTING | ESTIMATED AT MATURITY * | |
| NEW | QV | X | | QUERCUS VIRGINIANA LIVE OAK | X | | 10' | | 2 |
| | IX | X | | IXORA COCCINEA IXORA | | X | 3' | | 6 |
| | SHRUBS | X | | SYZYGIUM PANICULATUM BRUSH CHERRY | | X | 3' | | 90 |
| | SE | X | | CASSIA SURATTENSIS GLAUCOUS CASSIA | | X | 10' | | 8 |
| | | | | | | | | | |
| | | | | | | | | | |

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

**ZONING INFORMATION**

**HEIGHT**
TOP OF RIDGE OF ROOF =24'-2½" FEET

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

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

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

**SET BACKS**

| | FRONT | REAR | SIDE | SIDE |
|---|---|---|---|---|
| REQUIRED | 25' | 25' | 8'-5" | 8'-5" |
| PROVIDED | 22'-2" | 5'-0" | 12'-3" | 22'-0" |

**LANDSCAPE LEGEND :**

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

| | REQUIRED | PROVIDED |
|---|---|---|
| **OPEN SPACE** | | |
| A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA= 8,900 SQUARE FEET x 50%= 4450 SQUARE FEET | 4,450 | 4,138 |
| B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES ____ x10 SQUARE FEET PER PARKING SPACE= | 2 | 2 |
| C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A + B = | | |
| **LAWN AREA CALCULATION** | | |
| A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 | | |
| B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 50 % x 8,900 SQUARE FEET= (MAX) | 4450 | 3,500 |
| **TREES** | | |
| A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE | 3 | |
| LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS | 3 | 3 |
| TREES x NET LOT ACREAGE = | | |
| B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE) PALMS PROVIDED = | | |
| C. PERCENTAGE OF NATIVE TREES REQUIRED = THE NUMBER OF TREES PROVIDED x 30%= | 1 | |
| D. STREET TREES (MAX. AVERAGE SPACEING 33' O.C.): ____ LINEAR FEET ALONG STREET =35= | 8 | 6 |
| PALMS AS STREET TREES (MAX. AVERAGE SPACEING 25' O.C.): ____ LINEAR FEET ALONG STREET =25= | | |
| E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): ____ LINEAR FEET ALONG STREET = 25= | | |
| F. TOTAL NUMBER OF TREES PROVIDE = | 9 | 9 |
| **SHRUBS** | | |
| A. THE TOTAL NUMBER OF TREES REQUIRED x 10 = THE NUMBER OF SHRUBS REQUIRED | 90 | 90 |
| B. THE TOTAL NUMBER OF SHRUBS REQUIRED x 30% = THE NUMBER OF NATIVE SHRUBS REQUIRED | 18 | 0 |

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

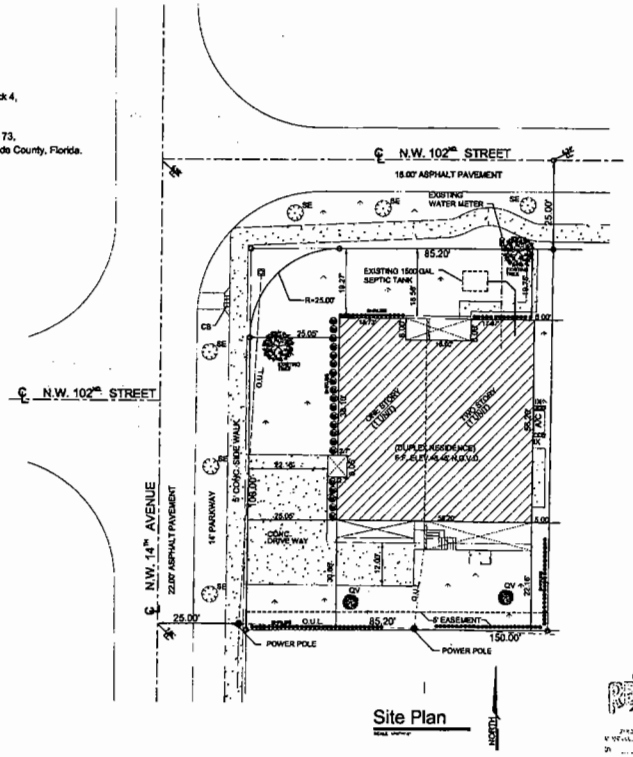
**PARENT TRACT**

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

**SITE DATA TABLE**

GROSS LOT AREA =13796 SQ.FT. ( 0.32 ACRES)
NET LOT AREA =8900 SQ. FT. (0.20 ACRES)
ZONING DISTRICT: RU-2

| STRUCTURE | SQ. FT. | % OF LOT COVERED |
|---|---|---|
| EXISTING (ROOFED STRUCTURE) | 3464 | 38.1% |
| IMPERVIOUS AREA | 4686 | 54.9% |
| PERVIOUS AREA | 4128 | 46.4% |

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

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

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08-27
JUL 16 2008

Sheet Title
**PROPOSED SITE PLAN**
**PARCEL 1**

| NO. | REVISION | DATE |
|---|---|---|
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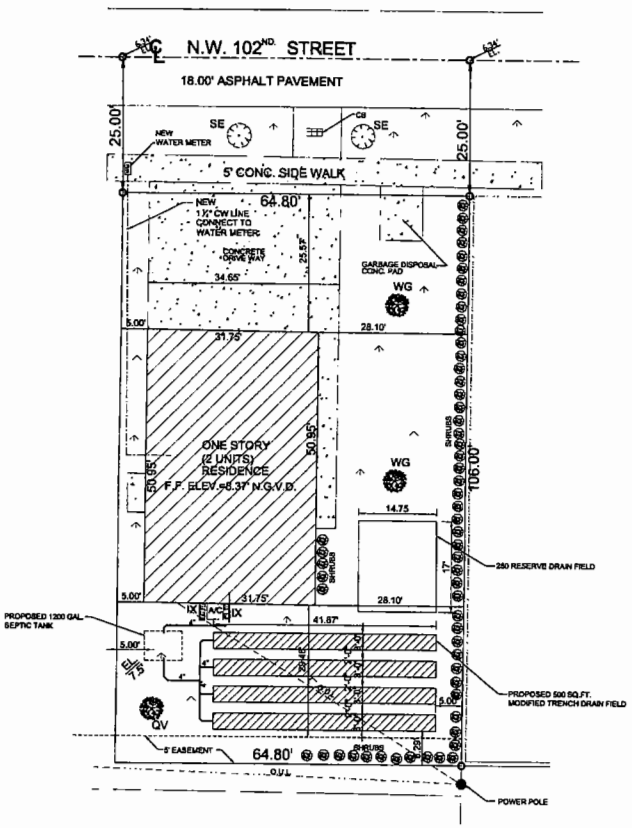
| | | |
| | | |

DATE: 04.15.08
SCALE: AS NOTED
DRAWN BY: D.FRANKS
CHECKED BY:
SHEET: **SP-2**

## PARENT TRACT

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




## Site Plan

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

NORTH

HRS NOTES:

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

### LANDSCAPE LEGEND :

ZONING DISTRICT: RU2 NET LOT AREA .19 ACRES 8,669 SQUARE FEET

**OPEN SPACE**

| | REQUIRED | PROVIDED |
|---|---|---|
| A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA= 8,669 SQUARE FEET x 50%= 3434.5 SQUARE FEET | 3434.5 | 4,111 |
| B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES _____ x10 SQUARE FEET PER PARKING SPACE= | 2 | 2 |
| C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A + B = | | |

**LAWN AREA CALCULATION**

| | | |
|---|---|---|
| A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 | | |
| B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 50 % x 8,669 SQUARE FEET= (MINUS) | 3434.5 | 3,000 |

**TREES**

| | | |
|---|---|---|
| A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE: LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS = TREES x NET LOT ACREAGE = | 3 / 3 | 3 |
| B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE) PALMS PROVIDED = | | |
| C. PERCENTAGE OF NATIVE TREES REQUIRED = THE NUMBER OF TREES PROVIDED x 30%= | 1 | |
| D. STREET TREES (MAX. AVERAGE SPACEING 35' O.C.): _____ LINEAR FEET ALONG STREET =35= PALMS AS STREET TREES (MAX. AVERAGE SPACEING 25' O.C.): _____ LINEAR FEET ALONG STREET =25= | 2 | 2 |
| E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): _____ LINEAR FEET ALONG STREET = 25= | | |
| F. TOTAL NUMBER OF TREES PROVIDE = | 5 | 5 |

**SHRUBS**

| | | |
|---|---|---|
| A. THE TOTAL NUMBER OF TREES REQUIRED x 10 = THE NUMBER OF SHRUBS REUIRED | 50 | 50 |
| B. THE TOTAL NUMBER OF SHRUBS REQUIRED x 30% = THE NUMBER OF NATIVE SHRUBS REQUIRED | 15 | 0 |

**IRRIGATION PLAN:**

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

### ZONING INFORMATION

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

GROSS LOT AREA =8489 SQ.FT.
NET LOT AREA =8669 SQ. FT.

**FOOTPRINT**
MAX.PERMITTED 30 % =2061 SQ. FT.
PROVIDED =1618 SQ.FT.

**GREEN AREA**
MIN. REQUIRED 15% =1030 SQ. FT.
PROVIDED 4135 SQ. FT.

**SET BACKS**

| | FRONT | REAR | SIDE | SIDE |
|---|---|---|---|---|
| REQUIRED | 25' | 25' | 5' | 5' |
| PROVIDED | 25'-8" | 29'-5¼" | 4'-11" | 28'-0" |

### ON SITE SEWAGE SYSTEM CALCULATION AS PER DEPARTMENT OF HEALTH "CHAPTER 64-E-6.006

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

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

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

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

SIZING OF DRAIN FIELD DETERMINATION AS PER TABLE NO. III

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

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

1- TOTAL DRAIN FIELD =500 S.F.

2- TOTAL RESERVE AREA =280 S.F.

### SITE DATA TABLE

GROSS LOT AREA =8489 SQ.FT. (0.19 ACRES) ZONING DISTRICT: RU-2
NET LOT AREA =8669 SQ. FT. (0.19 ACRES)

| STRUCTURE | SQ. FT. | % OF LOT COVERED |
|---|---|---|
| EXISTING (ROOFED STRUCTURE) | 1618 | 23.5% |
| IMPERVIOUS AREA | 4886 | 71.1% |
| PERVIOUS AREA | 4126 | 60.1% |

TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE:

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

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

Revised
Z08-43
JUL 08 2011
JTK

Sheet Title
**PROPOSED SITE PLAN FOR PARCEL 2**

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P.E.# 56988

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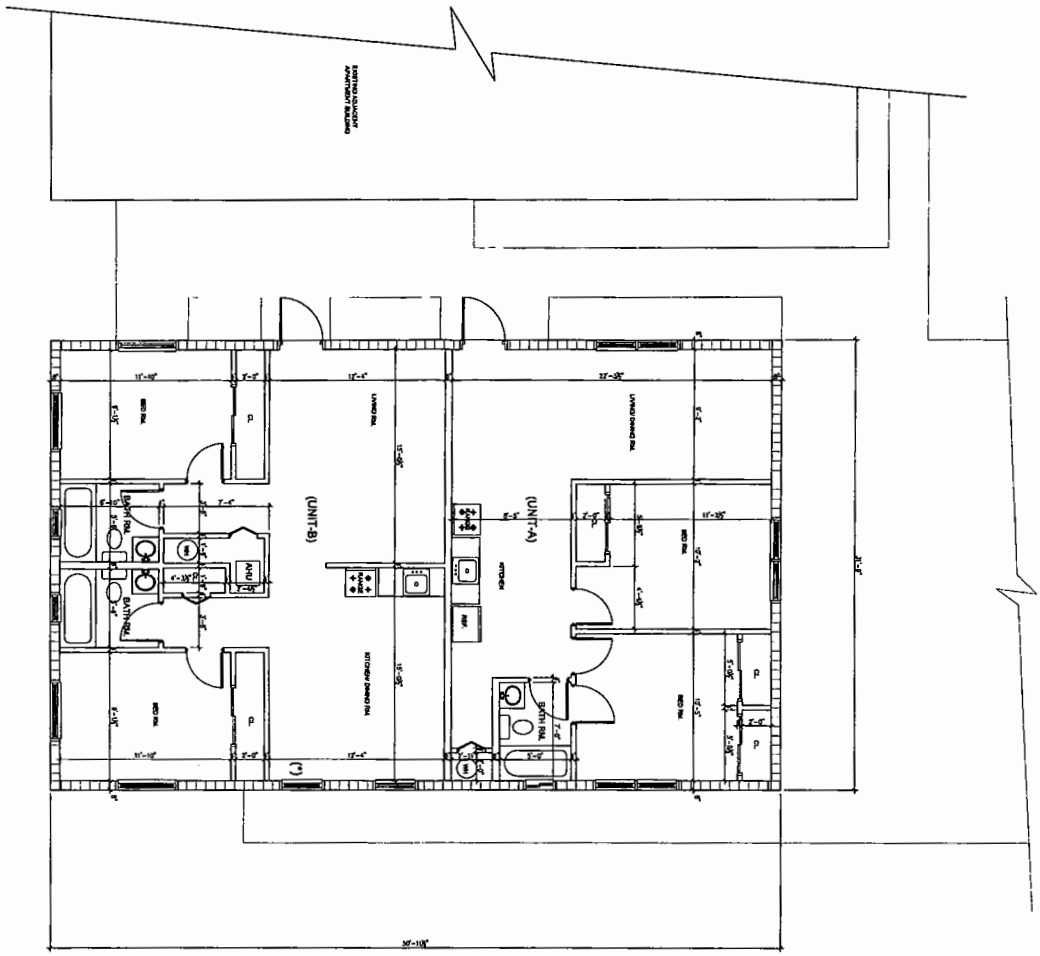
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

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




Existing Floor Plan

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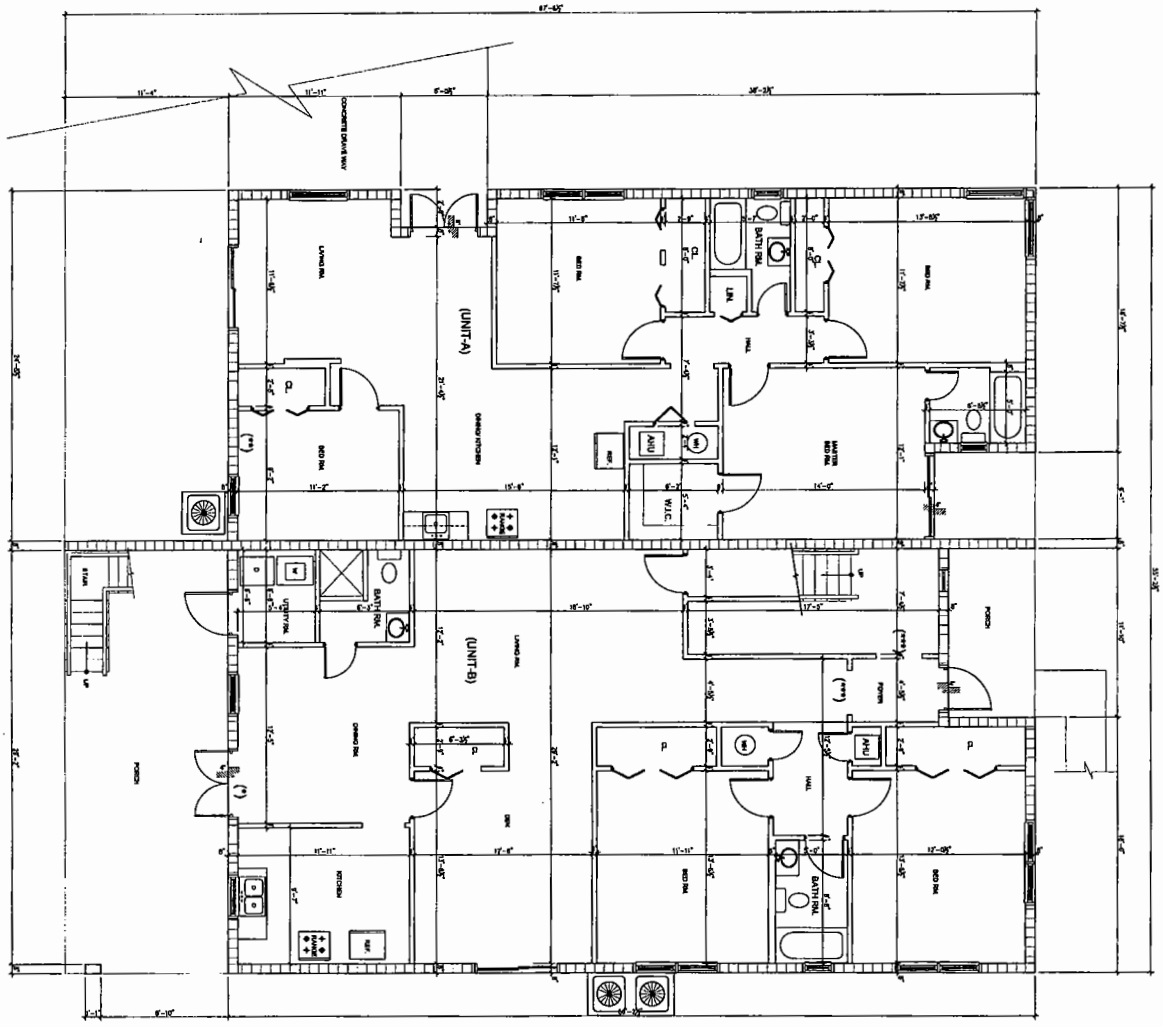
**EXISTING FLOOR PLAN**

Sheet Title

22

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**EXISTING GROUND FLOOR PLAN**

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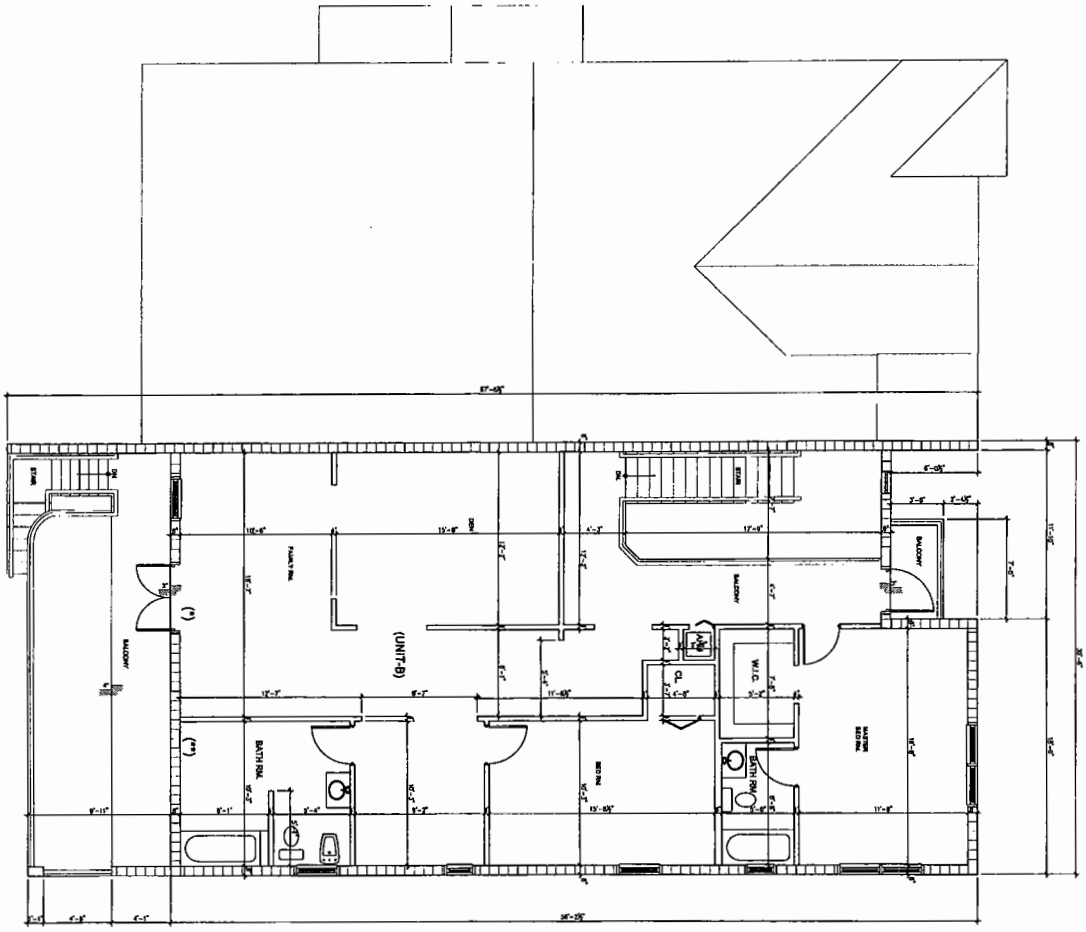


Existing Second Floor Plan

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

☐ NEW DOOR OR WINDOW
☐ ENCLOSED OPENING

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PERMIT HEALTH & SECTION
MANAGEMENT SECTION
BY: JH

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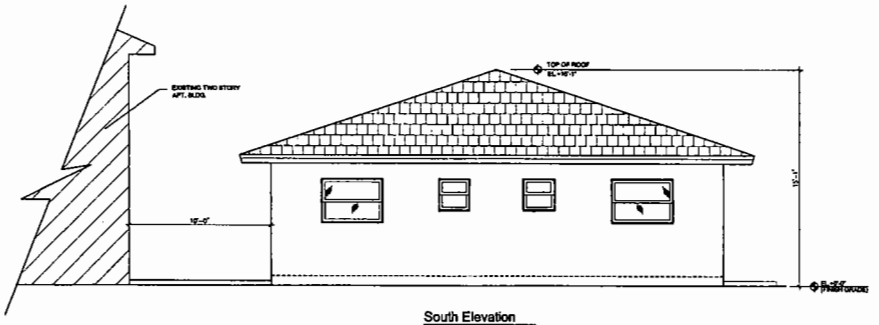
**EXISTING SECOND FLOOR PLAN**

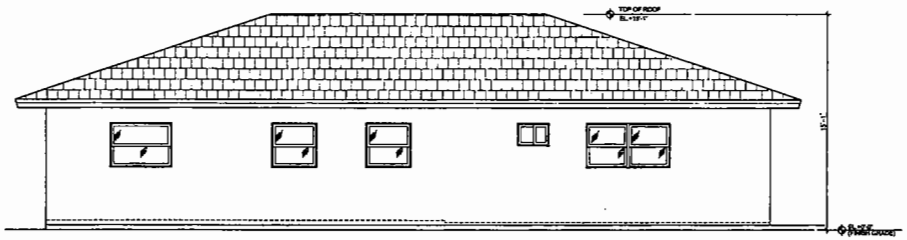
Sheet Title

24

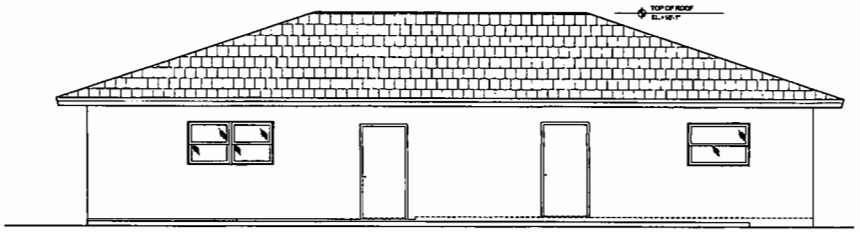
25



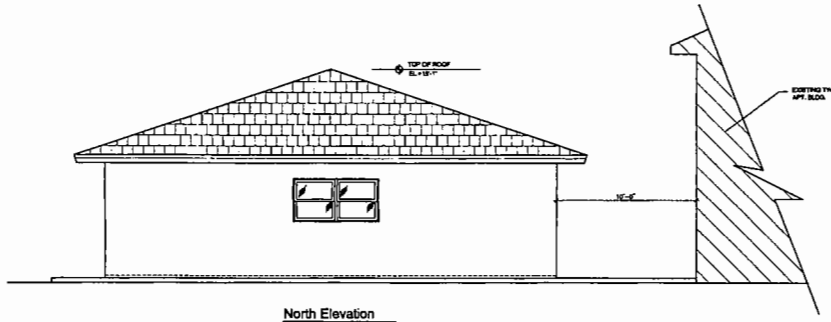

South Elevation




East Elevation




West Elevation




North Elevation

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BY: JOR

Sheet Title

# EXISTING- Duplex ELEVATIONS

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MIAMI, FLORIDA 33186
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P.E.# 56988


OWNER NAME & ADDRESS

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33147

| | |
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| DATE: | 04:15:08 |
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| DRAWN BY: | D.FRANKS |
| CHECKED BY: | |
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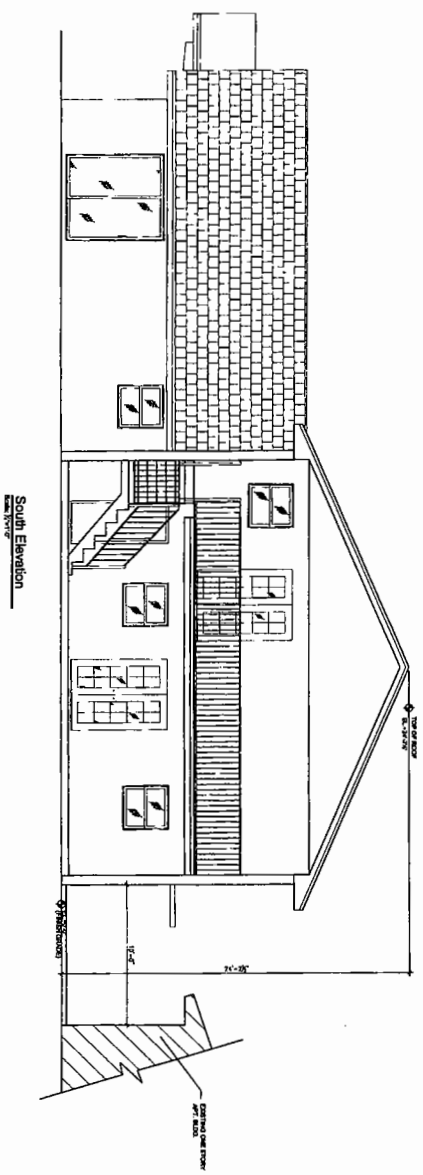


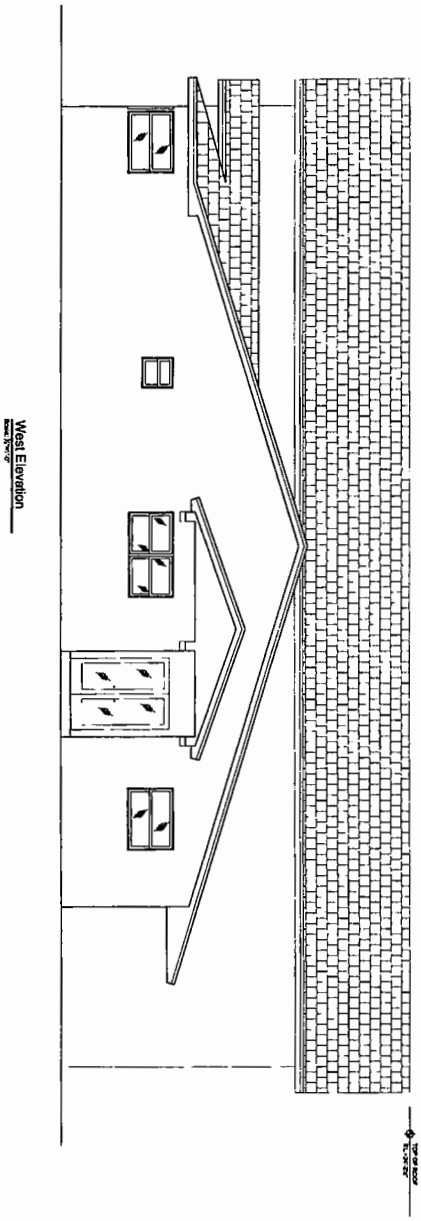


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OWNER NAME & ADDRESS

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MIAMI, FLORIDA 33186
FLORIDA REGISTER
P.E.# 56988

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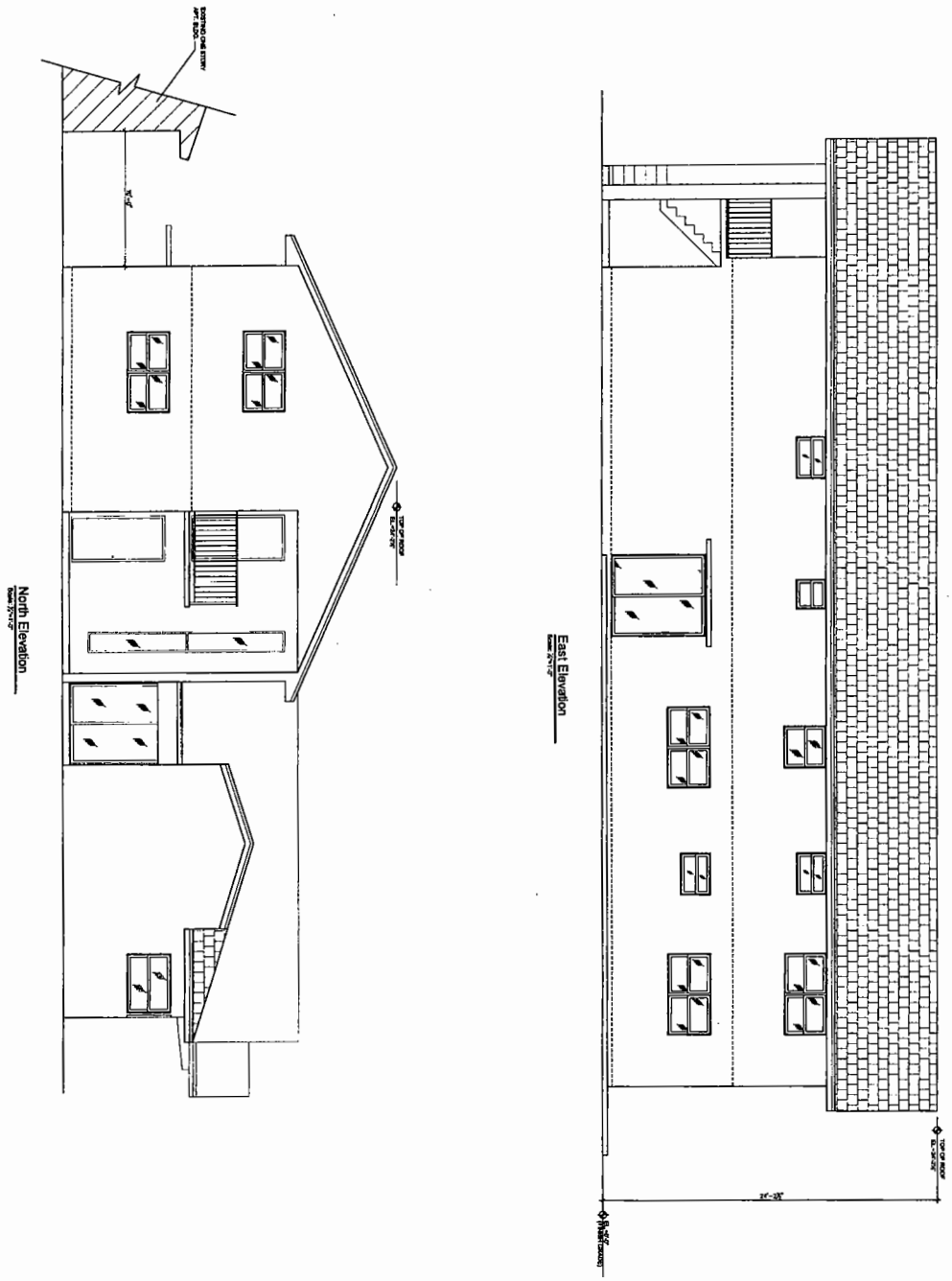
**EXISTING TWO STORY** Duplex **ELEVATIONS**

Sheet Title

26

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OWNER NAME & ADDRESS

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MIAMI, FLORIDA 33186

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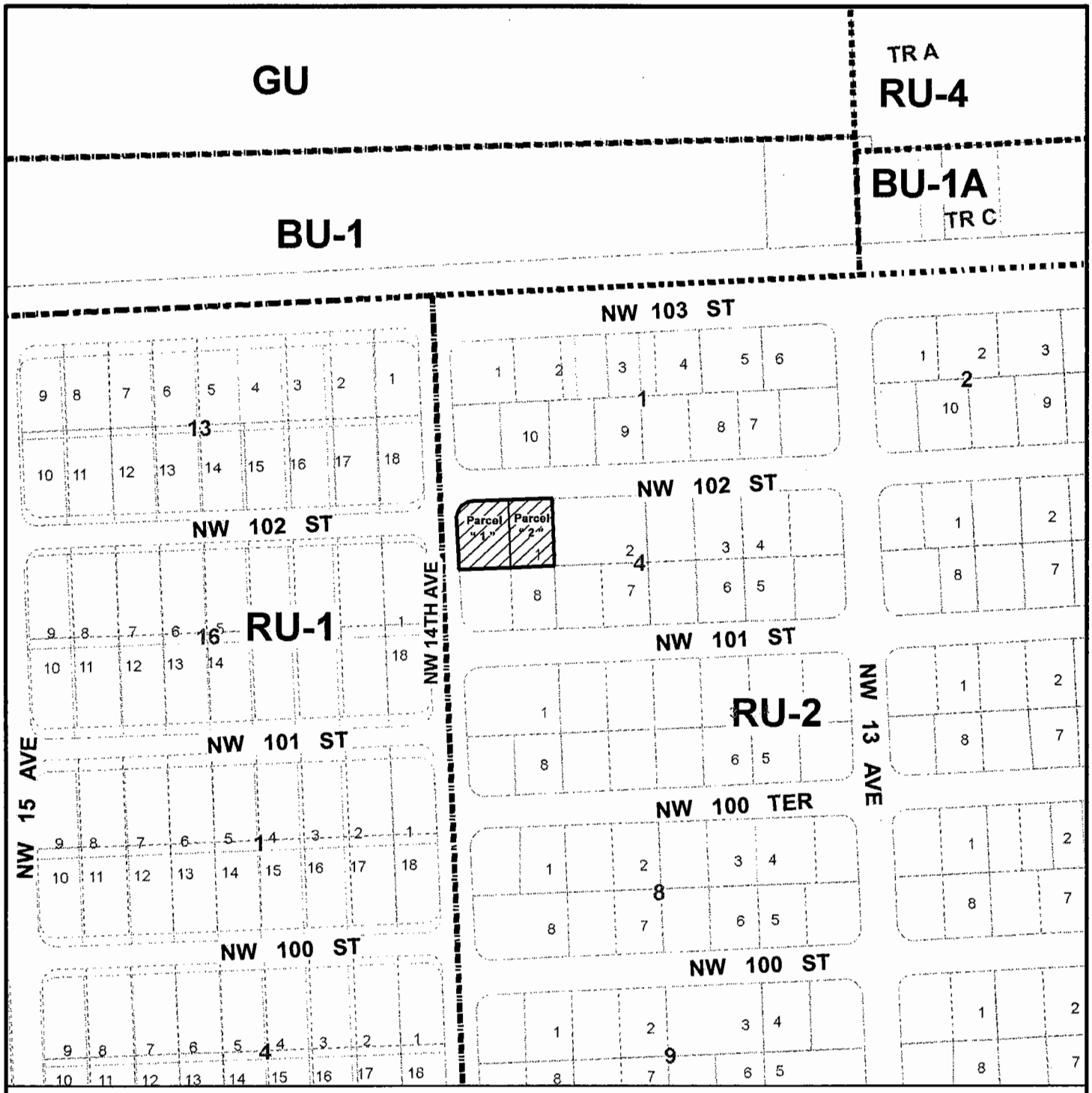
**EXISTING TWO STORY ELEVATIONS** Duplex

Sheet Title

27




# 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**

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MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/24/08

| REVISION | DATE | BY |
|---|---|---|
| | | 28 |

# 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**

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**SUBJECT PROPERTY**

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/24/08

| REVISION | DATE | BY |
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**1. MONTESSORI SCHOOL OF MIAMI SHORES, INC.**
**(Applicant)**

**10-12-CZ8-1 (08-228)**
**Area 8/District 03**
**Hearing Date: 12/14/10**

Property Owner (if different from applicant) **SL Property, LLC..**

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| 2001 | KIDS INN, Inc. | - Non-Use Variance of number of children, classroom area setbacks, parking and driveway width. | C08 | Approved in part w/conds. |

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

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

**APPLICANT:** Montessori School of Miami Shores **PH:** Z08-228 (10-12-CZ8-1)

**SECTION:** 31-52-42 **DATE:** December 14, 2010

**COMMISSION DISTRICT:** 3 **ITEM NO.:** 1

==========

## A. INTRODUCTION

### o SUMMARY OF REQUESTS:

The approval of this application will allow the applicant to expand a previously approved private school onto additional property and to modify conditions of a prior Resolution which would allow the applicant to submit revised site plans that depict this expansion and increase the number of children in the school. Approval of the application will also allow the applicant to permit the educational facility with reduced setbacks, to be spaced closer than permitted to existing residences and to waive the requirement for a 5' high masonry wall abutting residentially zoned properties.

### o REQUESTS:

(1) UNUSUAL USE to permit a day care center, preschool and after school care.

(2) MODIFICATION of Conditions #2 and #6 of Resolution CZAB8-5-01, passed and adopted by the Community Zoning Appeals Board 8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, 'Kids Inn Children Center,' as prepared by Meter Gorin, Architect, dated revised 10/20/97."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, 'Expansion to Montessori School Miami Shores, Inc.,' as prepared by RGE Consulting Service, Inc., dated stamped received 6/29/10 with last handwritten revision dated 10/15/10 and consisting of 7 sheets."

FROM: "6. That the use shall be restricted to a maximum number of 42 children."

TO: "6. That the use shall be restricted to a maximum number of 90 children."

The purpose of Request #2 is to allow the applicant to submit a revised site plan showing an expansion of a previously approved day care center, preschool and after school care onto the property to the west, new classrooms buildings, revised parking layout and an increase in the number of children.

(3) Applicant is requesting to permit to permit a setback of 16' (50' required) from the interior side (west) property line and spaced less than required (75') from a residence under different ownership to the west.

(4) Applicant is requesting to waive the zoning regulations requiring a 5' high masonry wall where a business lot abuts an RU-1 zoned property to the west, interior to the site.

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

- **LOCATION:**

  575-577 N.E. 107 Street, Miami-Dade County, Florida.

- **SIZE:** 172' x 188'

## B. ZONING HEARINGS HISTORY:

In February 2001, the eastern 71.2' of the subject property, which was identified as 577 NE 107 Street, was approved for a Non-Use Variance of the Private School Requirements to allow a school with 42 children (33 permitted), pursuant to Resolution #CZAB8-5-01. Said Resolution also allowed the property variances of the classroom size, setback, spacing for buildings of public assemblage and the parking regulations.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates the eastern approximately 75' of the subject property for **Business and Office** use. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas

2. The western approximately 116' of the subject property on which the proposed expansion is to be located is designated **Low Density Residential** on the LUP map of the CDMP. 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..

3. **Residential Communities.** The areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different construction systems. Also permitted in Residential Communities are neighborhood and community services including **schools**, parks, houses of worship, daycare centers, group housing facilities, and utility facilities, only when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood. The character of the "neighborhood" reflects the intensity and design of developments, mix of land uses, and their relationships

4. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

5. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.

6. **Policy LU-4A** of the Land Use Element states that 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.

## D. NEIGHBORHOOD CHARACTERISTICS:

| ZONING | LAND USE PLAN DESIGNATION |
|---|---|
| **Subject Property:** | |
| RU-1/BU-2; duplex residence/private school | Low Density Residential, 2.5 to 6 dua |

**Surrounding Properties:**

| | |
|---|---|
| NORTH: RU-1; single-family residences, RU-3; apartments | Low Density Residential, 2.5 to 6 dua Business and Office |
| SOUTH: RU-1; single-family residences | Low Density Residential, 2.5 to 6 dua |
| EAST: BU-2; retail store | Business and Office |
| WEST: RU-1; single-family residence | Low Density Residential, 2.5 to 6 dua |

## E. PERTINENT REQUIREMENTS/STANDARDS:

**Section 33-311(A)(3) Special Exceptions, Unusual and New uses.** The Board shall hear an application for and grant or deny special exceptions; that is, those exceptions permitted by regulations only upon approval after public hearing, new uses and **unusual uses** which by regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.

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

**Section 33-311(A)(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 comments** |

*Subject to the conditions indicated in their memoranda.

## H. ANALYSIS:

Approval of this application will allow the applicant to expand the previously approved day care center, preschool and after school care onto a residentially zoned property to the west. Additionally, the applicant seeks to modify conditions of a prior Resolution in order to submit revised plans which depict the expansion and to allow the increase in the number of children for the day care center, preschool and after school care. Further, as a result of the expansion, the applicant seeks approval to permit the day care center, preschool and after school care with variances to the setback and spacing requirements of the zoning regulations and to waive the requirement for a wall between commercial and residentially zoned properties that would be internal to the site. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the eastern parcel of the site on which the existing school is located for **Business and Office** use. Staff notes that the existing private school was previously approved pursuant to a prior resolution, which is the subject of request #2, and as such is **consistent** with the CDMP. The remaining western portion of the parcel on which the expansion of the school use is proposed is designated for **Low Density Residential** use. Said Land Use permits neighborhood and community services including **schools**, and other facilities when consistent with other goals, objectives and policies of the Master Plan and compatible with the neighborhood. However, **Policy LU-4A** of the Land Use Element states that when evaluating compatibility among proximate land uses, the County shall among other things consider such factors as noise, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation and buffering. The applicant has provided adequate buffering in the form of trees and a continuous hedge along the interior side (west) and rear (north) property lines. Therefore, staff opines that the proposed expansion of the facility with reduced setbacks from the interior side (west) property line, spaced less than required from a residence under different ownership to the west, will not affect the stability and appearance of the community and will not have a negative visual or aural impact on the abutting residential properties to the west and north. Further, staff notes that the Public Works Department and DERM do not object to the application. As such, staff opines that the existing school and the proposed expansion onto additional property is **compatible** with the surrounding area and will therefore be **consistent** with the LUP map designation of the CDMP.

When request #1 is analyzed under Section 33-311(A)(3), Standards For Special Exceptions, **Unusual Uses and New Uses**, staff is of the opinion that the existing day care center, preschool and after school care and their expansion onto an abutting residentially zoned property is consistent with the LUP map of the CDMP. Further, staff opines that the

expansion of the use onto the additional property to the west with variances of the zoning regulations, would not have a negative aural and visual impact on the surrounding residential communities and therefore would be **compatible** with same when considering the necessity for and reasonableness of such applied for exception and use in relation to the present and future development of the area concerned and the compatibility of the applied for exception and use with the area and its development. Staff notes that DERM, MDFRD and the Public Works Department, do not object to this application. Therefore, staff recommends approval with conditions of request #1 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses).

When request #2, to allow the applicant to submit a revised site plan showing the expansion of the day care center, preschool and after school care onto additional property to the west with an increase in the number of children is analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff opines that approval of said request would not have a negative visual and aural impact on the surrounding residential developments and would be **compatible** with same. The submitted plans indicate the expansion of the existing educational facility onto a larger parcel of land to the west. Said plans also indicate that the traffic pattern for drop off and pick-up of students along with the outdoor recreation area is oriented towards the original parcel located to the east. This original parcel, identified as #577 on the submitted plans, abuts the commercially zoned, BU-2, Special Business District property located to the east. Additionally, said plans also indicate that the applicant has provided adequate buffering in the form of a row of Live Oak trees and a continuous Ficus hedge along the interior side (west) and rear (north) property lines. In staff's opinion, this landscaping along with an opaque metal fence indicated in the plans will mitigate any negative visual or aural impact from the encroachments, or from the expansion of the use, to include the additional children, onto the additional property. Therefore, staff opines that the approval of the applicant's request to modify conditions of a previously approved Resolution to allow for the submittal of revised site plans and to increase the number of children allowed on the site is not overly intensive and will not have a negative visual or aural impact on the abutting residential properties located to the west and north. As such, when considering the necessity and reasonableness of the requested modification or elimination in relation to the present and future development of the area concerned, staff opines that the approval of request #2 would be **compatible** with the area concerned. Staff, therefore, recommends approval with conditions of request #2 under the Generalized Modification Standards, Section 33-311(A)(7).

Similarly, when requests #3 and #4 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 would be **compatible** with the surrounding residential developments. Staff opines, that the proposed plan that depicts the expansion of the day care center, preschool and after school care use onto additional property to the west, indicates sensitivity to the less intensive residential use to the west. As previously mentioned, the driveways and parking on the site are primarily located on the original school site to the east and oriented away from the residence located to the west. Additionally, the submitted plans depict the location of the playground and outdoor seating area located to the east of and buffered by the two (2) story building on the second parcel. Further, the submitted plans and pictures resulting from staff's inspection of the site indicate adequate buffering in the form of a 6' high opaque metal fence as well as a row of trees and a hedge along the interior side (west) and rear (north) property lines. As such, approval of request #3, would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the

general welfare of the public, particularly as it affects the stability and appearance of the community. Additionally, staff opines that approval of request #4, to waive the requirement for a 5' high wall where a business lot abuts a RU-1 zoned lot that is internal to the site would not have a negative visual impact on the surrounding area. Further, in order to ensure maintenance of the structures and landscaping on the enlarged school site, staff recommends that the applicant proffers a Unity of Title as a condition for approval of these requests. As such, staff recommends approval with conditions of requests #3 and #4 under Section 33-311(A)(4)(b) (NUV).

Accordingly, staff is of the opinion that the approval of the proposed expansion of the day care center, preschool and after school care onto additional property, and to allow the development with multiple variances to the zoning regulations while increasing the number of children on the site will not have a negative impact on the surrounding area. As such, staff opines that the existing educational facility and the proposed expansion is **consistent** with the LUP map designation of the CDMP and that approval with conditions of the application and especially, approval of the expansion would be **compatible** with the area. Staff therefore, recommends approval of request #1 under Section 33-311(A)(3) (Special Exceptions, Unusual Uses and New Uses), approval of request #2 under the Generalized Modification Standards, Section 33-311(A)(7) and approval with conditions of requests #3 1nd #4, under Section 33-311(A)(4)(b) (NUV).

## I. RECOMMENDATION:

Approval with conditions.

## J. CONDITIONS:

1. That all the conditions of Resolution #CZAB8-5-01 remain in full force and effect except as herein modified.

2. That the applicant obtain a Certificate of Use (CU) 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.

3. That the applicant comply with all applicable conditions and requirements of the Public Works Department.

4. In accordance with Section 33-257 of the Code, that a unity of title agreement or agreement in lieu of unity of title, in recordable form, encumbering the entire subject property, be submitted to, and meet the approval of, the Director of Department of Planning and Zoning prior to the issuance of a building permit.

**DATE OF INSPECTION:** 12/18/08
**DATE TYPED:** 10/18/10
**DATE REVISED:** 10/20/10, 11/05/10
DATE FINALIZED: 11/05/10
MCL:GR:NN:AA:CH

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 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 #Z2008000228-5th Revision
Montessori School of Miami Shores, Inc.
575-577 N.E. 107th Street
Modification of Resolution for Number of Children and Plan Description
(RU-1) (0.45 Acres)
31-52-42

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

Potable Water Service

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

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

Wastewater Disposal

Section 24-43.1(4)(b)(II) of the Code of Miami-Dade County, Florida, (the Code) provides that the maximum sewage loading shall not exceed 1,500 gallons per day per acre (GPD/AC) for nonresidential property served by a septic tank and drainfield in conjunction with a public water supply . The subject property contains a gross area of approximately 37976 square feet; based upon Code rates, the proposed development would generate a wastewater flow of approximately 1095 gallons per day (GPD). This flow translates into a sewage loading rate of 1256 GPD/ Acre, which complies with the above-noted Code requirement.

The property has a properly executed covenant in accordance with Section 24-43.1(4) of the Code which provides that the only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Pollution Remediation
There are no records of current contamination assessment/remediation issues on these properties or abutting these properties. Additionally, there are no historical records of contamination assessment/remediation issues regarding non-permitted sites associated with these properties or abutting these properties.

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
According to the landscape plan submitted with this zoning application entitled "Proposed Daycare Addition to Montessori School of Miami Shores Inc", prepared by RGE Consulting, sheet L-1 and dated May 7, 2008 (revised June 25, 2010) a Royal Poinciana tree and a Queen Palm will be relocated on the southern portion of the property. Section 24-49.2 of the Code requires preservation of specimen trees whenever reasonably possible. Prior to the removal or relocation of any tree on site, which is subject to the Tree Preservation and Protection provisions of the Code, a Miami-Dade County Tree Removal Permit, which meets the requirements of Sections 24-49.2 and 24-49.4 of the Code, is required. Be advised that pursuant to Section 24-49.2 (II)(1) of the Code, evaluation of permit applications for the removal of specimen trees include, but is not limited to, factors such as, size and configuration of the property as well as any proposed development; location of tree(s) relative to any proposed development and whether or not the tree(s) can be preserved under the proposed plan or any alternative plan. 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.

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: MONTESSORI SCHOOL OF MIAMI SHORES, INC.

This Department has no objections to this application.

Miami Dade County Public Works Department Traffic Engineering Division (TED) has no objections to this application provided the recommendations and comments, as indicated below, are adequately addressed in the site plans and related documentation, and found acceptable to TED.

TED has reviewed the Site Plans, dated 05/07/08, received by Planning and Zoning on 06/29/10; and the Accumulation Assessment, dated 9/30/09, received by Planning and Zoning on 06/11/10, for the proposed facility located at 575 NE 107 Street and has the following recommendations and comments:

Site Plan Review:

The handicapped parking stall should have the minimum required back out space; however, it is understood that a Non-Use Variance of Parking Requirements in Resolution # CZAB8-5-01 was obtained for this space to allow a substandard back-out aisle of 14 feet.

The proposed driveway along the back of the existing building must be a minimum of 20 feet wide in order to provide a by-pass lane along the stacking queue lane.

DO NOT ENTER signs must be provided at the exit driveway.

Accumulation Assessment Review:

The Accumulation Assessment count data recorded on 9/30/09 must be included as part of the Accumulation Assessment.

Project Requirements:

A Maintenance of Traffic (MOT) operation plan that describes vehicle operations, including provision of any traffic control devices (e.g. - cones, delineators) and the number, location, and function of school personnel needed to operate the MOT, for arrival and dismissal periods must be provided. The MOT narrative and plans must contain the following:

13

The proposed schedule of arrival and dismissal times including the number of students for each one.

The following statement shall be included: The applicant shall supply staff to direct any vehicles which may stack in through lanes or non-designated parking areas in the public rights of way onto the school site.

A Declaration of Restrictions in favor of the Miami-Dade County Public Works Department must be recorded in the Official Records of Miami-Dade County, Florida, prior to the date of the facility expansion. The Declaration of Restrictions shall include the MOT narrative and plan that has been found acceptable by TED. These may be modified in the future on request and approval of the Miami Dade County Public Works Department.

Should you need additional information or clarification on this matter, please contact Mr. Ricardo Gavilan at (305) 375-2030.

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.

Additional improvements may be required at time of permitting/platting.

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.

30-JUL-10

14

**Child Care Check List for**
**Day Nursery, Day Care Center, Kindergarten and Private School**

School Name: MONTESSORI SCHOOL OF MIAMI SHORES, INC.

School Address: 577 N.E. 107 STREET, MIAMI, FL. 33161 Tax Folio # 30 - 2231-028-0060

1. Is this an expansion to an existing school ☒ Yes ☐ No If yes, indicated the number of students: 42 and age and grade ranges originally approved: 0 TO 6 YEARS.

2. Total size of site: 188.1 x 172 = 32,353 + 43,560 sq. ft. = 0.74 acres

3. Number of children or students requested: 84 (TOTAL) Ages: 18 MOS to 6 YEARS.

4. Number of teachers: 10 Number of administrative & clerical personnel: 1.

5. Number of classrooms: 10 Total square footage of classroom area: 4034.88 S.F.

6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 861.23 S.F.

7. Amount of outdoor recreation/play area in square footage: 2,080 s.f.

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: NONE.

9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 12 parking spaces required by §33-124(L) 11.

10. Indicate the number of auto stacking spaces: 10 provided 5 required.

11. Proposed height for the structure(s): 15'-2" See §33-151.18(g).

12. Size of identification sign: ____ x ____ = N/A sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.

13. Days and hours of operation: MONDAY thru FRIDAY - 7:30AM to 5:00PM.

14. Does the subject facility share the site with other facilities? __ Yes XX No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).

15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? ☐ Yes ☒ No (If yes, describe the residential uses and indicate same on the plans).

RECEIVED
2008-228
JUN 29 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED

15

**PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.**

**The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERELAP, THE MORE RESTRICTIVE SHALL BE USED.**

**CLASSROOM SPACE: Calculated by grade levels.**

a. **Day Nursery/Kindergarten, preschool and after-school care**

35 sq. ft. x 90 (number of children) = 3,150 sq. ft. of classroom area required.

b. **Elementary Grades 1-6**

30 sq. ft. x N/A (number of children) = _____ sq. ft. of classroom area required.

c. **Junior High and Senior High Schools (Grades 7-12)**

25 sq. ft. x N/A (number of children) = N/A sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3,150 S.F. SL 4/26/10
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4,034 S.F.

**OUTDOOR RECREATION SPACE:**

a. **Day nursery/kindergarten, preschool and after school care**
45 sq. ft. x 45 (½ of children) = 2,025 S.F.

b. **Grades 1-6** 500 sq. ft. x N/A (first 30 children) = _____

300 sq. ft. x _____ (remaining children) = _____

c. **Grades 7-12** 800 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: [illegible]
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVEDED: [illegible].

**TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.**

a. 28 trees are required per net acre. Trees required: 27 (Both street & lot) Trees provided: 29.

b. Ten shrubs are required for each tree required. Shrubs required 270 Shrubs provided 343.

c. Grass area for organized sports/play area in square feet: 2,[illegible] S.F.

d. Lawn area in square feet (exclusive of organized sports/play area): 11,131.75 S.F.

4.

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School Address: 577 N.E. 107 STREET, MIAMI, FL. Zip Code: 33161.

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 18 day of May at Miami-Dade County, Florida.

Signature

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 18th day of May, 2010, before me personally appeared SYLVIA LAURENT, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

C. M. CUERVO
Comm# DD0031117
Expires 3/15/2011
Florida Notary Assn., Inc

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# Memorandum

**Date:** 16-JUN-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2008000228

## Fire Prevention Unit:

This memo supersedes MDFR memorandum dated February 25, 2010.
APPROVAL
No objection to site plan date stamped June 11, 2010.

## Service Impact/Demand

Development for the above Z2008000228
located at 575-577 N.E. 107 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0687 is proposed as the following:

| | | | |
|---|---|---|---|
| N/A residential | dwelling units | N/A industrial | square feet |
| N/A Office | square feet | N/A institutional | square feet |
| N/A Retail | square feet | 4,933 nursing home/hospitals | square feet |

Based on this development information, estimated service impact is: 3.31 alarms-annually.
The estimated average travel time is: 6:01 minutes

## Existing services

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

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

## Planned Service Expansions:

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

None.

## Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped June 11, 2010.

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

18

**DATE:** 10-FEB-10

REVISION 2

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| MONTESSORI SCHOOL OF MIAMI SHORES | 575-577 N.E. 107 STREET, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2008000228

**HEARING NUMBER**

## HISTORY:

ENFORCEMENT HISTORY:NCO Ogando did enforcement history inspection for Z2008000228 for folio 3022310280050 and 60 and no violation observed. CMS number 201006000704 and 201006000705, case closed

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

## REPORTER NAME:

19

**Inspector:** DIAZ, ROBERT **Inspection Dat**

**Evaluator:** N/A 12/18/08

| **Process #** | **Applicant's Name** |
|---|---|
| Z2008000228 | MONTESSORI SCHOOL OF MIAMI SHORES |

**Locations:** 575 N.E. 107 STREET, MIAMI-DADE COUNTY, FLORIDA.

**Size:** 115' X 172' **Folio #** 3022310280060

**Request:**

THE APPLICANT IS REQUESTING A SPECIAL EXCEPTION TO EXPAND A PRIVATE SCHOOL AND A MODIFICATION OF A PREVIOUSLY APPROVED RESOLUTION FOR THE NUMBER OF CHILDREN AND A PLAN DESCRIPTION.

**EXISTING ZONING**

**Subject Property** RU-1,

**EXISTING USE** RESIDENTIAL

**SITE CHARACTERISTICS**

**STRUCTURES ON SITE:**

ONE STORY SFR

**USE(S) OF PROPERTY:**

RESIDENTIAL/RU-1

**FENCES/WALLS:**

ALONG THE SOUTH PROP LINE, THERE EXISTS A 3' CONCRETE WALL.ALONG THE EAST PROP LINE, THERE EXISTS A 5' CONCRETE WALL. ALONG THE NORTH PROP LINE, THERE EXISTS A 4' CHAIN LINK FENCE. ALONG THE WEST PROP LINE, THERE EXISTS A 6' ALUMINUM FRAMED PANEL FENCE.

**LANDSCAPING:**

MEETS THE COUNTY CODE

**BUFFERING:**

EVIDENT ALONG THE NORTH PROP LINE, THE BUFFERING MATERIAL IS HEDGE MATERIAL EVIDENT ALONG THE WEST PROP LINE, THERE ARE AREAS OF PLANT MATERIAL SERVING AS BUFFERING MATERIAL

**VIOLATIONS OBSERVED:**

NONE

**OTHER:**

| Process # | Applicant's Name |
|---|---|
| Z2008000228 | MONTESSORI SCHOOL OF MIAMI SHORES |

**SURROUNDING PROPERTY**

**NORTH:**

ONE STORY SFR/RU-1

**SOUTH:**

ONE STORY SFR/MIAMI SHORES/R-17-5

**EAST:**

577 NE 107 ST/MONTESSORI SCHOOL OF MIAMI SHORES/BU-2

**WEST:**

ONE STORY SFR/RU-1

**SURROUNDING AREA**

THE SURROUNDING AREA IS PRIMARILY RESIDENTIAL BUT WITH BUSINESS ACTIVITY ALONG THE NE 6TH AVE CORRIDOR (N/S)

**NEIGHBORHOOD CHARACTERISTICS**

THE CHARACTER OF THE NEIGHBORHOOD IS PRIMARILY RESIDENTIAL WITH SCHOOLS AND BUSINESSES WITHIN THE GENERAL AREA

**COMMENTS:**

577 NE 107 ST/MONTESSORI SCHOOL OF MIAMI SHORES/ CERT # 2007045572

## 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: SL PROPERTY, LLC.

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| SYLVIA LAURENT | 100% |
| 790 N.E. 97 STREET | |
| MIAMI SHORES, FL. 33138 | |
| | |

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

TRUST/ESTATE NAME _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| | |
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BY _____

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

## 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: Montessori School of Miami Shores, Inc. a/k/a Kid's Inn, Inc.

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| SYLVIA LAURENT | 100% |
| 577 N.E. 107 STREET | |
| MIAMI, FL. 33161 | |
| | |

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

TRUST/ESTATE NAME _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
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| | |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| | |
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BY

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

## 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: MONTESSORI SCHOOL OF MIAMI SHORES, INC.

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| SYLVIA LAURENT | 100% |
| 577 N.E. 107 STREET | |
| MIAMI, FL. 33161 | |
| | |

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

TRUST/ESTATE NAME _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
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| | |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| | |
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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 |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Date of contract: _____

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

| | |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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

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

**Signature:** _____
(Applicant)

Sworn to and subscribed before me this 20 day of NOVEMBER 20 08. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

C. M. CUERVO
Comm# DD0651117
Expires 3/15/2011
Florida Notary Assn., Inc

My commission expires: 3-15-2011

Seal

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

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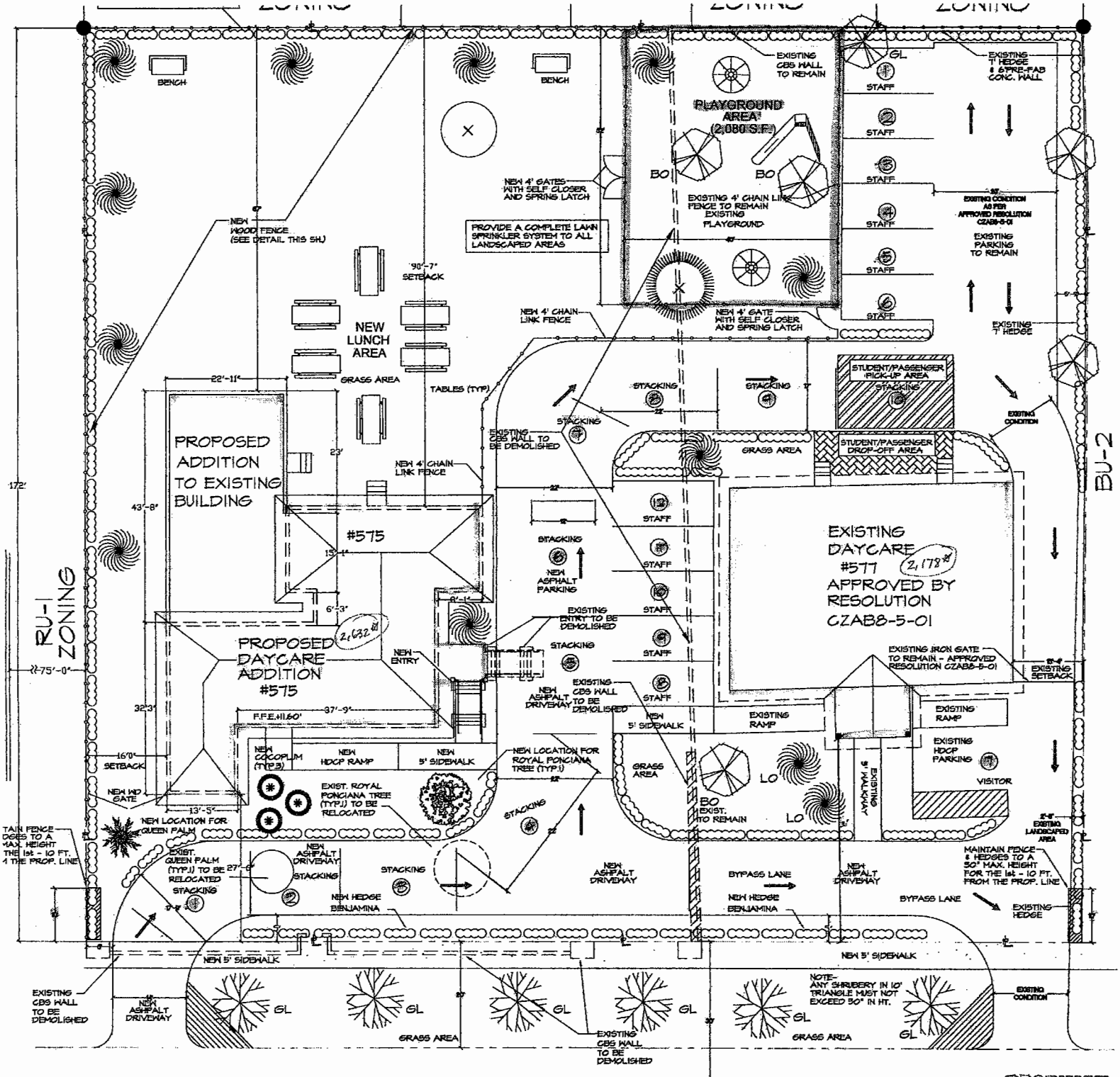


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# NEW SITE PLAN

1"=10'

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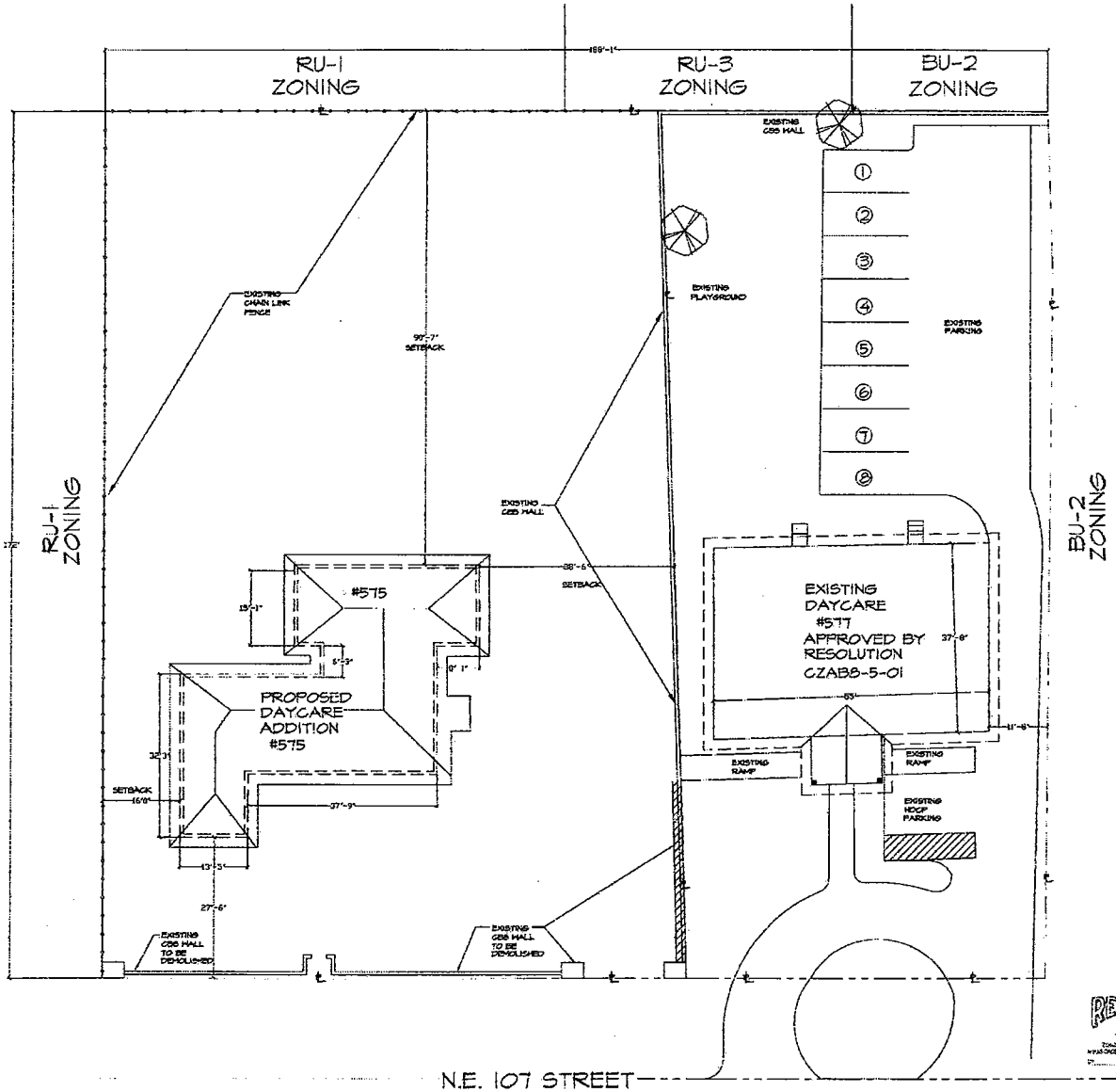
# ENLARGED SITE PLAN

27




EXISTING SITE PLAN
1"=10'

## ZONING LEGEND & SITE PLAN DATA

| | |
|---|---|
| ZONING OF PROPERTY: | RU-1 & BU-2 |
| TOTAL NET LAND: | 32,353 +/- SQ.FT. 0.74 ACRES |
| GROSS BUILDING LOT COVERAGE: | |
| EXISTING BUILDING #1 | 2,178 SQ.FT. |
| EXISTING BUILDING #2 | 2,755 SQ.FT. |
| EXISTING BUILDINGS TOTAL AREA | 4,933 SQ.FT. |
| TOTAL LANDSCAPE AREA: | 11,131.75 SQ.FT. |

ADDITIONAL % OF LANDSCAPE REQ'D BY CH. 33: 0 S.F.

| | | | |
|---|---|---|---|
| TREES REQ'D BY CH. 18A: | 21 | TREES REQ'D BY CH. 33: | 21 |
| TOTAL TREES REQ'D: | 21 | TOTAL TREES PROVIDED: | 27 |

| | | |
|---|---|---|
| TOTAL PARKING AREA: | 6,422 SQUARE FEET AND | 20.0% |
| TOTAL WALKS: | 785 SQUARE FEET AND | 2.43% |
| TOTAL DRIVES: | 4,267 SQUARE FEET AND | 13.2% |

TOTAL PARKING REQUIREMENTS -

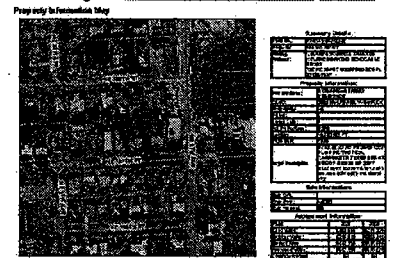
| | REQUIRED | PROVIDED |
|---|---|---|
| STAFF PARKING REQUIRED | 11 | 12 |
| FACILITY VEHICLES PARKING | -0- | -0- |
| HANDICAPPED PARKING | 1 | 1 |
| VEHICLE STACKING | 5 | 10 |

PROPOSED MAX. NUMBER OF STUDENTS

| | |
|---|---|
| EXISTING PRE-SCHOOL AGE CHILDREN | 42 |
| PROPOSED NEW PRE-CHOOL AGE CHILDREN | 48 |
| PROPOSED TOTAL OF CHILDREN | 90 total |
| TEACHERS AND ADMINISTRATORS, SUPPORT STAFF | 11 |
| # CLASSROOMS | 10 |
| TOTAL CLASSROOM SPACE | 4034.4 SQ. FT. |
| TOTAL NON-CLASSROOM SPACE | 898.6 SQ. FT. |
| TOTAL RECREATIONAL/PLAY AREA | 2,080SQ. FT. |
| GRADES SERVED | PRE-SCHOOL to Kindergarten |
| HOURS OF OPERATION | 7:30AM - 5:00 PM |
| FACILITY VEHICLE TYPE | NONE |

| | REQUIRED | ACTUAL |
|---|---|---|
| BUILDING HEIGHT | 30 FT. | 14.0 FT. |
| MIN. FRONT SETBACK | 20 FT. | 27.5 FT. |
| MIN. SIDE SETBACK | 25 FT. | 15.7 FT. |
| MIN. REAR SETBACK | 10 FT. | 90.0 FT. |
| MIN. LANDSCAPED AREA (18% of area as per 18A) | 4,254 SQ.FT. | 11,131.75 SQ.FT. |

miamidade.gov



LEGAL DESCRIPTION PARCEL 1:

LEGAL DESCRIPTION PARCEL 2:

PARCELS 1 AND 2 CAN BE DESCRIBED AS FOLLOWS:

REVISIONS | BY

Proposed Daycare Addition to Montessori School of Miami Shores, Inc.
575 N.E. 107 Street
Miami, Florida
(305) 386-3658

DRAWN LRG
CHECKED LRG
DATE 05/07/08
SCALE As Shown
JOB No. 08-013
SHEET A-1 OF 5 SHEETS

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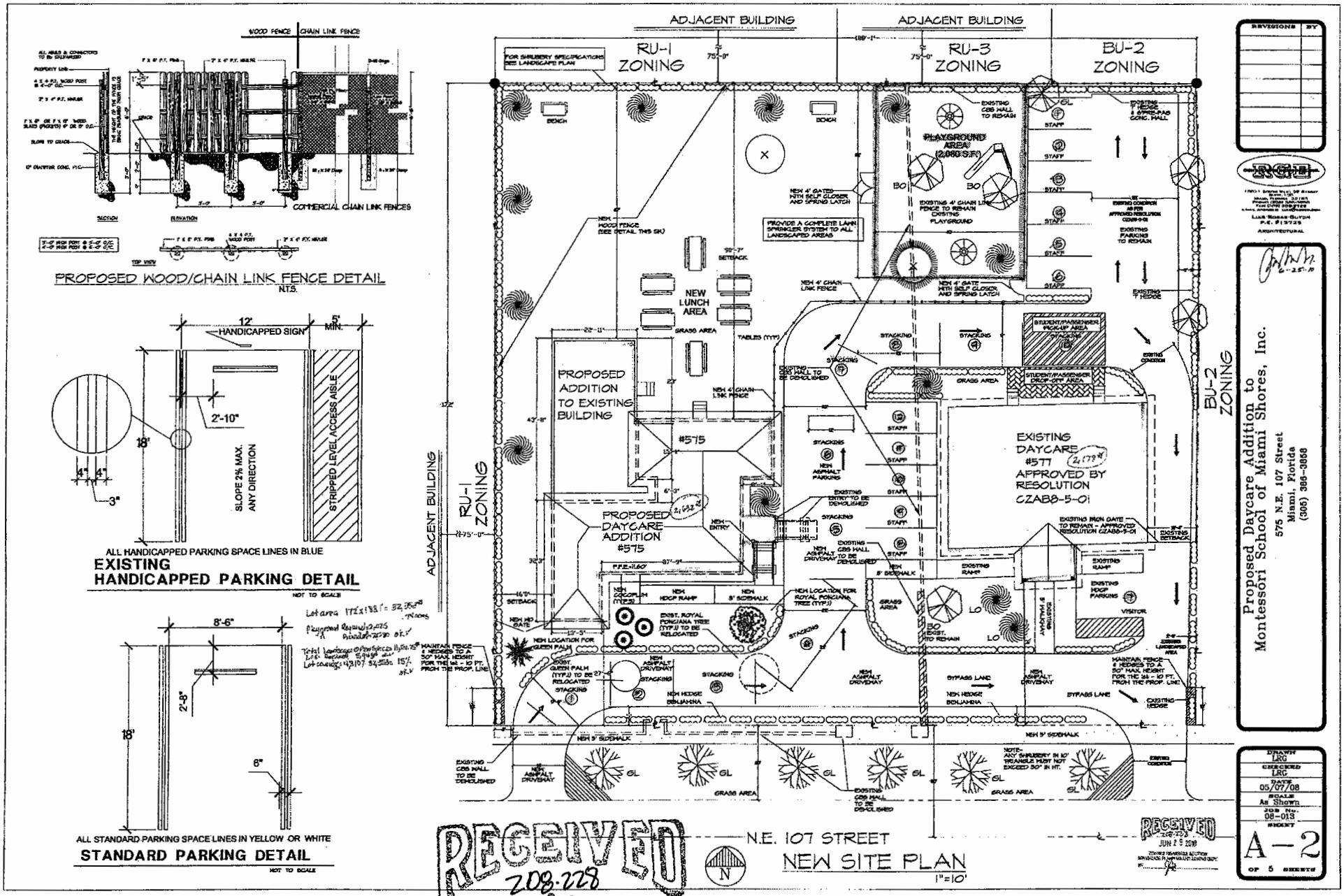


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REVISIONS | BY

LISA ROSAS-GUYON
P.E. #13725
ARCHITECTURAL

6-25-10

Proposed Daycare Addition to Montessori School of Miami Shores, Inc.
575 N.E. 107 Street
Miami, Florida
(305) 386-3858

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CHECKED LRG
DATE 05/07/08
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**Child Care Check List for**
**Day Nursery, Day Care Center, Kindergarten and Private School**

School Name: MONTESSORI SCHOOL OF MIAMI SHORES, INC.

School Address: 675 N.E. 107 STREET, MIAMI, Fl. 33161 Tax Folio # 30 - 2221-026-0060

1. Is this an expansion to an existing school ☒ Yes ☐ No If yes, indicated the number of students: 63 and age and grade ranges originally approved: 2 TO 6 YEARS
2. Total size of site: 100.1 x 172 = 39,363 = 43,560 sq. ft. = 0.76 acres
3. Number of children or students requested: 63 (TOTAL) 18 NEW TO 3 YEARS
4. Number of teachers: 10 Number of administrative & clerical personnel: 3
5. Number of classrooms: 18 Total square footage of classroom area: 4634.33 S.F.
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 987.23 S.F.
7. Amount of outdoor recreation/play area in square footage: 3,000 S.F.

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility: NONE
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 12 parking spaces required by §33-124(L) 11.
10. Indicate the number of auto stacking spaces: 12 provided 4 required.
11. Proposed height for the structure(s): 25'-2" See §33-151.18(g).
12. Size of identification sign: ____ x ____ = N/A sq. ft. See §33-151.18(c). Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: MONDAY thru FRIDAY - 7:30AM to 6:00PM
14. Does the subject facility share the site with other facilities? ☐ Yes ☒ No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.18).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? ☐ Yes ☒ No (If yes, describe the residential uses and indicate same on the plans).

3.

**PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.**

The following information will determine the minimum number of children permitted at the facility. WHEN GRADE LEVELS OVERELAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x 90 (number of children) = 3,150 sq. ft. of classroom area required.

b. Elementary Grades 1-6

30 sq. ft. x N/A (number of children) = ____ sq. ft. of classroom area required.

c. Junior High and Senior High Schools (Grades 7-12)

28 sq. ft. x N/A (number of children) = N/A sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3,150 S.F.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4,634 S.F.

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 45 (1/2 of children) = 2,025 S.F.

b. Grades 1-6 500 sq. ft. x N/A (first 30 children) = _____
300 sq. ft. x _____ (remaining children) = _____

c. Grades 7-12 800 sq. ft. x _____ (first 30 children) = _____
300 sq. ft. x _____ (remaining children) = _____

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 2,025 S.F.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 3,000 S.F.

TREES: See §33-151.18(n), and the Planning Division (12th Floor) for additional requirements.

a. 28 trees are required per net acre. Trees required: 27 Trees provided: 28
(Shade trees: 6 Tall)

b. Ten shrubs are required for each tree required. Shrubs required 270 Shrubs provided 343.

c. Grass area for organized sports/play area in square feet: 3,000 S.F.

d. Lawn area in square feet (exclusive of organized sports/play area): 13,131.75 S.F.

4.

School Address: 675 N.E. 107 STREET, MIAMI, Fl. Zip Code: 33161

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 18 day of May at Miami-Dade County, Florida.

Signature

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 18th day of May 2010, before me personally appeared SYLVIA LARRAZ to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:

G.M. CUBAYO
Consulting Engineers
Engineering Business
Public Notary-State, Inc.

| REVISIONS | BY |
|---|---|
| | |

RGE

Luis Rosas-Gurton
P.E. #13725

Proposed Daycare Addition to
Montessori School of Miami Shores, Inc.
675 N.E. 107 Street
Miami, Florida
(305) 388-3858

6-29-10

| | |
|---|---|
| DRAWN | LRG |
| CHECKED | LRG |
| DATE | 05/07/08 |
| SCALE | As Shown |
| JOB No. | 08-013 |
| SHEET | CKLST |
| OF 1 SHEETS | |

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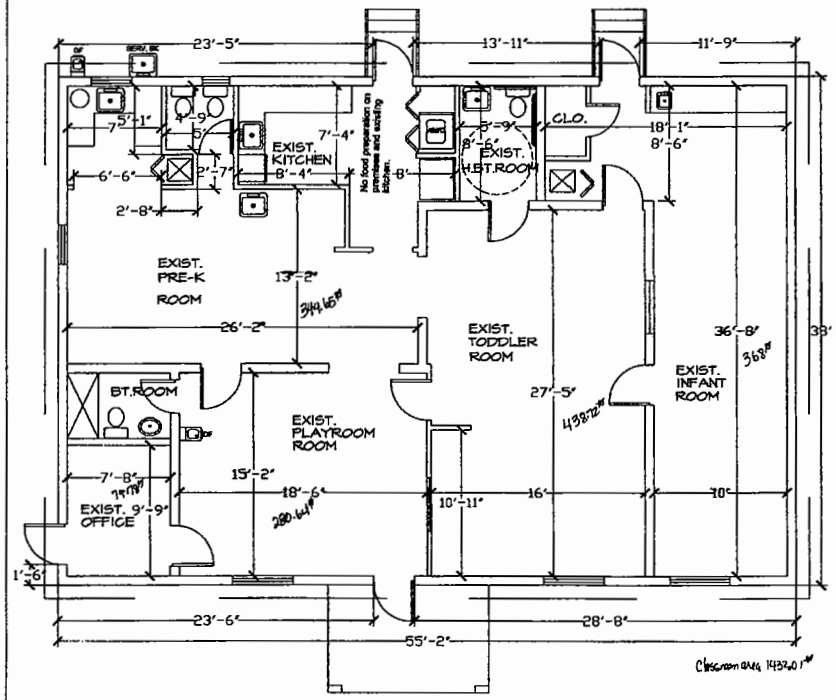
BY

**DAYCARE OCCUPANT LOAD**
TOTAL DAYCARE AREA= 1155 SF.
42 CHILDREN ALLOWED UNDER RESOLUTION
NO. CZAB8-5-01

**CALCULATIONS FOR DAY CARE**
AS PER F.B.C. 403.1
OCCUPANCY COUNT: 42 CHILDREN

| | RATIO | REQUIRED | PROVIDED |
|---|---|---|---|
| WATER CLOSETS | 1/15 CHILDREN | 3 | 4 |
| LAVATORIES | 1/15 CHILDREN | 3 | 5 |
| BATHTUBS OR SHOWERS | 1/DAY CARE | 1 | 1 |
| SERVICE SINK | 1/150 CHILDREN | 1 | 1 |
| DRINKING FOUNTAINS | 1/100 CHILDREN | 1 | 2 |

No food preparation on premises and existing kitchen.

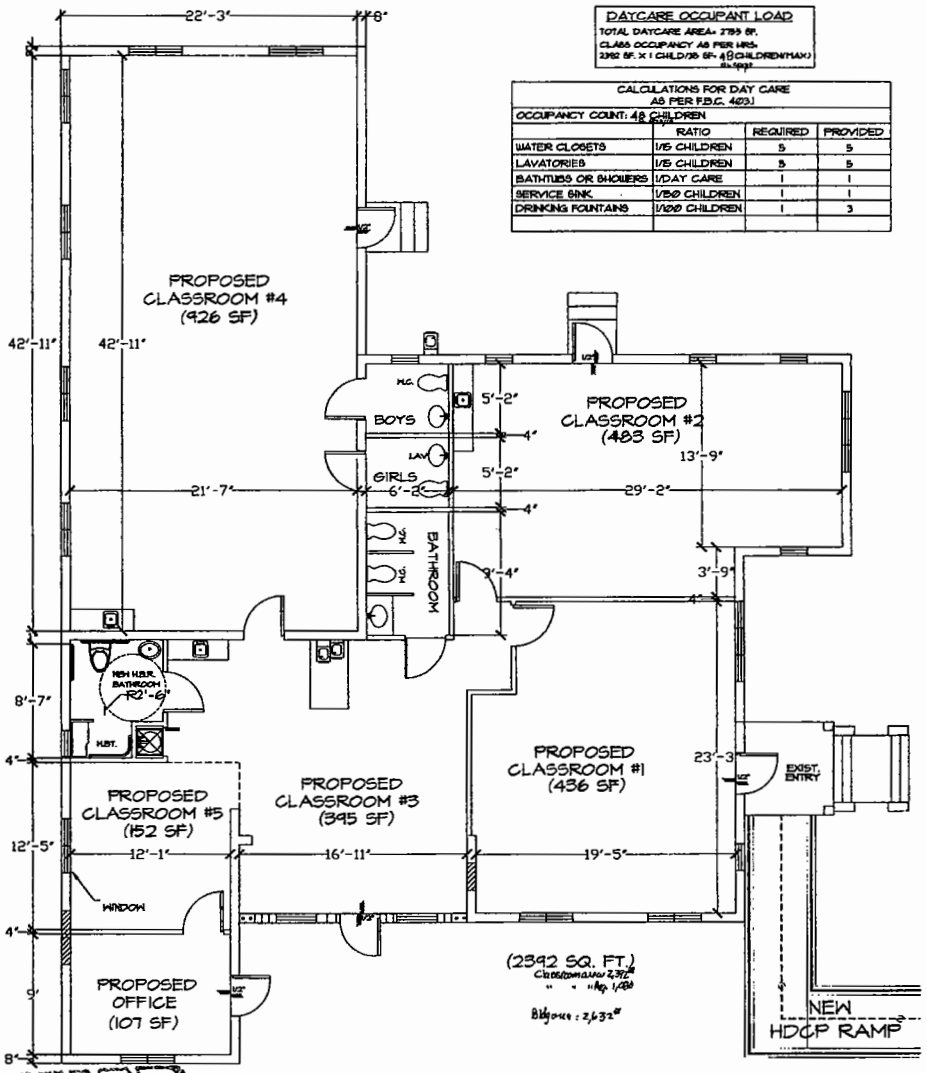



EXISTING DAYCARE FLOOR PLAN
SC: 1"=1/4"

**DAYCARE OCCUPANT LOAD**
TOTAL DAYCARE AREA= 2392 SF.
CLASS OCCUPANCY AS PER I.R.C.
2392 SF. X 1 CHILD/35 SF. = 68 CHILDREN MAX.

**CALCULATIONS FOR DAY CARE**
AS PER F.B.C. 403.1
OCCUPANCY COUNT: 48 CHILDREN

| | RATIO | REQUIRED | PROVIDED |
|---|---|---|---|
| WATER CLOSETS | 1/15 CHILDREN | 5 | 5 |
| LAVATORIES | 1/15 CHILDREN | 5 | 5 |
| BATHTUBS OR SHOWERS | 1/DAY CARE | 1 | 1 |
| SERVICE SINK | 1/150 CHILDREN | 1 | 1 |
| DRINKING FOUNTAINS | 1/100 CHILDREN | 1 | 3 |




(2392 SQ. FT.)

PROPOSED ADDITIONAL FLOOR PLAN
SC: 1"=1/4"

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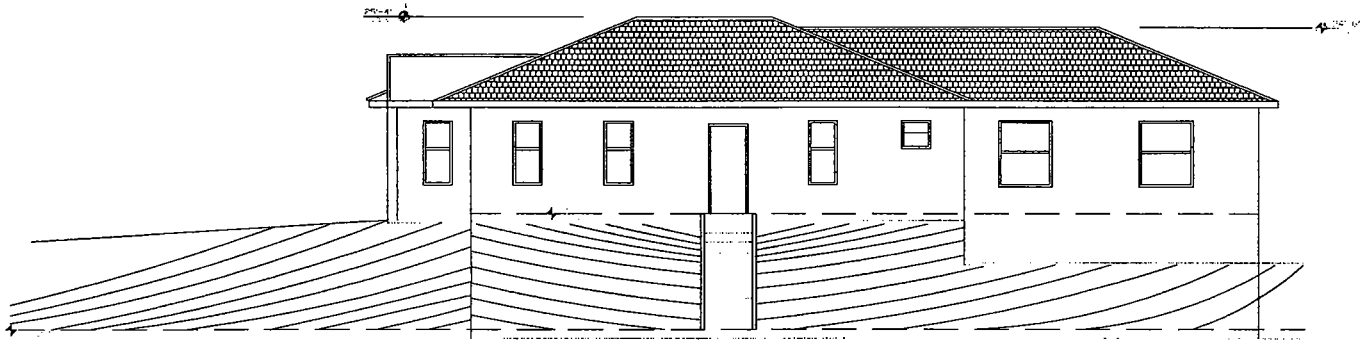
|---|---|
| | |

RGB Architectural
10621 South West 88 Street Suite 104
Miami, Florida 33176
Phone (305) 595-7868
Fax (305) 382-9779
E-mail: rgbarch@bellsouth.net
LUIS ROMAN-BUTLER
P.E. #13788
ARCHITECTURAL

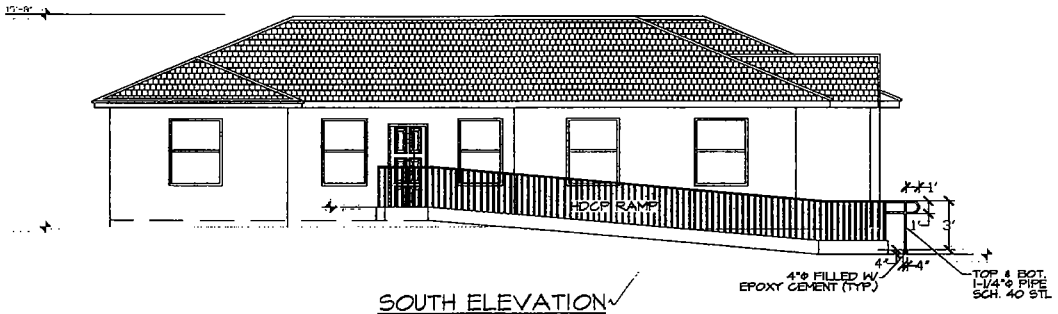
Proposed Daycare Addition to
Montessori School of Miami Shores, Inc.
575 N.E. 107 Street
Miami, Florida
(305) 386-3656

| | |
|---|---|
| DRAWN | LRG |
| CHECKED | LRG |
| DATE | 05/07/08 |
| SCALE | As Shown |
| JOB No. | 08-013 |
| SHEET | A-3 |
| | OF 5 SHEETS |

31



NORTH ELEVATION
1/4"=1'




SOUTH ELEVATION
1/4"=1'

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|---|---|
| | |

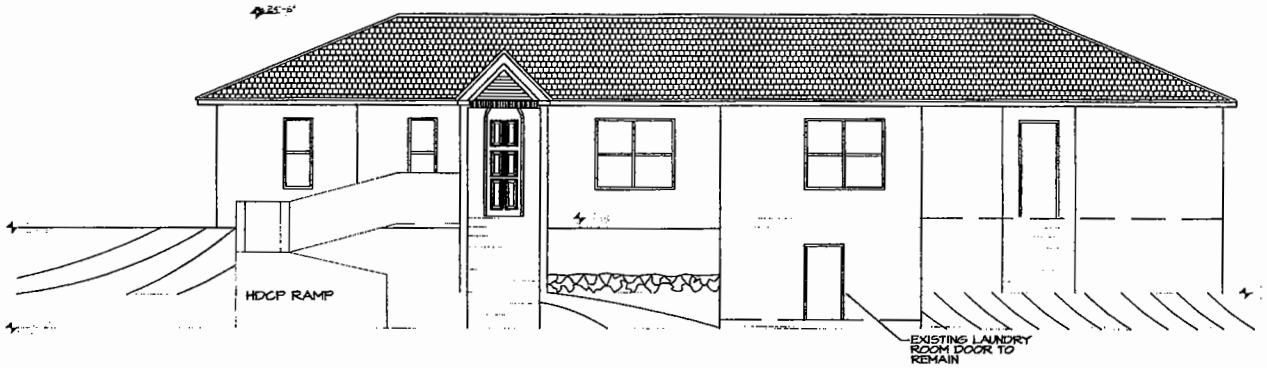
RGE
LAKE SUSAN-DUYON
P.E. #13725
ARCHITECTURAL

6-10-10

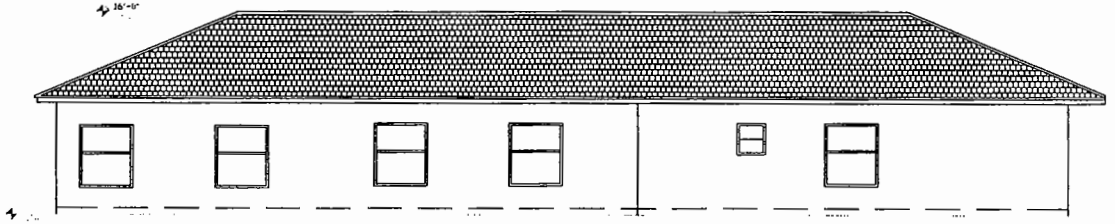
Proposed Daycare Addition to
Montessori School of Miami Shores, Inc.
575 N.E. 107 Street
Miami, Florida
(305) 386-3858

| | |
|---|---|
| DRAWN | LRG |
| CHECKED | LRG |
| DATE | 05/07/08 |
| SCALE | As Shown |
| JOB No. | 08-013 |
| SHEET | A-4 |
| OF 5 SHEETS | |

32




EAST ELEVATION ✓
1/4"=1'



WEST ELEVATION ✓
1/4"=1'

| REVISIONS | BY |
|---|---|
| | |

RGB

LUIS ROMAN-SUYON
P.E. #13725
ARCHITECTURAL

6-10-10

Proposed Daycare Addition to
Montessori School of Miami Shores, Inc.
575 N.E. 107 Street
Miami, Florida
(305) 388-3858

DRAWN LRG
CHECKED LRG
DATE 05/07/08
SCALE As Shown
JOB No. 08-013
SHEET A-5
OF 5 SHEETS

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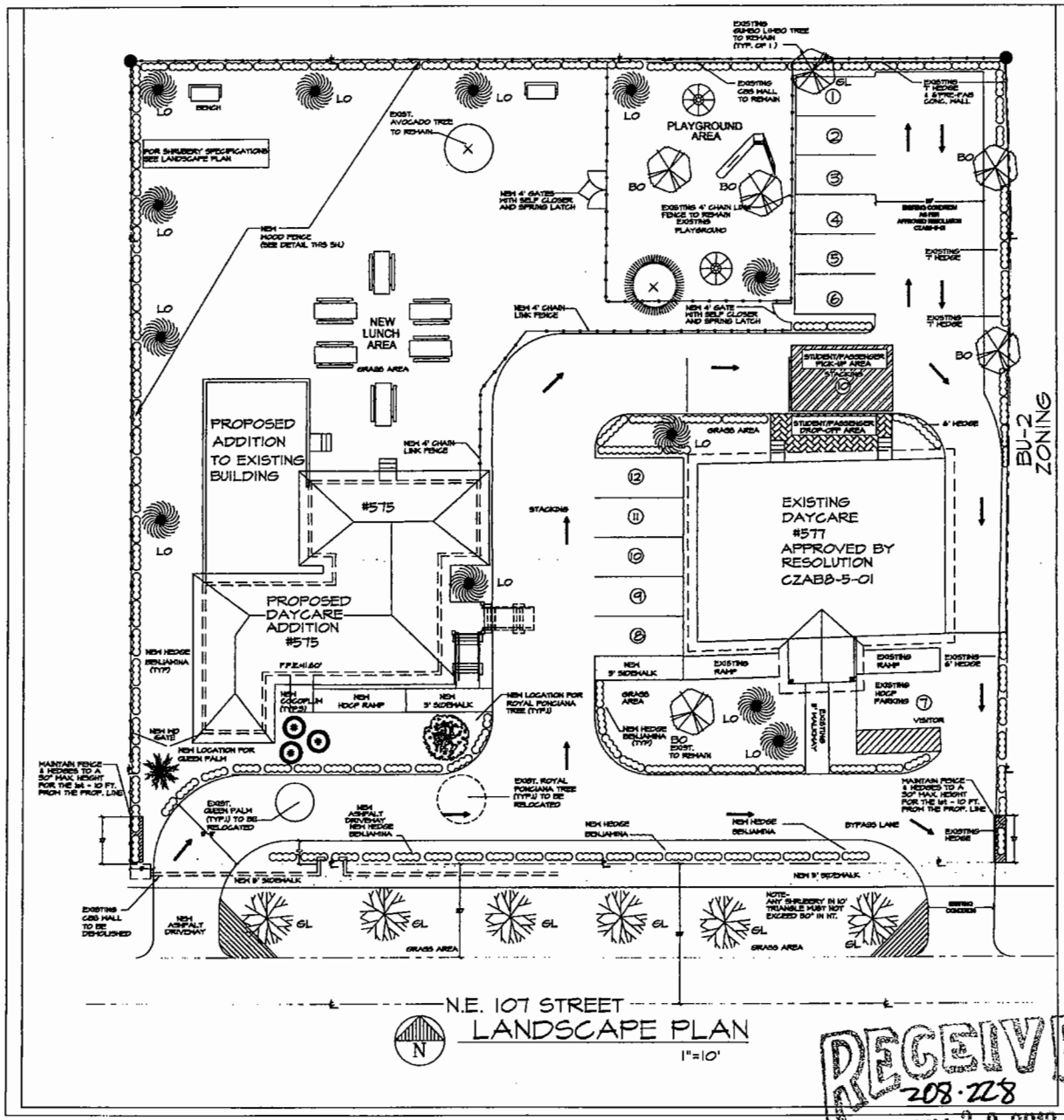



## LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY APPLIED TO PLAN

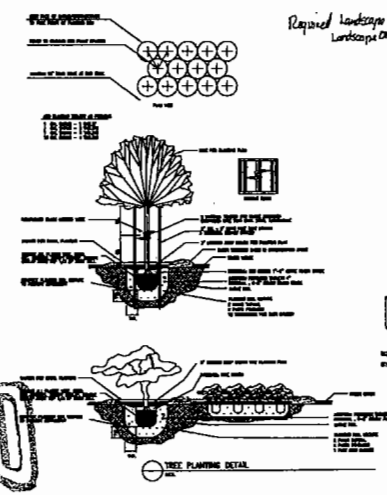
ZONING DISTRICT: BU1 / BU2 NET LOT AREA: 52,393-± SQ.FT. 3.74 ACRES

| TREES | REQUIRED | PROVIDED |
|---|---|---|
| A. No. TREES REQUIRED PER NET LOT ACRE = 28 TREES/ACRE X 0.74 AC = | 21 | 23 |
| LESS EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 3 TREES X NET LOT = 3 X2 = 6 | 15 | 18 |
| B. % NATIVE REQUIRED: No. TREES PROVIDED X 20 % = 22 x 0.3 = 6.3 | 7 | 8 |
| C. STREET TREES REQUIRED: 1 EVERY 25 FT OF FRONTAGE | 6 | 6 |
| D. OPEN SPACE REQUIRED = 52,393 X 0.35 | 8,088 S.F. | |
| E. LAWN AREA REQUIRED = 52,393 X 0.10 = | 3,311 S.F. | |
| PALMS | 2 | 4 |
| SHRUBS | | |
| A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED | 220 | 343 |
| B. No. SHRUBS ALLOWED X 20% = No. OF NATIVE SHRUBS REQUIRED | 63 | 72 |
| IRRIGATION PLAN IF REQUIRED BY CHAPTER 39 | — | — |
| TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE: | (NO) | (NO) |

| SYMBOL USED ON PLAN | | | | PLANT NAME | | NATIVE SPECIES | | PLANT TYPE | HEIGHT | | CANOPY DIAMETER | QUANTITY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Nav | Exist | Mark | Scientific | Common | Yes | No | | Installed | Estimated at maturity | Estimated at maturity | |
| | | Yes | M | | Existing Mango | | No | Evergreen | | 30'-30' | 3' | 1 |
| | | Yes | | Cassia Fragile | Existing Royal Poinciana | Yes | | Bucida | | 20'-30' | 6' | 1 |
| | Yes | Yes | SO | Bucida Buceras | Black Olive | Yes | | Deciduous | | 30'-40' | 3' | 5 |
| | | Yes | | Syngrus romanzoffiana | Queen Palm | Yes | | Evergreen | | 10'-15' | | 1 |
| | | Yes | | | Existing Avocado | Yes | | Evergreen | | 20'-30' | 3' | 1 |
| | | Yes | GL | Brassia Limbo | Gumbo Limbo | Yes | | Semi-deciduous | | 20'-30' | 3' | 7 |
| | Yes | Yes | | Flora Benjamina | Benjamina Hedge | | No | Evergreen | 3' | 6' | | 343 |
| | Yes | | LO | Quercus Virginiana | Live Oak | Yes | | Evergreen | 6'-8' | 10'-15' | 3' | 12 |
| | Yes | | CI | Chrysobal Icaco | Cocoplum | Yes | | | 6'-8' | 8'-10' | | 3 |

LANDSCAPE NOTES SPECIFICATION SHEET:

Required Landscape OPEN SPACE: 5,943 SF
Landscape OPEN SPACE Needed: 11,137.75 OK

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| REVISIONS | BY |
|---|---|
| | |

RCE
LUIS ROMAN-GUTON
P.E. #13736
LANDSCAPE

6-25-10

Proposed Daycare Addition to
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575 N.E. 107 Street
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(305) 388-3858

DRAWN LRG
CHECKED LRG
DATE 05/07/08
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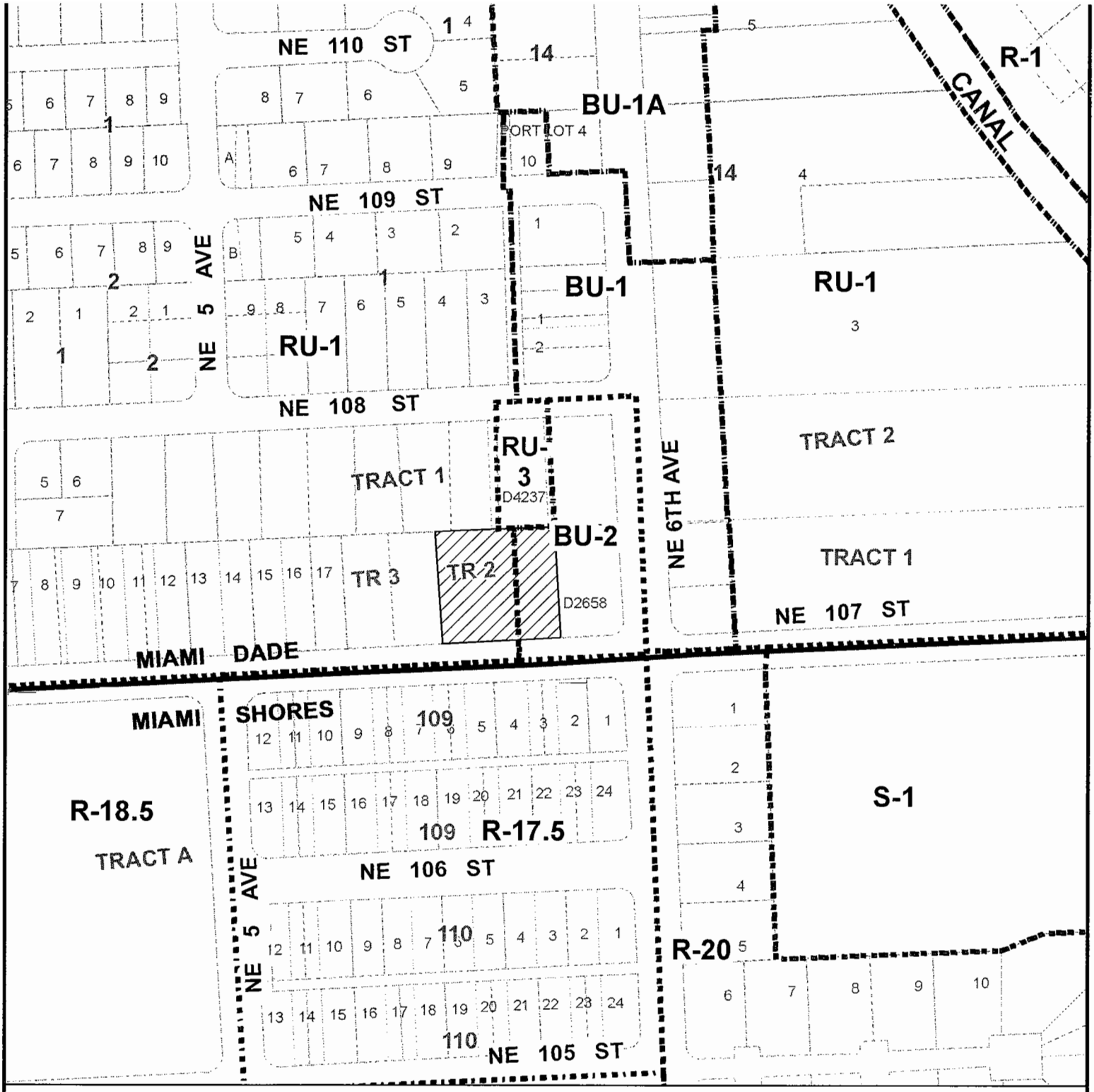
SHEET L-1
OF 1 SHEETS




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

**08-228**

**Section: 31 Township: 52 Range: 42**
**Applicant: MONTESSORI SCHOOL OF MIAMI SHORES**
**Zoning Board: C08**
**Commission District: 2**
**Drafter ID: JEFFER**
**Scale: NTS**
**---------- Zoning**

N
W E
S

**SUBJECT PROPERTY**

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/18/08

| REVISION | DATE | BY |
|---|---|---|
| | | 34 |

# MIAMI-DADE COUNTY

HEARING MAP

Process Number

**08-228**

Section: 31 Township: 52 Range: 42
Applicant: MONTESSORI SCHOOL OF MIAMI SHORES
Zoning Board: C08
Commission District: 2
Drafter ID: JEFFER
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/18/08

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

**2. FREDDIS HERRERA**
**(Applicant)**

**10-12-CZ8-2 (09-166)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☐ No ☑

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| | No History | | | |

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

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

**APPLICANT:** Freddis Herrera **PH:** Z09-166 (10-12-CZ8-2)

**SECTION:** 4-53-41 **DATE:** December 14, 2010

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

==========

## A. INTRODUCTION:

- **SUMMARY OF REQUESTS:** The applicants are requesting to permit an existing single-family residence setback less than required by the zoning district regulations from the front (north) property line and setback less than required from the interior side (east) property line. Additionally, the applicants are requesting to permit an existing pool with a spa setback less than required from the front (north) and the interior side (west) property lines. Further, the applicants seek to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle, in order to allow the continued use of a 4' high chain link fence within said safe-sight distance triangle and in front of the building line.

- **REQUESTS:**

  (1) Applicant is requesting to permit an existing single-family residence setback 21.26' (25' required) from the front (north) property line and setback varying from 7.06' to 7.25' (7.5' required) from the interior side (east) property line.

  (2) Applicant is requesting to permit an existing pool with spa for the residence setback 36.33' (75' required) from the front (north) property line and setback 7' (10' required) from the interior side (west) property line.

  (3) Applicant is requesting to waive the zoning regulation requiring that no fence or wall exceed 2.5' in height when located within the safe sight distance triangle leading from a driveway to a right-of-way; to permit a 4' high chain link fence within the safe sight distance triangle along the front street (north) property line and to permit said fence in front of the front building line (not permitted).

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Legalization of Additions and Swimming Pool for the Residence of Freddys (sic) Herrera," as prepared by Ramon L. Arronte, A.I.A., Sheet A1.2 dated stamped received 11/18/09 and the remaining 2 sheets dated stamped received 9/10/10 for a total of 3 sheets. Plans may be modified at public hearing.

- **LOCATION:** 3078 N.W. 91 Street, Miami-Dade County, Florida.

- **SIZE:** 75' x 140'

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

## D. NEIGHBORHOOD CHARACTERISTICS:

| | ZONING | LAND USE PLAN DESIGNATION |
|---|---|---|
| **Subject Property:** | | |
| | RU-3b; single-family residence | Low-Medium Density Residential, 6 to 13 dua |
| **Surrounding Properties:** | | |
| **NORTH:** | RU-3b; duplex and single-family residence | Low-Medium Density Residential, 6 to 13 dua |
| **SOUTH:** | RU-3b; single-family residences | Low-Medium Density Residential, 6 to 13 dua |
| **EAST:** | RU-3b; duplex | Low-Medium Density Residential, 6 to 13 dua |
| **WEST:** | RU-3b; single-family residence | Low-Medium Density Residential, 6 to 13 dua |

## F. PERTINENT REQUIREMENTS/STANDARDS:

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

## G. NEIGHBORHOOD SERVICES:

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

## H. ANALYSIS:

The subject property is located at 3078 N.W. 91 Street in an area characterized by single-family residences and duplexes. The subject property is designated for **Low-Medium Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. As such, the 10,500 sq. ft. subject property would allow a maximum of three (3) units on the subject property. The applicants have not indicated any intention of developing additional residential units to the existing single-family residence above the maximum allowable units. Therefore, because the proposal will not add additional dwelling units to the property, it is compatible with the RU-3b, Bungalow Court District zoned subject property, and therefore is **consistent** with the LUP Map designation of the CDMP.

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 and #2 would be **compatible** with the surrounding area, would not affect the stability and appearance of the community, and would not be detrimental to the neighborhood. The submitted plans depict the existing covered porch addition encroaching 3.74' into the front (north) setback area and the eastern portion of the existing residence encroaching from 0.25' to 0.44' into the interior side (east) setback area (request #1). Staff notes that a similar approval was granted on property located at 3020 NW 91 Street, to permit an existing porch addition setback varying from 24.5' to 24.51' from the front property line, pursuant to Resolution No. 4-ZAB-163-86. Moreover, staff notes that a property located at 3008 NW 93 Street was granted approval of a request to permit an existing covered terrace addition to an existing residence to setback 4'4" from the interior side property line, pursuant to Resolution No. CZAB8-16-10. Staff notes that the submitted plans illustrate an existing home office and bathroom addition which complies with the required setbacks. However, although the applicant has indicated on the submitted plan, the intent to remove an existing door way that connects the existing dining room and existing home office, staff opines that in order to provide better connectivity between the existing dining room and home office the applicant provide a minimum 6' wide opening between the existing dining room and home office. As such, staff opines that approval of request #1 subject to conditions will not be out of character with the surrounding area. The submitted plans also indicate an existing pool and spa located immediately to the west of and adjacent to the residence which encroaches 38.67' into the front (north) setback area and 3' into the interior side (west) setback area (request #2). Although staff's research did not reveal any similar approvals of this intensity in the area, staff's review of the submitted plans and photographs reveals an existing 6' high wood fence extending from the west side of the residence to the west property line which effectively conceals

the pool and spa from street view. Staff recommends as a condition of the approval of request #2, that the applicant be required to provide buffering in the form of a 6' high wood fence or hedge, not less than 3' high at the time of planting, which shall grow to and be maintained at a height of 6' along the interior side (west) property line in order to mitigate any negative impact resulting from the pool and spa encroachment into the interior side (west) property line. Therefore, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

When analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard, staff is of the opinion that the approval of request #3 would be **compatible** with the surrounding area, would not affect the stability and appearance of the community, and would not be detrimental to the neighborhood. The submitted plans and pictures submitted by the applicant also depict a 4' high chain link fence running along the front (north) property line, in front of the front building line and encroaching within the safe sight distance triangle (request #3). Staff's research of properties in the surrounding area did not identify properties that were approved for a similar variance to allow a wall or fence higher than 2.5' within the safe sight distance triangle or in front of the front building line. Notwithstanding the foregoing, staff notes that the existing 4' high chain link fence is not opaque and will not obstruct the view of pedestrians and therefore will not result in a potential danger to pedestrians and vehicular traffic on the abutting dedicated right-of-way, NW 91 Street. In addition, the Public Works Department has indicated that they have no objections to this application. Based on the aforementioned, staff opines that approval with conditions of request #3 would not negatively affect the surrounding area and would be **compatible** with same. Therefore, staff recommends approval with conditions of request #3 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standard.

## I. RECOMMENDATION:

Approval with conditions.

## J. CONDITIONS:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Legalization of Additions and Swimming Pool for the Residence of Freddys (sic) Herrera," as prepared by Ramon L. Arronte, A.I.A., Sheet A1.2 dated stamped received 11/18/09 and the remaining 2 sheets dated stamped received 9/10/10 for a total of 3 sheets.

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

4. That prior to issuance of a building permit, the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which

indicates the type and size of plant material. Said landscaping shall be installed prior to final zoning inspection.

5. That buffering be provided along the interior side (west) property line, either in the form of a 6' high wood fence or hedge, not less than 3' high at the time of planting, which shall grow to and be maintained at a height of 6'. Said buffering shall be installed prior to final zoning inspection for the pool and spa

6. That the applicant maintain the existing 6' high wood fence extending from the west side of the residence to the west property line as a visual buffer.

7. That the applicant provide a minimum 6' wide opening between the existing dining room and office.

8. That the applicant apply for a building permit for all unpermitted structures and additions from the Building Department within 90 days after final public hearing approval of this application.

9. That the existing covered porch addition attached to the rear of the existing residence and the existing utility shed be demolished as indicated in the submitted site plan.

**DATE TYPED:** 10/19/10
**DATE REVISED:** 10/20/10; 11/5/10; 11/23/10
**DATE FINALIZED:** 11/23/10
MCL:GR:NN:AA:NC

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** December 3, 2009

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

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

**Subject:** C-08 #Z2009000166
Freddis Herrera
3078 N.W. 91 Street
Request to Permit a Single-Family Residence and Pool with Less Setbacks than Required
(RU-1) (0.241 Acres)
04-53-41

---

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

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

Concurrency Review Summary

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

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

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

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

PH# Z2009000166
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: FREDDIS HERRERA

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 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.
08-JAN-10

8

# Memorandum

**Date:** 01-DEC-09

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2009000166

## Fire Prevention Unit:

Not applicable to Fire Engineering & Water Supply Bureau site requirements.

## Service Impact/Demand

Development for the above Z2009000166
located at 3078 N.W. 91 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0737 is proposed as the following:

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

Based on this development information, estimated service impact is: N/A alarms-annually.
The estimated average travel time is: 5:28 minutes

## Existing services

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

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

## Planned Service Expansions:

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

None.

## Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 11/30/09

# TEAM METRO

## ENFORCEMENT HISTORY

FREDDIS HERRERA

**APPLICANT**

3078 N.W. 91 STREET, MIAMI-DADE COUNTY, FLORIDA.

**ADDRESS**

Z2009000166

**HEARING NUMBER**

## CURRENT ENFORCEMENT HISTORY:

Case #200904009518 was opened based on enforcement history request and inspected on 11/23/09. No violations were observed and case was closed. Case #200604002909 was opened for recreational vehicle and inspected on 06/01/06. Warning notice issued and case closed. Case #200604002908 was opened for junk on property and inspected on 06/01/06. Warning notice issued and case closed. Case #200104002319 was opened for abandoned vehicle on right of way and inspected on 06/02/01. Vehicle decaled and case closed. Case #200004001194 was opened for animals on property and inspected on 03/21/2000. Citation issued and case closed. Case #200004001193 was opened for recreational vehicle and inspected on 03/21/2000. Citation issued and case closed.

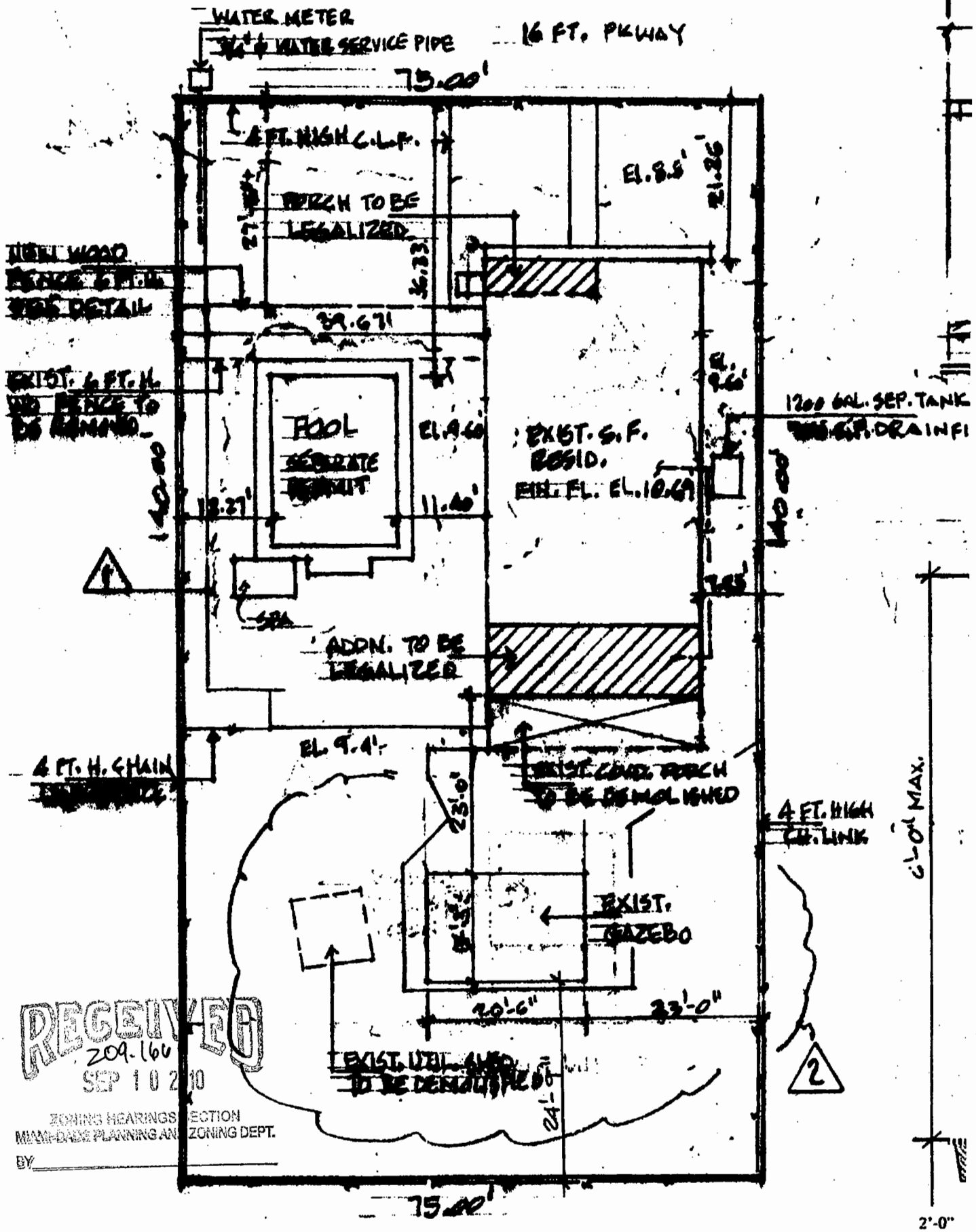
Cassie Maura



10

EL. 9.05' — N.W. 91ST ST. — EL. 9.15'

# ENLARGED SITE PLAN

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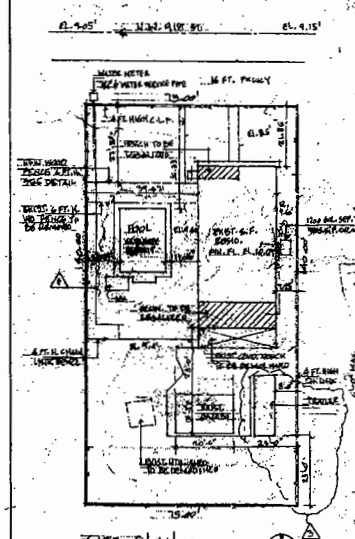
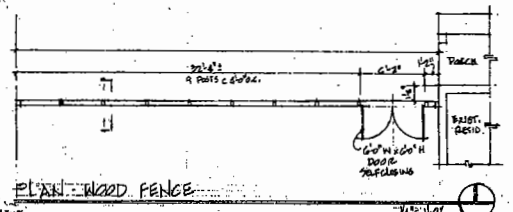
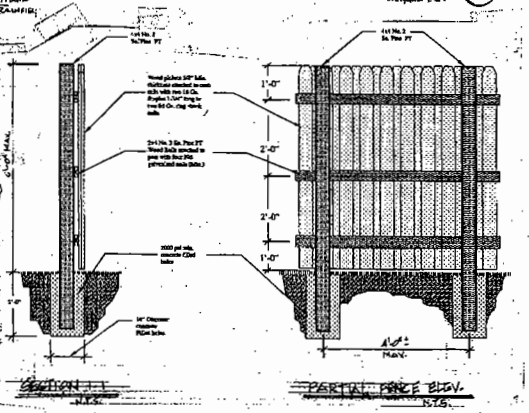
209.166
SEP 10 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

11

12

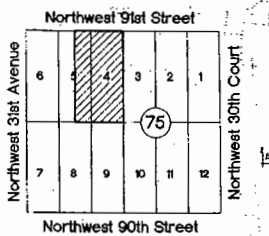



**SCOPE OF WORK**

1. Contractor shall verify all existing dimensions, and conditions, if any discrepancies are found the architect shall be notified immediately.
2. Porch addition:
   a) Remove wood beam and column, remove roof joists to install new ones on West end as per Roof Plan.
   b) Install hurricane clips at all joist connections with tie beam and new wood beam.
   c) Install plywood in ceiling as per plans.
   d) Provide a continuous vent in overhang as per plans.
   e) Pour two (2) new concrete footings as per Foundation Plan.
   f) Furnish and Install two new structural steel Cols. as per Foundation Plan.
   g) Install new wood beams, attach to columns and tie beams as per Roof Plan and details.
   h) Repair all damaged plaster and flooring.
   i) Remove and replace existing steps as shown on Floor Plan.
3. Rear (South) Office addition:
   a) Remove ceiling, and joists in cantilever on the West side.
   b) Remove joists damaged by moisture, and or Termites, replace as required, attach to tie beams with the approved straps, or hurricane clips.
   c) Replace joists in cantilever on the West side as per Roof Plan.
   d) Install new electric receptacles as per plans.
   e) Install a ceiling fan in the bathroom.
   f) Install a GFCI receptacle in the bathroom, on a separate circuit.
   g) Provide weather protection for all exterior receptacles, verify that they are GFCI type.
   h) Provide a continuous vent on the overhang.
   i) Remove steps at door on West side and build a new concrete landing as per the Foundation Plan.
   j) Remove Bathroom door and replace with new 32 inch door.
   k) Remove Dining Room window and replace with a new 3442 SH window.
4. Rear (South) covered terrace:
   a) Remove all columns, walls, beams, and roof, leave A16 inch overhang, including the fascia board, and rebuild overhang as per details on Section B-B and Roof Plan.
5. Existing wood fence shall be demolished and replaced with a new wood fence as per plans.
6. Make all electrical corrections as per notes in Dwg. A1.3.




**LEGAL DESCRIPTION**

Lot 4, and the East 1 / 2 of Lot 5, Block 75 of "Amended Plat of the Tropics" according to the Plat Thereof as recorded in Plat Book 10, Page 17, of the Public Records of Miami-Dade County, Florida.

**ZONING DATA**

Zoning district: RU-1
Net lot area: 10,500.00 sq. ft.

LOT COVERAGE

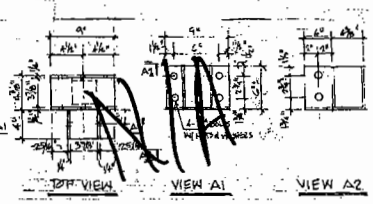
Allowed: 3,675.00 sq. ft. ( 35 % )
Proposed:

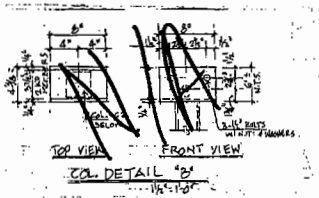
- Existing residence: 1,260.91 sq. ft.
- Additions: 324.61 sq. ft.

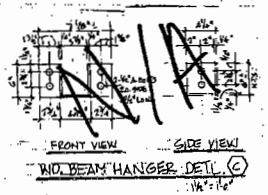
Total Lot coverage: 1,585.52 sq. ft. ( 15.1 % )

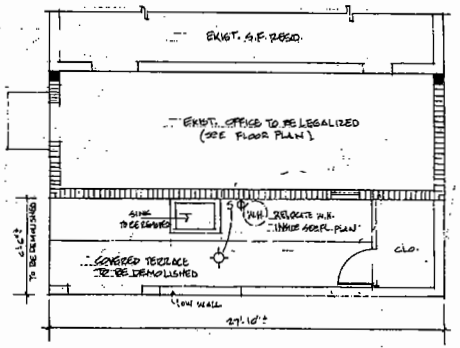
SETBACKS

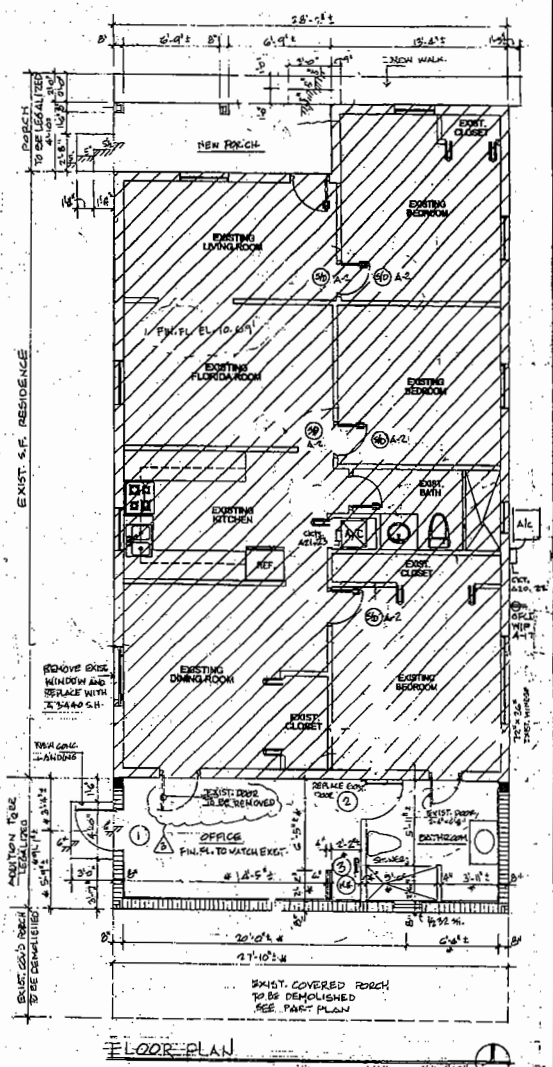
| | Required | Provided |
|---|---|---|
| Front | 25 ft. | 21.12 ft. (Exist.) |
| Rear | 25 ft. | 61.98 ft. |
| Int. Side | 7.5 ft. | 38.67 ft. (East) |
| | 7.5 ft. | 7.30 ft. (West) |




**NOTES**

* INDICATES DIMENSIONS TO BE VERIFIED IN FIELD
2. NO AIR CONDITIONING UNIT WILL BE INSTALLED IN THE OFFICE ADDN.

**DOOR SCHEDULE**

1. 3'-0" x 6'-8" S.C. NO. DOOR
2. 2'-6" x 6'-8" H.C. SLD. DOOR W/ 1" UNDERCUT
3. 2'-0" x 6'-8" BI-FOLD WD. DOOR

APPLICABLE BLDG. CODE
SOUTH FL. BLDG. CODE 1988 EDITION
SEE ATTACHED, AS BUILT CERTIFICATE

RECEIVED
209-166
SEP 10 2010

Revised
RECEIVED
209-166
SEP 13 2010

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

**General Notes**

These drawings are based on field surveys and drawings furnished to the architect by others. the accuracy of such surveys and drawings has not been independently verified there may be significant discrepancies between the dimensions reflected on the contract documents and the actual conditions at the project. accordingly, it is imperative that the contractor determine conditions for performance of the work & check & coordinate such information contained in the contract documents.

CIVIL

MECHANICAL

PLUMBING

ELECTRICAL

STRUCTURAL

| No. | Revision / Issue | Date |
|---|---|---|
| 1 | ZONING DEPT. COMM.S. | 8/30/10 |
| 2 | ZONING DEPT. COMM.S. | 9/16/10 |
| 3 | BLDG. DEPT. COMM.S. | 9/29/10 |


RLA
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R L Arronte 9/30/10

**LEGALIZATION OF ADDNS. AND SWIMMING POOL FOR THE RESIDENCE OF FREDDYS HERRERA**

3078 N.W. 91ST ST., MIAMI, FL.

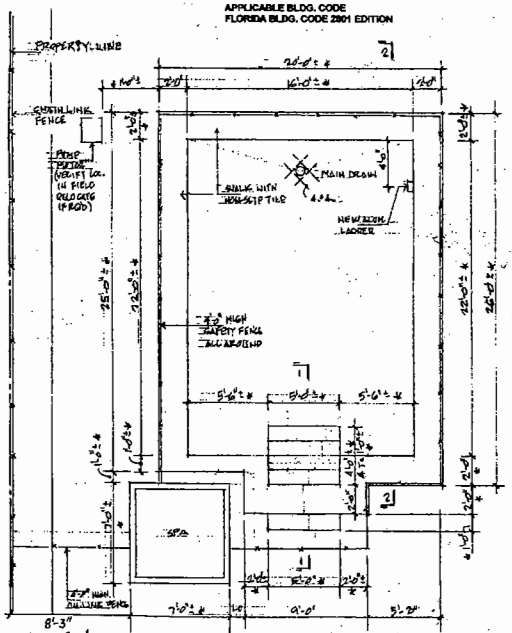
SITE PLAN, ZONING CALCS. FLOOR PLAN, DEMOLITION PLAN, LOCATION MAP, STEEL COL. AND FENCE DETS., SCOPE OF WORK

Project: 0905 Sheet:
Date: 9.12.09
Scale: AS SHOWN
Drawn: ADS/RJA

**A1.1**
SHEET 1 OF 3

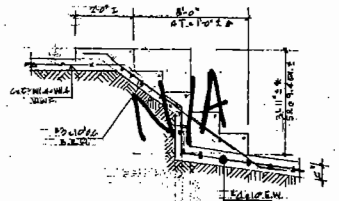
SWIMMING POOL

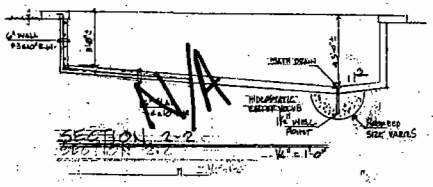
APPLICABLE BLDG. CODE
FLORIDA BLDG. CODE 2001 EDITION




SWIMMING POOL PLAN

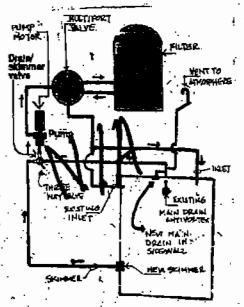
NOTES
* INDICATES DIMS. TO BE VERIFIED IN FIELD
1. PROVIDE APPROVED TYPE FITTINGS/COVERS ON INLET PIPING
2. CHANGE FITTINGS ON EXPOSED PIPING TO PRESSURE FITTINGS



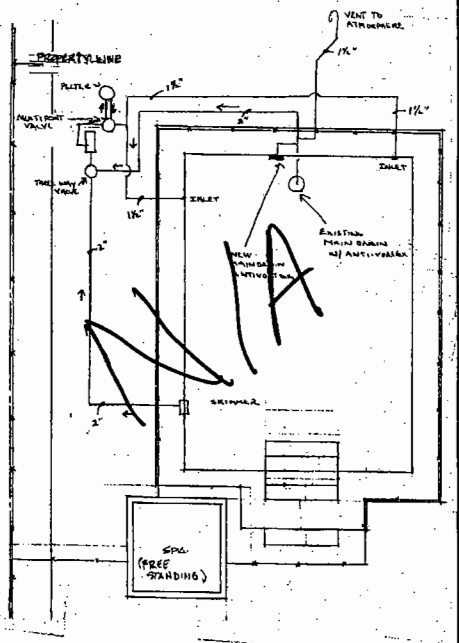




ELECTRICAL CORRECTIONS AND REPAIRS REQUIRED FOR LEGALIZATION

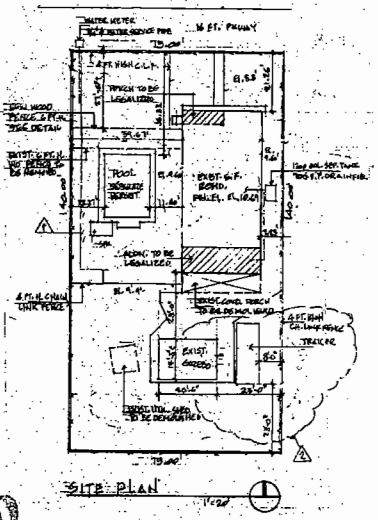
1. REWIRE POOL PUMP TO SPECIFICATIONS. INSTALLATION SHALL MEET THE REQUIREMENTS OF ARTICLE 680
2. RELOCATE RECEPTACLE SUPPLYING POWER TO POOL PUMP EQUIPMENT. HARD WIRE PUMP, DO NOT USE CORD AND PLUG CONNECTION.
3. REMOVE ALL LUMINARIES AND WIRING WITH IN 10 FEET OF POOL.
4. POOL STEEL SHALL BE BONDED USING A #8 AWG COPPER CONDUCTOR. CONDUCTORS SHALL MEET THE REQUIREMENTS OF ARTICLE 680, IT SHALL BE BROUGHT TO A TERMINAL LOCATED WITH THE POOL MOTOR ENCLOSURE.
5. ALL WIRING ASSOCIATED WITH POOL EQUIPMENT SHALL BE COLOR CODED AS PER NEC
6. REMOVE WIRING AND CONDUIT USED AS PLUMBING CONNECTORS, COUPLINGS AND ELBOWS.
7. POOL EQUIPMENT WIRING SHALL MEET CHAPTER 300, CONDUIT BURIAL DEPTH SHALL BE AS INDICATED AS REQUIRED BY CHAPTER 300 TABLE.
8. REMOVE WIRE SPLICES IN BOXES FOR JACUZZY CONNECTION IS LESS THAN 1'-0" FROM THE POOL RECEPTACLE. FULL OF WATER, CHLORINE RESIDUE CONTAMINATION CORROSION OCCURRED INSIDE BOXES.
9. ALL METAL (POOL LADDER AND FENCE) WITHIN 5'-0" FROM POOL'S EDGE SHALL BE BONDED TO POOL STEEL.
10. BRING ELECTRICAL SERVICE UP TO CODE
11. BRING JACUZZY INSTALLATION UP TO CODE
12. PROVIDE EFFECTIVE GROUNDING SYSTEM FOR 200 AMP SERVICE
13. DRYER AND WATER HEATER SHARING SAME CIRCUIT. PROVIDE SEPARATE CIRCUITS FOR INDIVIDUAL APPLIANCES.
14. PROVIDE WASHER CONNECTION
15. CHANGE 225 AMP ELEC. BREAKERS FOR 15 AMP. CIRC. BREAKERS PER PANEL SCHEDULE



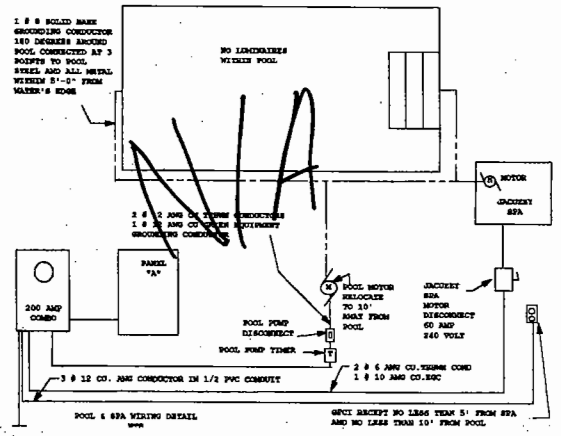

POOL PIPING SCHEMATIC
N.T.S.




SWIMMING POOL PLAN PLUMBING




SITE PLAN

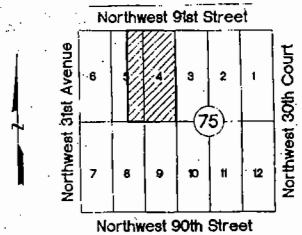



POOL PLAN - ELECTRICAL

## POOL DATA CHART

POOL SPECIFICATION

POOL SIZE: 16ft X 22ft
POOL DEPTH: 3ft X 5ft
POOL SQ. FTG: 352
POOL GALLONS: 9215
TURN OVER RATE: 2.00 HRS
POOL RETURNS: 2
SKIMMER: 1
PUMP SIZE: 1HP
FILTER SIZE: 120 CART
POOL MAINDRAINS: 2
VAC LINE: NO
SWIMOUT: LADDER PROVIDED




LOCATION MAP

LEGAL DESCRIPTION

Lot 4, and the East 1 / 2 of Lot 5, Block 75 of "Amended Plat of the Tropics" according to the Plat Thereof as recorded in Plat Book 10, Page 17, of the Public Records of Miami-Dade County, Florida.

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

PLUMBING

ELECTRICAL

STRUCTURAL

| No. | Revision / Issue | Date |
|---|---|---|
| 1 | ZONING DEPT. COMMS. | 8/20/10 |
| 2 | SITE PLAN REVISED | 6/16/10 |


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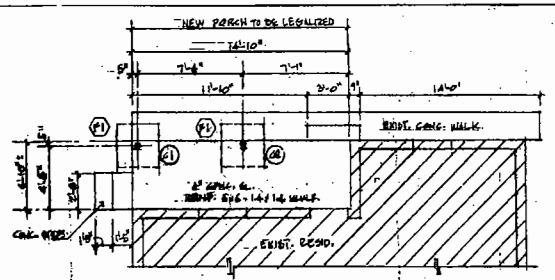
RLArronte 8/20/10

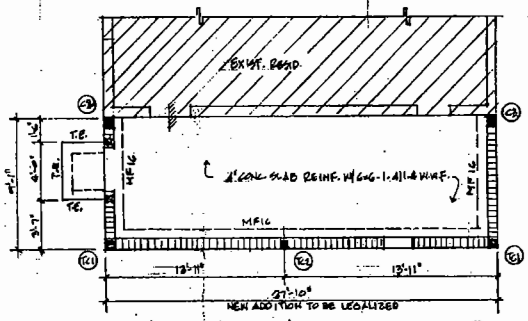
LEGALIZATION OF SWIMMING POOL FOR THE RESIDENCE OF FREDDYS HERRERA

3078 N.W. 91ST ST., MIAMI, FL.

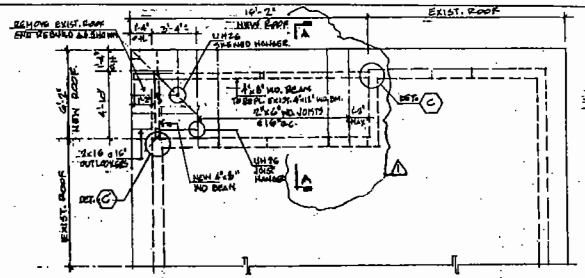
SWIMMING POOL PLAN, SITE PLAN, SECTIONS AND DETAILS

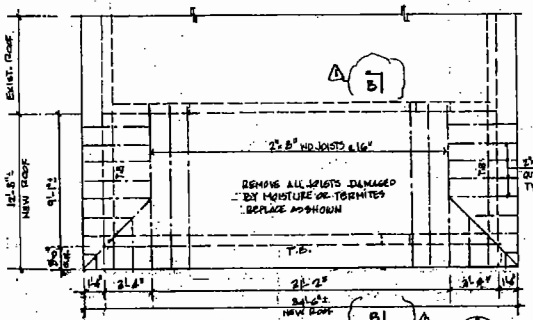
Project: A0905
Date: 9-22-09
Scale: AS SHOWN
Drawn: ABE/RA.
Sheet: A1.1
SHEET 1 OF 1



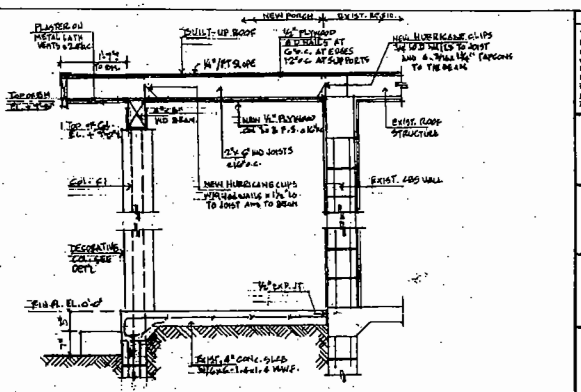




FOUNDATION PLAN




ROOF PLAN



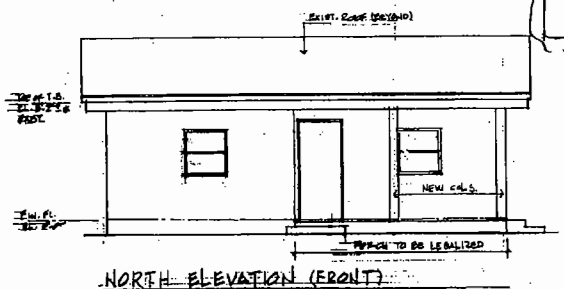

SECTION A-A

**FOUNDATION NOTES**

F1 2'-0" x 2'-0" x 12 inch deep ftg. reinf. with 3 No. 5's Bot. Ea. Way
MF-16 Monolithic footing 16" w x 12" thick Reinf. with 3 No. 5's cont.
T.B. Thickened slab edge 8" x 8" with 1 No. 5 cont.
C1 3 ½" x 3 ½" x 3/16" thick str. steel col. Base Plate 8" x 8" x ¼" thick with 4 ½" "f" bolts, 6 inches long. Top Plate see Det. A
C2 3 ½" x 3 ½" x 3/16" thick str. steel col. Base Plate 8" x 8" x ¼" thick with 4 ½" "f" bolts, 6 inches long. Top Plate see Det. B
C3 8" x 8" starter col. with 3 No. 8x 2 ft. 6 in. long dwls. and 2 No. 5 verts.
TC1, 1 no. 5 bar vert. in filled cell (Exist.)
TC2, new No. 5 bar vert. located in Idn. Plan.

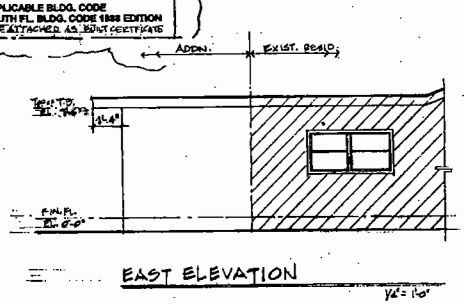
**STRUCTURAL NOTES**

SOIL BEARING CAPACITY 2000 PSF. BY VISUAL INSP.
CONC. STRENGTH (f'c) 3000 PSI
ROOF LOADS :
(L) LIVE LOAD : 20#
(D) DEAD LOAD : 17 #

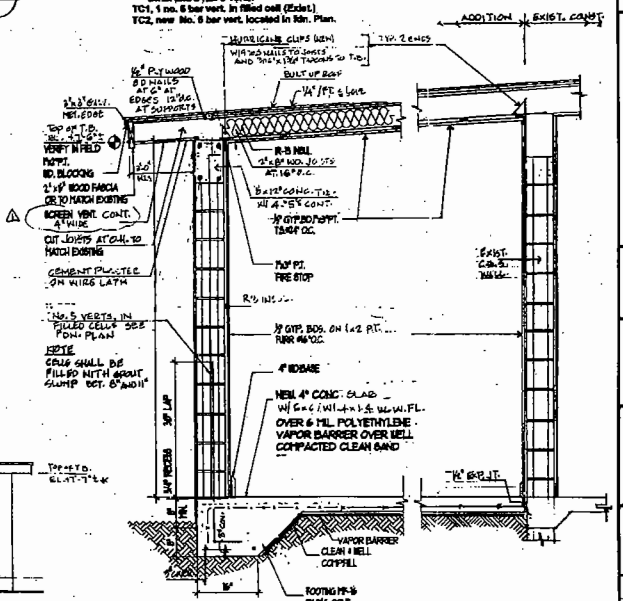



NORTH ELEVATION (FRONT)

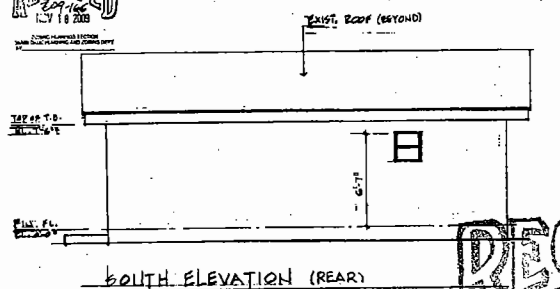
APPLICABLE BLDG. CODE
SOUTH FL. BLDG. CODE 1988 EDITION
SEE ATTACHED A/C BOAT CERTIFICATE



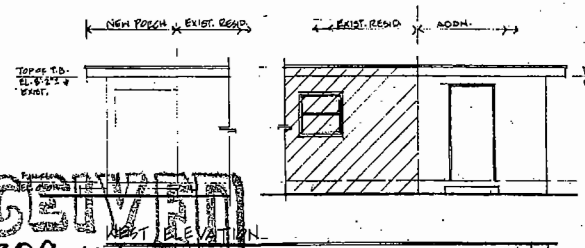

EAST ELEVATION




SECTION B-B




SOUTH ELEVATION (REAR)




WEST ELEVATION

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NOV 18 2009
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

**General Notes**

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CIVIL
MECHANICAL
PLUMBING
ELECTRICAL
STRUCTURAL

| No. | Revision / Issue | Date |
|---|---|---|
| 1 | BLDG. DEPT. COMMS. | 10/09 |

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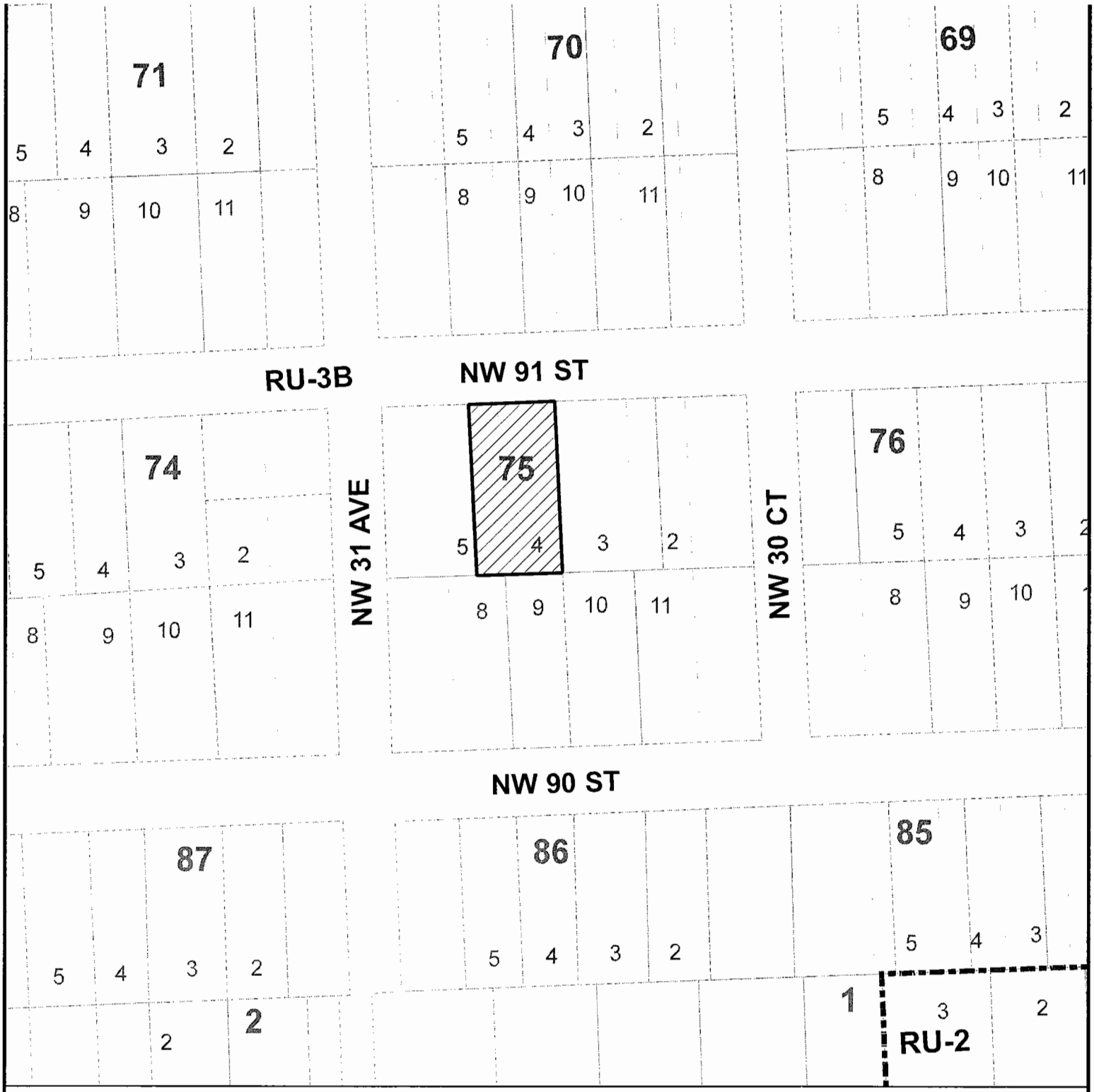
FAX : (305) 644-

**LEGALIZATION OF ADDNS. AND SWIMMING POOL FOR THE RESIDENCE OF FREDDYS HERRERA**

3078 N.W. 91ST ST., MIAMI, FL.

**FOUNDATION PLAN, ROOF PLAN, ELEVATIONS, FOUNDATION AND COLUMN DETAILS, SECTIONS, NOTES**

| | |
|---|---|
| Project: | A0905 |
| Date: | 9-22-09 |
| Scale: | AS SHOWN |
| Drawn: | ADS/RL |
| Sheet: | A1.2 |
| | SHEET 2 OF 2 |




# MIAMI-DADE COUNTY
## HEARING MAP

**Process Number**
**09-166**

**Section: 04 Township: 53 Range: 41**
**Applicant: FREDDIS HERRERA**
**Zoning Board: C08**
**Commission District: 02**
**Drafter ID: KEELING**
**Scale: NTS**
**---------- Zoning**

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 11/19/09

| REVISION | DATE | BY |
|---|---|---|
| | | 15 |

# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number
**09-166**

Section: 04 Township: 53 Range: 41
Applicant: FREDDIS HERRERA
Zoning Board: C08
Commission District: 02
Drafter ID: KEELING
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 11/19/09

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

**3. 9101 NW 7TH AVENUE, LLC.**
**(Applicant)**

**10-12-CZ8-3 (10-045)**
**Area 8/District 03**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| 1961 | W.E. Peach Development Corp. Inc. | - Zone change from RU-3B to BU-2. | BCC | Approved |
| 1961 | W.E. Peach Development Corp. Inc. | - Zone change from RU-3B to BU-2. | BCC | Approved |
| 1985 | W.E. Peach Development Corp. Inc. | - Zone change from BU-2 to BU-3. | C03 | Approved |
| 1966 | W.E. Peach Development Corp. Inc. | - Zone change from BU-2 to BU-3. | ZAB | Approved w/conds. |
| 1981 | Mangurians Inc. | - Use Variance to allow manufacturing in BU-3.<br>- Non-Use Variance to waive greenbelt. | C04 | Approved w/conds. |
| 2004 | Todd Rudeman | - Zone change from BU-2 to BU-3.<br>- Waive requirements of all uses be conducted within an enclosed building. | C08 | Approved in part w/conds. |

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

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

**APPLICANT:** 9101 NW 7th Avenue, LLC **PH:** Z10-045 (10-12-CZ8-3)

**SECTION:** 1-53-41 **DATE:** December 14, 2010

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

==========

## A. INTRODUCTION

### o SUMMARY OF REQUESTS:

The requests will allow the applicant to submit a site plan which indicates the expansion of a previously approved storage facility. In addition the applicant is seeking approval to allow said storage facility with less than the required landscaped open space, to exceed the permitted lot coverage and floor area ratio and to encroach into the required interior side setback area.

### o REQUESTS:

(1) MODIFICATION of Condition #2 of Resolution No. CZAB08-5-04, passed and adopted by Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Value Store It,' as prepared by Nelly Martinez Williams, stamped received dated 01/16/04 consisting of 3 sheets, as it pertains to the non-use variance related construction."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Value Store It,' as prepared by Blitstein Design Associates, dated stamped received 9/30/10 and consisting of 5 pages."

The purpose of request #1 is to allow the applicant to submit revised plans showing an expansion of the storage facility.

(2) Applicant is requesting to permit a landscaped open space of 7.3% (18% required).

(3) Applicant is requesting to permit a floor area ratio (F.A.R.) of 0.6% (0.4% permitted).

(4) Applicant is requesting to permit a lot coverage of 60.6% (40% permitted).

(5) Applicant is requesting to permit a ramp setback 6" (5' required) from the interior side (south) property line.

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

- **LOCATION:**

  9101 and 9299 N.W. 7 Avenue, Miami-Dade County, Florida.

- **SIZE:** 3.08 Acres

**B. ZONING HEARINGS HISTORY:**

In 2004, pursuant to Resolution CZAB8-5-04, the Community Zoning Appeals Board 8 granted a district boundary change from BU-2 to BU-3. In 1963, pursuant to Resolution Z-111-63 the Board of County Commissioners granted a zone change from RU-4A to BU-2 and in 1955, pursuant to Resolution 8929, the Board of County Commissioners granted a zone change from RU-3B & BU-2A, to RU-4A & BU-2A on several parcels of land of which the subject property is a part.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):**

The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **Business and Office**.

**D. NEIGHBORHOOD CHARACTERISTICS:**

| | ZONING | LAND USE PLAN DESIGNATION |
|---|---|---|
| **SUBJECT PROPERTY:** | | |
| | BU-2 & BU-3; self-service storage facility | Business and Office |
| **SURROUNDING PROPERTY:** | | |
| **NORTH:** | BU-2; parking lot for bank | Business and Office |
| **SOUTH:** | BU-3; used car sales and repair and a parking lot | Business and Office |
| **EAST:** | I-95 | Transportation |
| **WEST:** | BU-3; office building | Business and Office |

**F. PERTINENT REQUIREMENTS/STANDARDS:**

**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 (a) 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, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.

**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** |
| MDTA | **No objection** |
| Fire Rescue | **Objects*** |
| Police | **No objection** |
| Schools | **No comment** |

*Applicant must provide Key Switch for all entry gates.

## H. ANALYSIS:

The subject property is a 3.08-acre site zoned BU-3, Liberal Business District, and is currently improved with a self-service storage facility located at 9101 and 9299 NW 7 Avenue. The LUP map designates this property for **Business and Office** use, and as such, the existing storage facility and proposed expansion are **consistent** with the CDMP. Staff is of the opinion that the submitted site plan on a modified basis would be **compatible** with the BU-3 zoned properties abutting the entire subject property to the south and west and with the BU-2 zoned properties to the north.

When request #1 is analyzed under Section 33-311(A)(7) the Generalized Modification Standards, staff opines that a modified approval of request #1 would be compatible with the area. The plans submitted by the applicant depict a proposed construction of a 7,375 square foot addition to the front and a 5,797 square foot addition to the side of an existing 71,490 square feet storage facility for a proposed total of 84,662 square feet. The proposed additions will add storage space to the north and west sides of the aforementioned existing storage facility which, in staff's opinion does not result in a negative impact to the surrounding commercial properties. Staff notes that said proposed front addition will be setback 47'10" from the front (west) property line which exceeds the required 20' setback by

27'10" and that approximately 83% of the side addition will setback 101'1" from the interior side (north) property line exceeding the required 0' setback from the interior side (north) property line where the remaining 17% will be constructed as depicted on the plans. As such, staff is of the opinion that said additions will be interior to the site and 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. As such, staff recommends approval on a modified basis in order to allow the applicant to modify the plans at time of building permit in order to provide the required 16% landscaped area.

When requests #3, #4 and #5 are analyzed as per Section 33-311(A)(4)(b), staff is of the opinion that the proposed lot coverage, floor area ratio and setback variance maintain the basic intent and purpose of the existing commercial zoning in the area, are not excessive and do not affect the stability and appearance of the community. In addition, staff is of the opinion, that the proposed additions to the existing storage facility, have been designed with the same architectural style and are compatible with the mass and scale of the existing facility and with the surrounding commercial buildings in the area and that the site contains adequate parking for said facility. Therefore, staff recommends approval subject to a condition of requests #3,#4 and#5 under Section 33-311(A)(4)(b.

However, when request #2 is analyzed as per Section 33-311(A)(4)(b), staff notes that the plans submitted by the applicant could be modified in order to provide the required 16% landscaping open space area, the plans depict a large paved area along the interior side (north) setback area which staff opines could be partially replaced with landscaping in order to provide required 16% landscaped open space, said landscaped open space could be provided in the form of trees, hedges and shrubs. Additionally, staff is of the opinion that the 7' greenbelt along the right-of-way line (NW 7th Avenue) could be increased to 10' in order to provide additional landscaping open space. As such, staff recommends denial without prejudice of request #2 under Section 33-311(A)(4)(b).

## I. RECOMMENDATION:

Approval of requests #1 under Section 33-311(A)(7) on a modified basis in order to provide the required 16% landscaped area, and approval of requests #3, #4 and #5 under Section 33-311(A)(4)(b) and denial without prejudice of request #2 under Section 33-311(A)(4)(b).

## J. CONDITION:

That all the conditions of Resolution #CZAB08-5-04 remain in full force and effect except as herein modified and that the submitted plans be modified in order to provide the required 16% landscaped open space area.

**DATE TYPED:** 10/19/10
**DATE REVISED:** 10/20/10; 11/05/10; 11/24/10
**DATE FINALIZED:** 11/24/10
MCL:GR:NN:NC:TA

FOR

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 12, 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 #Z2010000045-2nd Revision
9101 N.W. 7 Avenue, LLC
9101 N.W. 7th Avenue
To Permit a Greater Floor Area Ratio (far) than Permitted
(BU-3) (3.07 Acres)
01-53-41

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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

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

Site grading and development 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 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 applicant is aware of DERM preservation requirements and has submitted a landscape plan of record entitled " Value Store It" sheet L-1, prepared by Blitstein Design Associates, and dated January 25, 20101 revised September 13, 2010, that provides for the preservation of the specimen sized trees, however non specimen trees will be removed (#1-20). 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.

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.

Enforcement History
DERM has found no open or closed enforcement records for the subject property(s) identified as Folio #30-3101-000-0140.

DERM has found one closed enforcement record for the subject property(s) identified as Folio #30-3101-000-0010.

DERM has file IW5-7157/File # 6562 under the name TIF Instrument, Inc. Inspections on MAY 14, 1992 and July 6, 1992 revealed discharges of industrial waste to the septic tank, soakage pit and to open ground on site. A Notice of Violation and a Final Notice Prior to Court Action were issued on October 22, 1992 and May 10, 1994. The case was closed with a No Further Action required on March 22, 1996.

Hazardous Materials Management
Due to the nature of uses allowed in the proposed zoning classification, the applicant may be required to obtain DERM approval for management practices to control the potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district. The applicant is

advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning management practices as related to the handling of hazardous materials.

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. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Fuel Storage Facilities
Section 24-45 of the Code outlines regulations for any proposed or existing underground storage facilities. The regulations provide design, permitting, installation, modification, repair, replacement and continuing operation requirements and criteria. In addition, monitoring devices, inventory control practices and pressure testing of fuel storage tanks is required. The applicant is advised to contact the Permitting Section of DERM's Pollution Regulation and Enforcement Division, at (305) 372-6600 concerning permitting requirements for fuel storage facilities.

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.

PH# Z2010000045
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: 9101 NW 7TH AVENUE, LLC.

This Department has no objections to this application.

Driveways to NW 7 Ave. must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

This land 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.
25-MAY-10

# Memorandum

**Date:** 13-OCT-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000045

## Fire Prevention Unit:

This memo supersedes MDFR memorandum dated May 26, 2010.
OBJECTIONS
These objections are to plan date stamped September 30, 2010.
- Applicant must provide Knox key switches for all access gates.
- Indicate turning radius' at Phase 2 area showing compliance with MDFR site requirements.

-

## Service Impact/Demand:

Development for the above Z2010000045
located at 9101 & 9299 N.W. 7 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0741 is proposed as the following:

| | | | |
|---|---|---|---|
| N/A (residential) | dwelling units | N/A (industrial) | square feet |
| N/A (Office) | square feet | N/A (institutional) | square feet |
| 7,375 (Retail) | square feet | N/A (nursing home/hospitals) | square feet |

Based on this development information, estimated service impact is: 2.21 alarms-annually.
The estimated average travel time is: 5:26 minutes

## Existing services

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

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

## Planned Service Expansions:

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

None.

## Fire Planning Additional Comments

Service impact analysis calculated based on site plan date stamped September 30, 2010. Substantial changes to the plan will require additional service impact analysis.

**DATE:** 28-APR-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| 9101 NW 7TH AVENUE, LLC. | 9101 & 9299 N.W. 7 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| Z2010000045 | |
| **HEARING NUMBER** | |

## HISTORY:

ENFORCEMENT HISTORY: NC: fOLIO 3031010000140 - 3 cASES FOR SIGNS ON ROW/ YEAR 2009 ALL CLOSED. Building - no cases. Folio 3031010000010 - NC: 5 cases opened 2004,2007,2008,2009 for Signs on private property. 1 case for unauthorized use and 4 cases for signs on row. All cases closed. BC: N0 CASES

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

## REPORTER NAME:



11

## DISCLOSURE OF INTEREST*

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

CORPORATION NAME: 9101 NW 7th Avenue, LLC

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| NW 7, LLC (Todd Ruderman) | 93.06% |
| WMC, LLC (Estate of William Coakley) | 6.94% |
| | |
| | |

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

TRUST/ESTATE NAME _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| | |
| | |
| | |
| | |
| | |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| | |
| | |
| | |
| | |
| | |

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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: _____

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BY

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

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

Date of contract: _____

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

_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

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

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

**Signature**: _____
(Applicant)

Sworn to and subscribed before me this 17th day of March 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: 3/5/14

BETTY LLERENA
MY COMMISSION # DD 960413
EXPIRES: March 5, 2014
Bonded Thru Notary Public Underwriters

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

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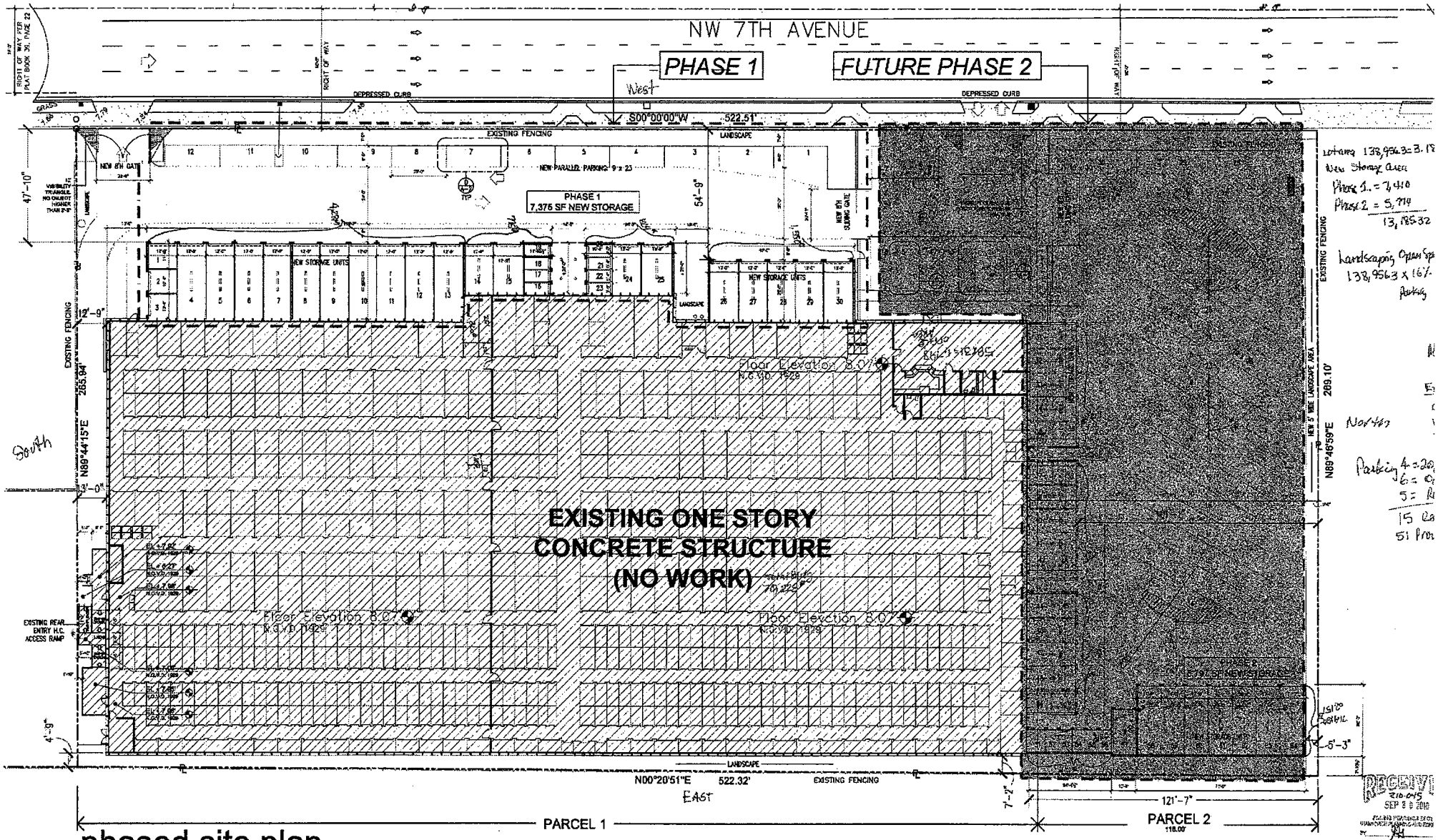


# phased site plan

SCALE: 1" = 20'-0"

N

## LEGAL DESCRIPTION

PARCEL I:

All that part of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida, lying West of the West Right-of-Way line of the North-South Expressway, according to the plat thereof as recorded in Plat Book 81, at Page 38, of the Public Records of Miami-Dade County, Florida; and lying East of the East Right-of-Way line of Northwest 27th Avenue, and East Right-of-Way line being 50.00 feet East of as measured at right angles and parallel to the West line of the Southwest 1/4 of said Section 1, Township 53 South, Range 41 East; AND

All that part of the West 1/2 of the North 66 feet of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida, lying West of the West Right-of-Way of the North-South Expressway, less the West 60 feet, situated and being in the County of Miami-Dade and State of Florida.

PARCEL II:

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 1; thence North along the West line of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 1 for 330.63 feet; thence North 89°46'15" East along the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 1 for 50.00 feet to the Point of Beginning of the following described parcel; thence continue North 89°46'15" East along the last described course for 265.84 feet; thence North 0°09'26" East along the Westerly Right-of-Way line of Interstate 95 (I-95) as shown on that certain Right-of-Way Map as recorded in Plat Book 81, Page 38 of the Public Records of Miami-Dade County, Florida for 118.00 feet; thence South 89°46'15" West along a line parallel with and 168.00 feet North of as measured at right angles to the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 1 for 266.21 feet; thence South along a line parallel with and 50.00 feet East of as measured at right angles to the West line of the Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 1 for 118.00 feet to the Point of Beginning, all lying and being in Miami-Dade County, Florida.

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BY

## SITE DATA

| | |
|---|---|
| ZONING: | BU-2 / BU-3 |
| TOTAL LOT AREA | 139,825 sf (APROX. 3.2 acres) |
| PROPOSED USE | SELF STORAGE |

| BUILDING AREA | |
|---|---|
| EXISTING | 71,490 sf |
| NEW ADDITION - PHASE 1 | 7,375 sf |
| NEW ADDITION - FUTURE PHASE 2 | 6,775 sf |
| TOTAL BUILDING AREA AFTER PHASE 1 | 78,865 sf |
| TOTAL BUILDING AREA AFTER PHASE 2 | 85,640 sf |

| MAX BUILDING HEIGHT | ALLOWED | PROVIDED |
|---|---|---|
| | UNLIMITED | 20'-0" (NO CHANGE) |

| | ALLOWED | PROVIDED |
|---|---|---|
| MAX LOT COVERAGE | 40% (55,881 sf) | 51.2% (EXISTING) |
| | | 56.5% (PROP. PH-1) |
| | Variance | 61.2% (PROP. PH-2) |
| MAX. F.A.R. | 0.4 | 0.5 (EXISTING) |
| | Variance | 0.6 (PROPOSED) |

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LANDSCAPE / OPEN SPACE | 16% (22,340 sf) | 7.7% (10,820 sf) |
| VARIED | 22,340 | 8.3% (11,520 sf) |

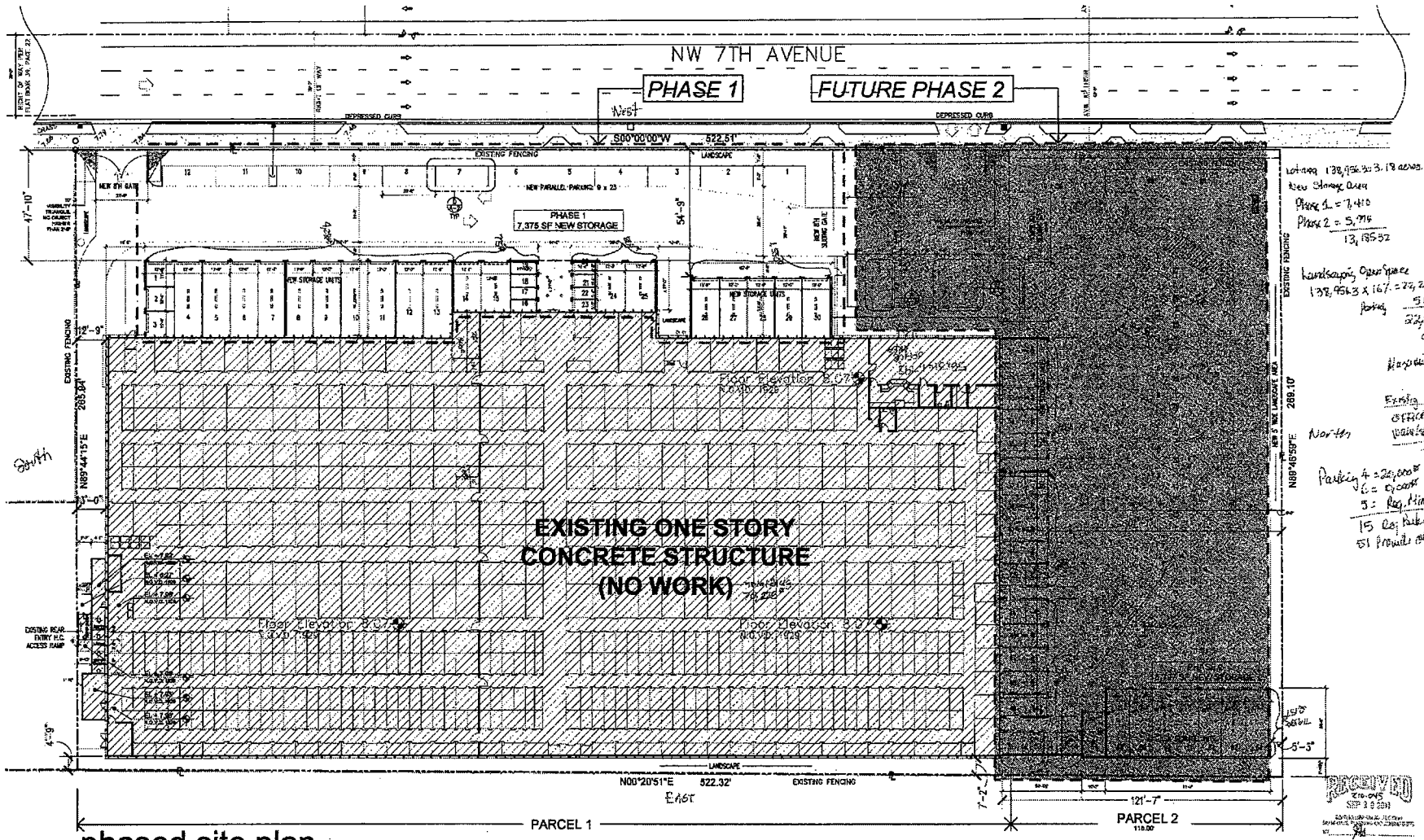
| MIN. SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT | 20'-0" | 47'-10" |
| REAR | 0'-0" | 4'-9" (NO CHANGE) |
| INTERIOR SIDE | 5'-0" | 12'-0"(NO CHANGE) |
| INTERIOR SIDE | 5'-0" | 121'-7" (NO CHANGE) |

| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| SELF STORAGE PARKING REQUIRED (1/5000 1st 20,000 sf, Then 1/10,000) | 4 + 5.9 = 9.9 (PH-1)<br>4 + 6.4 = 10.4 (PH-2) | |
| TOTAL | 10.4 | 21 |
| H.C. SPACES INCLUDED | 1 | 1 |

## SITE LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|
| | PROPERTY LINE | | OBJECTS OVERHEAD |
| | CENTER LINE | | OBJECTS HIDDEN |
| | EASEMENT | | EXISTING STRUCTURE TO REMAIN |
| | GREEN AREA | | |
| | C.M.U. WALLS | | |

# ENLARGED SITE PLAN




phased site plan

SCALE: 1" = 20'-0"

N

**LEGAL DESCRIPTION**

PARCEL I:

All that part of the West 1/2 of the North 85 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida, lying Westerly of the Right-of-Way of the North-South Expressway, less the West 25 feet, situated and being in the County of Miami-Dade and State of Florida.

PARCEL II:

A portion of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1, thence run S89°44'15"W along the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 288.84 feet; thence North 00°20'51" East along the South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 85.00 feet to the Point of Beginning of the following described parcel; thence continue North 00°20'51" East along the last described course for 208.00 feet; thence North 89°44'15" East along the Westerly Right-of-Way line of Interstate 95 as shown on the Florida Right-of-Way Map as recorded in Plat Book 21, Page 26 of the Public Records of Miami-Dade County, Florida for 118.00 feet; thence South 00°20'51" West parallel with said West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 208.00 feet; thence North 89°44'15" West along a line parallel with said South line of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 118.00 feet to the Point of Beginning, lying in Miami-Dade County, Florida.

**SITE DATA**

| | |
|---|---|
| ZONING: | BU-2 / BU-3 |
| TOTAL LOT AREA | 138,695 sf (APROX. 3.2 acres) |
| PROPOSED USE | SELF STORAGE |
| BUILDING AREA | |
| EXISTING | 71,490 sf |
| NEW ADDITION - PHASE I | 7,375 sf |
| NEW ADDITION - FUTURE PHASE II | 5,815 sf |
| TOTAL BUILDING AREA AFTER PHASE I | 78,865 sf |
| TOTAL BUILDING AREA AFTER FUTURE PHASE II | 84,680 sf |

| MAX BUILDING HEIGHT: | ALLOWED | PROVIDED |
|---|---|---|
| | UNLIMITED | 20'-0" (NO CHANGE) |

| | ALLOWED | PROVIDED |
|---|---|---|
| MAX LOT COVERAGE | 40% (55,991 sf) | 51.3% (EXISTING) |
| | | 56.5% (PROP. PH-I) |
| | Variance | 60.6% (PROP. PH-II) |
| MAX. F.A.R. | 0.4 | 0.5 (EXISTING) |
| | Variance | 0.6 (PROPOSED) |

| | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LANDSCAPE / OPEN SPACE | 15% (22,340 sf) | 7.7% (10,820 sf) |
| VARIED | 22,743 | 8.3% (11,520 sf) |

| MIN. SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT | 20'-0" | 47'-10" |
| REAR | 0'-0" | 4'-8" (NO CHANGE) |
| INTERIOR SIDE | 5'-0" | 12'-9" (NO CHANGE) |
| INTERIOR SIDE | 5'-0" | 121'-7" (NO CHANGE) |
| | | 288.84' (NO CHANGE) |

| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| SELF STORAGE PARKING REQUIRED (1/5000 1st 20,000 sf, then 1/10,000) | 4 + 5.8 = 9.8 (PH-I) | |
| | 4 + 6.4 = 10.4 (PH-II) | |
| TOTAL | 10.4 | 21 |
| H.C. SPACES (INCLUDED) | 1 | 1 |

**SITE LEGEND**

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|
| | PROPERTY LINE | | OBJECTS OVERHEAD |
| | CENTER LINE | | OBJECTS HIDDEN |
| | EASEMENT | | EXISTING STRUCTURE TO REMAIN |
| | GREEN AREA | | |
| | C.M.U. WALLS | | |

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BLITSTEIN DESIGN ASSOCIATES
Architecture
Interior Design
285 Sevilla Avenue
Coral Gables, Fl 33134
(305) 444-4433
LIC. No. - AR0007570


project name

Additions to Existing One Story Self Storage Facility

Value Store-It

9101 NW 7th Avenue
Miami, Florida

project number

date
09/20/10

revision

drawn by
D.M.

sheet title

SITE PLAN

SCALE: AS SHOWN

sheet number

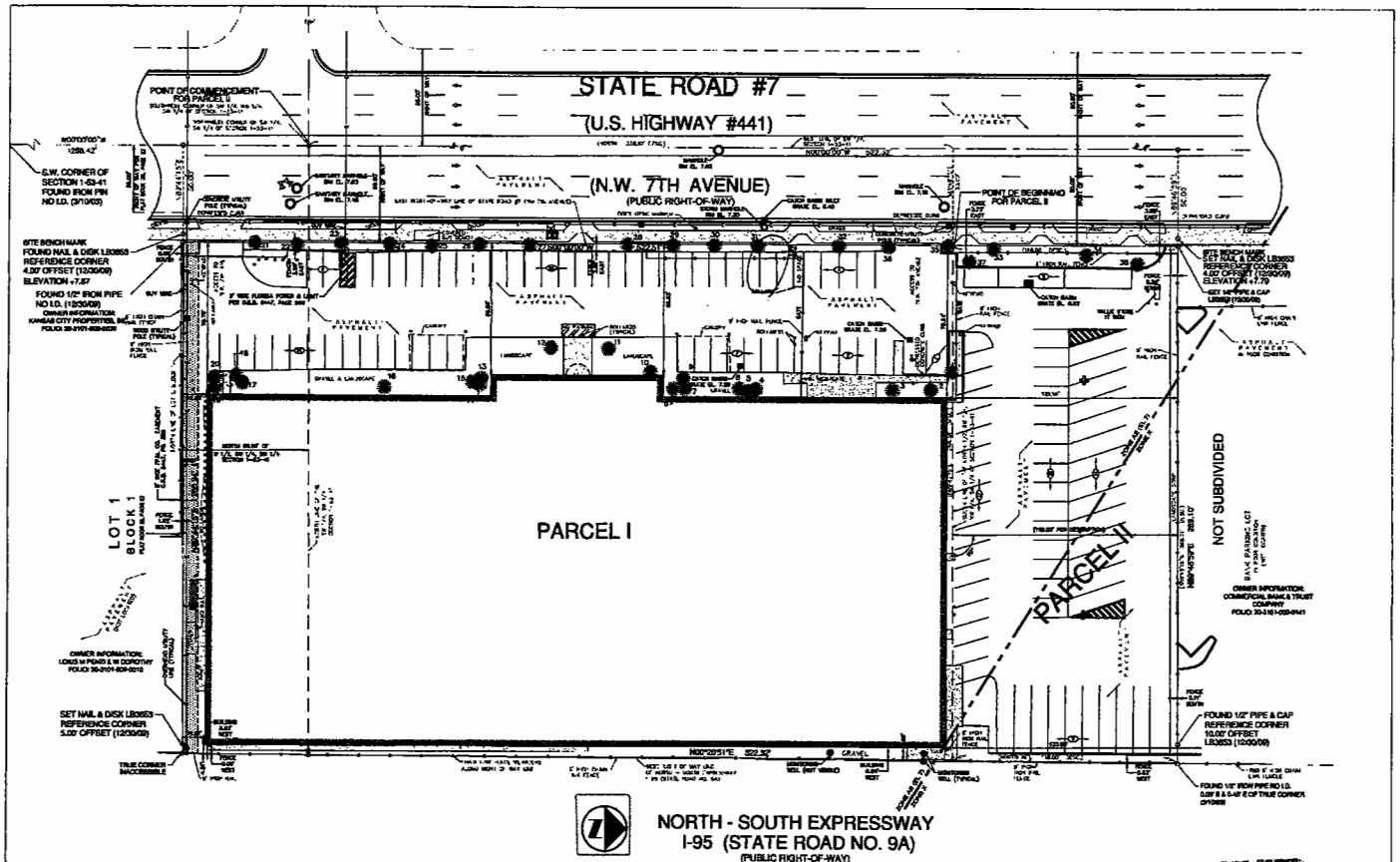
A-1

15

## TREE DISPOSITION LIST

| | | | | | |
|---|---|---|---|---|---|
| 1 | 12" | 8' | 15' | Cabbage Palm | Relocate |
| 2-3 | 4" triple | 6' | 6' | Pygmy Date Palms | Remove |
| 4-6 | 10" | 8' | 30' | Cabbage Palm | Relocate |
| 7-8 | 10" | 8' | 25' | Cabbage Palm | Relocate |
| 10 | 8" | 10' | 15' | Cabbage Palm | Relocate |
| 11-12 | 12" | 15' | 15' | Bismarck Palms | Relocate |
| 13-15 | 10" | 8' | 25' | Cabbage Palm | Relocate |
| 16 | 3'-6" triple | 20' | 15' | Pygmy Date Palm | Remove |
| 17 | 12" | 8' | 20' | Cabbage Palm | Relocate |
| 18 | 12" | 8' | 25' | Cabbage Palm | Relocate |
| 19 | 12" | 8' | 30' | Cabbage Palm | Relocate |
| 20 | 10" | 8' | 20' | Cabbage Palm | Relocate |
| 21 | 18" | 25' | 25' | Black Olive | Remain |
| 22 | 18" twin | 35' | 35' | Black Olive | Remain |
| 23 | 10" | 25' | 30' | Black Olive | Remain |
| 24 | 20" | 25' | 30' | Black Olive | Remain |
| 25 | 18" | 20' | 20' | Black Olive | Remain |
| 26 | 14" | 30' | 30' | Black Olive | Remain |
| 27 | 18" | 30' | 35' | Black Olive | Remain |
| 28 | 10" | 20' | 25' | Black Olive | Remain |
| 29 | 18" | 20' | 35' | Black Olive | Remain |
| 30-31 | 14" | 25' | 35' | Black Olive | Remain |
| 32 | 24" | 20' | 45' | Black Olive | Remain |
| 33-34 | 14" | 25' | 45' | Pygmy Date Palms | Remain |
| 35-36 | 4" triple | 4' | 4' | Pygmy Date Palms | Remain |
| 37-38 | 4'-6" triple | 10' | 8' | Christmas Palm | Remain |

SEE SHEET L-2 FOR RELOCATION OF PALMS.




BLITSTEIN DESIGN ASSOCIATES
Architecture
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285 Sevilla Avenue
Coral Gables, FL 33134
(305) 444-4433
LIC. No. - AR0007570

**OWNER:**
**TARCO PROPERTIES, LLC**
9101 NW 7th AVENUE
MIAMI, FLORIDA 33150
CONTACT:
MR. CARLOS DIAZ
TEL: (305) 761-5655

project name

New Self Storage Facility for:

**Value Store It**

9101 NW 7th AVENUE
MIAMI, FLORIDA 33150

project number

date
01/25/2010

revision

drawn by

sheet title
Tree Disposition

SCALE:

sheet number
L-1

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307 south 21st avenue hollywood, florida
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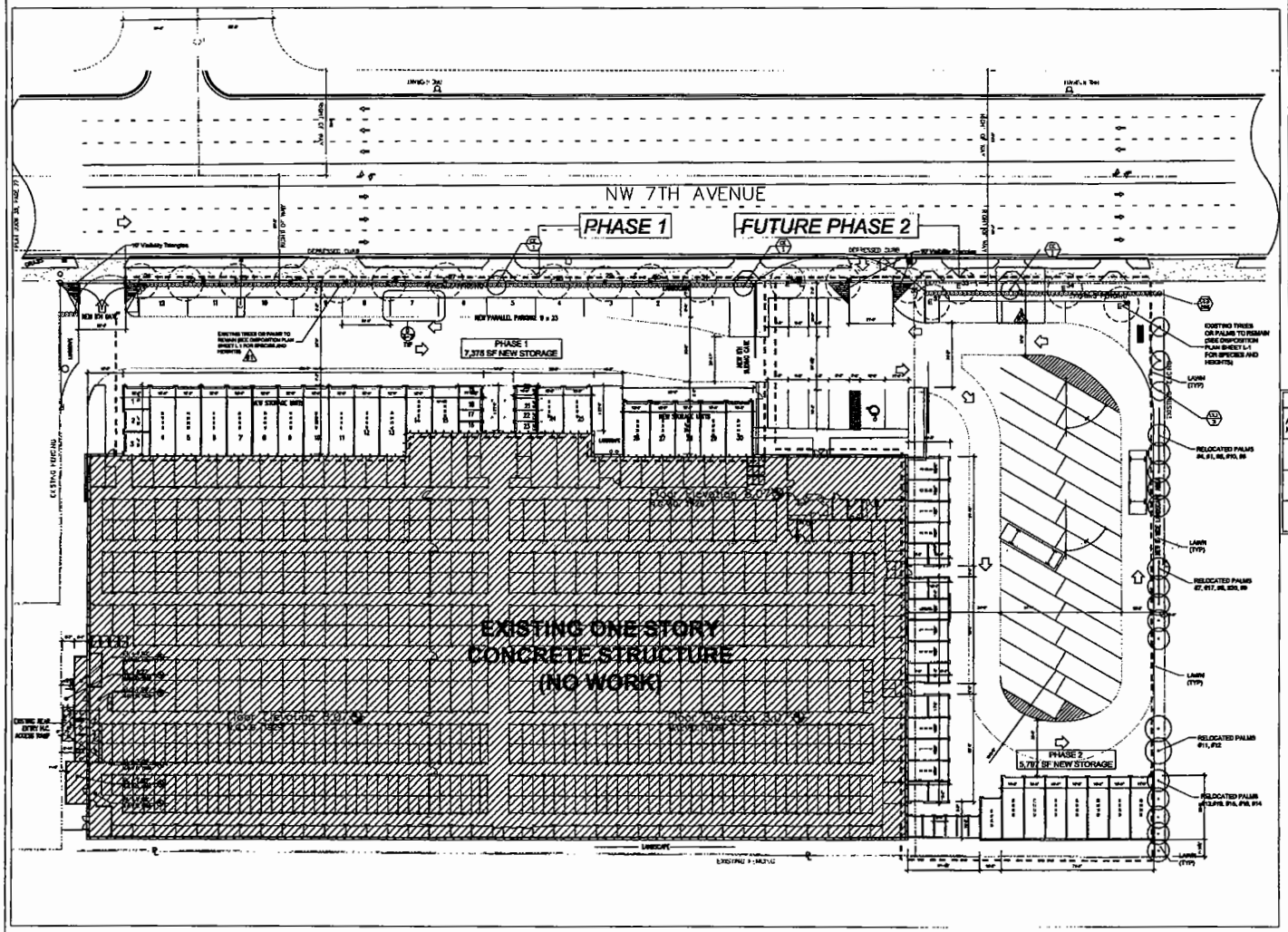


LANDSCAPE LEGEND Information Required to be Reasonably Affixed to Plan

Zoning District: BU-1A/1/BU-3

Net Lot Area: 4.7 acres = 204,665 s.f.

OPEN SPACE

| | REQUIRED | PROVIDED |
|---|---|---|
| A. Minimum Pool of open space required on Overlay Vill, as indicated on site plan (land area = 204,665 s.f. x .25 = 51,166 s.f.) | 51,166 s.f. | 51,166 s.f. (Variance Req.) |
| B. Minimum Pool of parking lot open space required by Chapter VII, as indicated on site plan. (No. of parking/loading spaces 59 @ 10 s.f. per parking space) = | 590 s.f. | 590 s.f. |
| C. Total net of unpaved open space required by Chapter VII, A + B = | 51,756 s.f. | 52,000 s.f. (Variance Req.) |

LAWN AREA CALCULATION

| | | |
|---|---|---|
| A. 51,000 s.f. (total s.f. of landscaped open space required by Chapter VII) | | |
| B. Maximum lawn area (sod) permitted = 50 % x 51,000 s.f. = | 4,500 s.f. | 1,000 s.f. |

TREES

| | | |
|---|---|---|
| A. Min. trees required per net lot area: Less existing number of trees meeting minimum requirements = 57 trees x 4 ea Maximum = | 73 | 0 trees per variance |
| B. 2 Palm Allowed: Min. trees required x 20% = | 23 | 1 |
| C. 5 Shrubs Required: Min. trees provided x 20% = | 23 | 24 Existing (no. 3 Sabal) 0 New (no. 3 Sabal) |
| D. Mixed tree/ shrub/palm coverage required of 307,543 SAF = Trees Num Exist doing shrub= | 30 | 30 Existing (no. 3 Sabal) 0 New (no. 3 Sabal) |
| E. Street trees required (Overlay specific planting) = (Min/Max hedge spacing of 36" min.) = Trees/Hed doing shrub= | 105 | 105 |
| F. Trees Total Required: A + D + E = Total Trees | 85 | 85 New (no. 3 Sabal) |

SHRUBS

| | | |
|---|---|---|
| A. Min. shrub required x 5 = No. of shrubs required | 200 | 200 |
| B. Min. shrubs allowed x 20% = no. of native shrubs required | 200 | 500 |

SEE LANDSCAPE LIST BELOW

## LANDSCAPE LIST

| QUANTITY | KEY | BOTANICAL / COMMON NAME | DESCRIPTION |
|---|---|---|---|
| AS NEEDED | LAWN | St Augustine 'Floratam' | Solid Even Sod |
| 208 | CE3 | Conocarpus erectus sericeus SILVER BUTTONWOOD HEDGE | 36" HT. X 24" SPR. / 24" O.C. |
| 3 | CE | Conocarpus erectus Green Buttonwood | 12' HT. MIN X 6' SPR. F. G. |
| 3 | CE1 | Conocarpus erectus Green Buttonwood | 10' HT. MIN X 6' SPR. F. G. |

Note:
1. Shrubs Material Must Be Planted at a Minimum of 36" Height and Maintained at That Height or Greater
2. Street Trees Must Be 12' Height Minimum and 4" Caliper at 4ft Height
3. Material Shall Meet Florida No. 1 or Higher Standards as Per Publication

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Interior Design
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9101 NW 7th AVENUE
MIAMI, FLORIDA 33150
CONTACT:
MR. CARLOS DIAZ
TEL: (305) 761-5655

project name:
New Self Storage Facility for:
Value Store It
9101 NW 7th AVENUE
MIAMI, FLORIDA 33150

project number

date
01/25/2010

revision
#1 CITY COMMENTS 9.25.10
8.23.2010 Revised plan according to new site plan
7.15.2010 Update Calculation per Variance
6.03.2010 Offset Plan for coordination
5.20.2010 Add 1 island tree per comment
5.03.2010 Add dimensions per comments

drawn by

sheet title
Landscape Plan

SCALE:

sheet number
L-2

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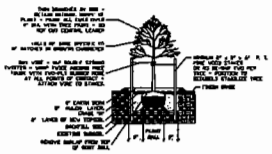
www.witkindesign.com

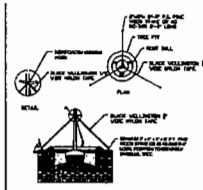
210065

17

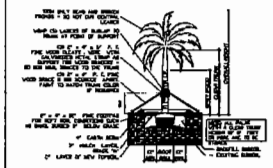
LARGE TREE PLANTING DETAIL



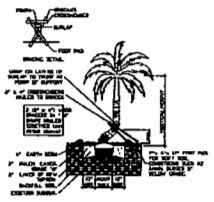
SMALL TREE PLANTING DETAIL



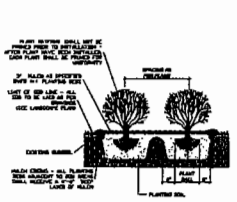
TYPICAL TREE GUYING DETAIL



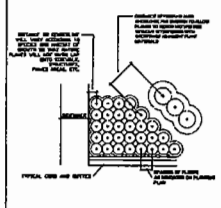
STRAIGHT TRUNK PALM PLANTING DETAIL



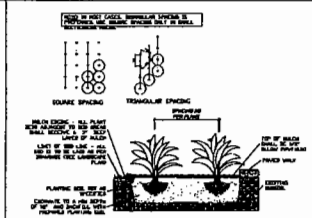
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

Professional (Individual or Corporation)

**PROFESSIONAL PREPARER'S STATEMENT OF LANDSCAPING COMPLIANCE**

**PROCESS NUMBER**_____

Legal description: Lot ___ Block ___ Subdivision: _____
P.B. _____ Page _____ Development name: Value Store It

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 96-13 (landscape ordinance) as to species, height, trunk width and location at time of planting, and that the species as shown are in accordance with the accepted species approved by Miami-Dade County and that none of the species are from the prohibited list.

I/We hereby certify as an arborists and/or landscape architect that there are/are no (circle one) specimen trees on the property.

Additionally automatic sprinkler systems (if applicable) comply with requirement of said ordinance as to type of heads, spray system, location, etc.

I/We further certify that I/We are/are authorized under Chapter 481, Florida statutes to prepare and submit this landscaping/irrigation plan.

_____ Seal:
Professional Preparer's Signature

Andrew Witkin
Witkin Hults Design Group
307 S. 21st Avenue
Hollywood, FL 33020
License #852

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

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 27th *Day of September, 2010*, by *Andrew Witkin*, of *Witkin Hults Design Group*, a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

Witness my signature and official seal this 27th *Day of September, 2010*, in the County and State aforesaid, the date and year last aforesaid.

My commission expires: 3/25/2011

Notary Public Signature

**PLANTING NOTES:** (See plant specification and details for additional standards)

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod.
See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Pasapalum. All sod is to be laid level, tight, and cut even along planting beds.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free by Morris Magic soil, Hialeah, Florida. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pella", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**GENERAL NOTES**

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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CONTACT:
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project name
**New Self Storage Facility for:**

**Value Store It**

9101 NW 7th AVENUE
MIAMI, FLORIDA 33150

project number

date
01/25/2010

revision

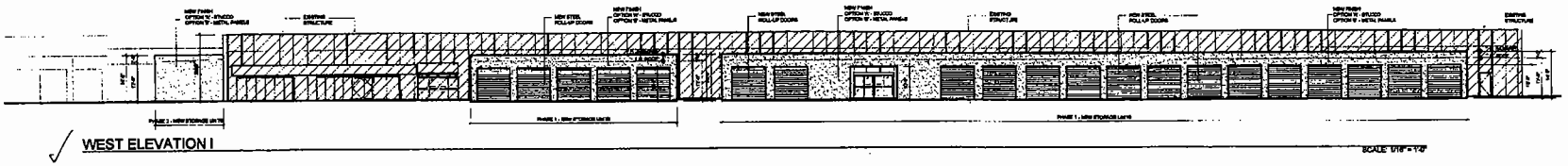
drawn by

sheet title
**Planting Details**

SCALE:

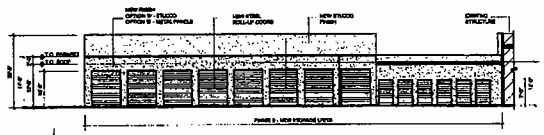
sheet number
**L-3**

18



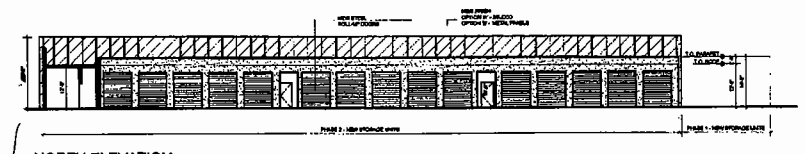
WEST ELEVATION I

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



WEST ELEVATION II

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



NORTH ELEVATION

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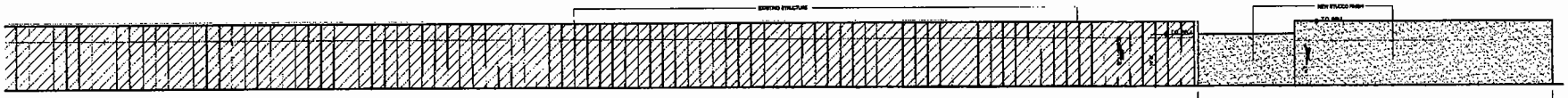
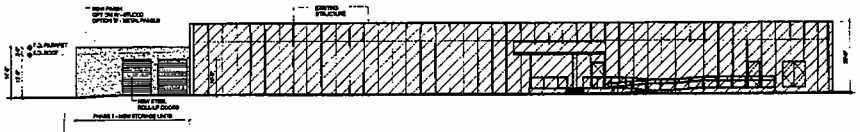


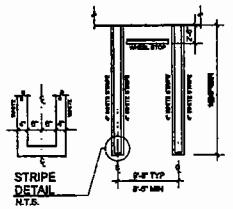
EAST ELEVATION

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



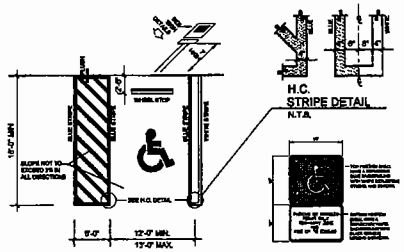
SOUTH ELEVATION

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

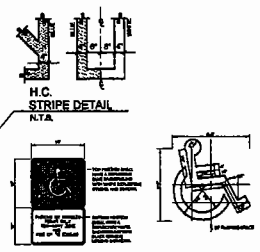


STRIPE DETAIL N.T.S.

TYPICAL 90° PARKING SPACE N.T.S.

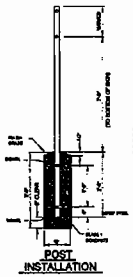


TYPICAL HANDICAP PARKING SPACE N.T.S.

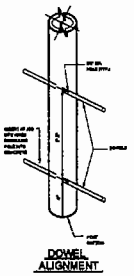


H.C. STRIPE DETAIL N.T.S.

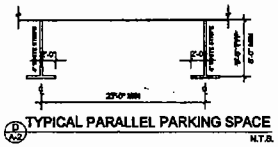
HANDICAP SIGNS & DETAILS N.T.S.



POST INSTALLATION



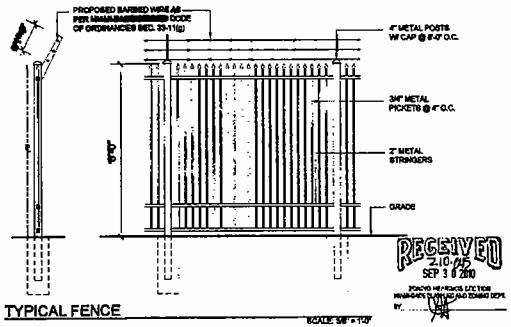
DOWEL ALIGNMENT



TYPICAL PARALLEL PARKING SPACE N.T.S.

NEW ADDITIONS MAY BE CONSTRUCTED WITH:

A. CONCRETE BLOCK & STUCCO (C.B.S.)
-OR-
B. STEEL FRAMING SYSTEM & METAL PANELS




TYPICAL FENCE

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

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10-045
SEP 30 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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10-045
SEP 10 2010


BLITSTEIN DESIGN ASSOCIATES
Architecture
Interior Design
285 Seville Avenue
Coral Gables, Fl 33134
(305) 444-4433
LIC. No. - AR0007670


project name

Additions to Existing One Story Self Storage Facility

Value Store-It

9101 NW 7th Avenue
Miami, Florida

project number

date
08/25/10

revision

drawn by
D.M.

sheet title

EXTERIOR ELEVATIONS PHASE 1 & PHASE 2

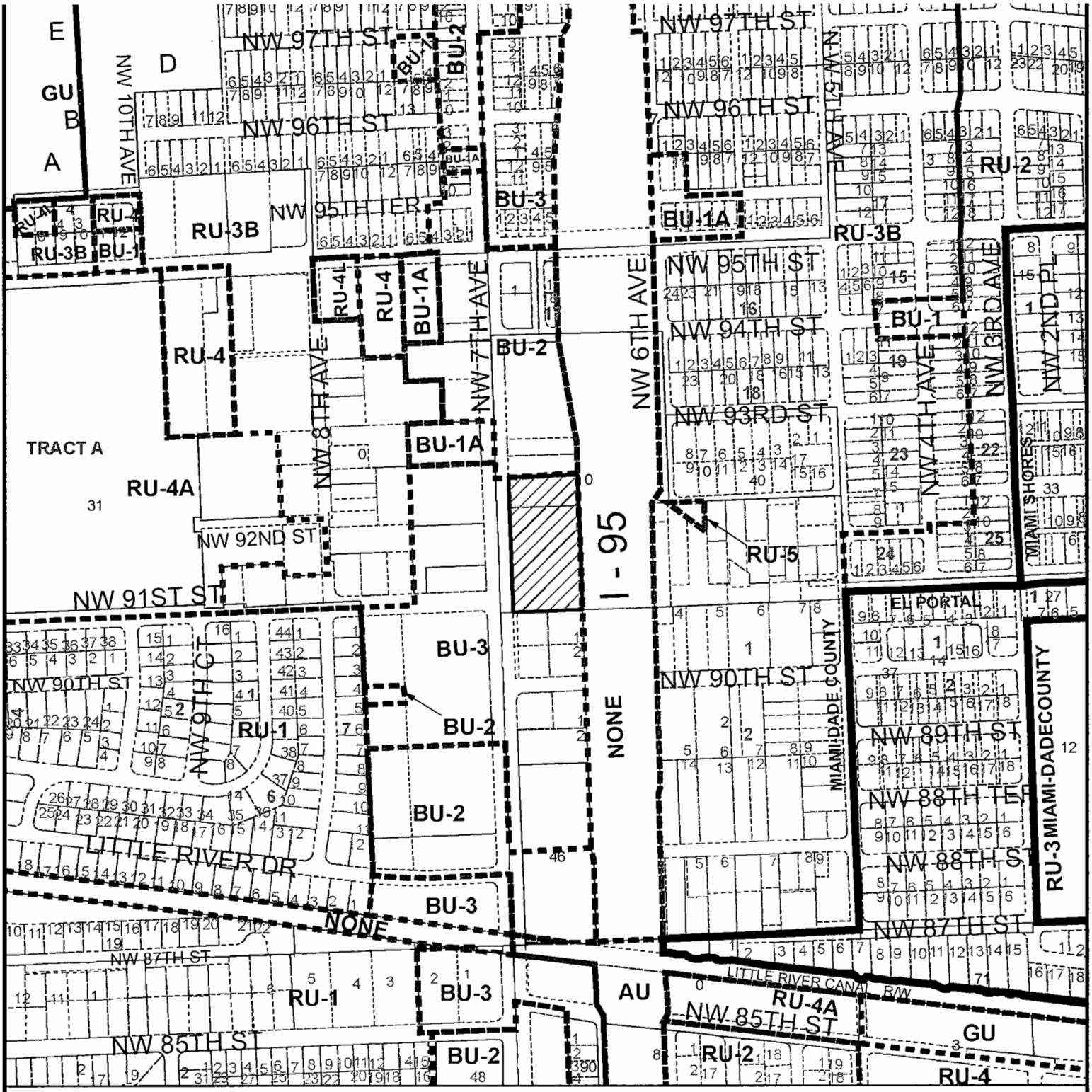
SCALE: AS SHOWN

sheet number

A-2

9-7-10

19




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000045

**Section: 01 Township: 53 Range: 41**
**Applicant: 9101 NW 7TH AVENUE, LLC.**
**Zoning Board: C8**
**Commission District: 3**
**Drafter ID: KEELING**
**Scale: NTS**

**Legend**

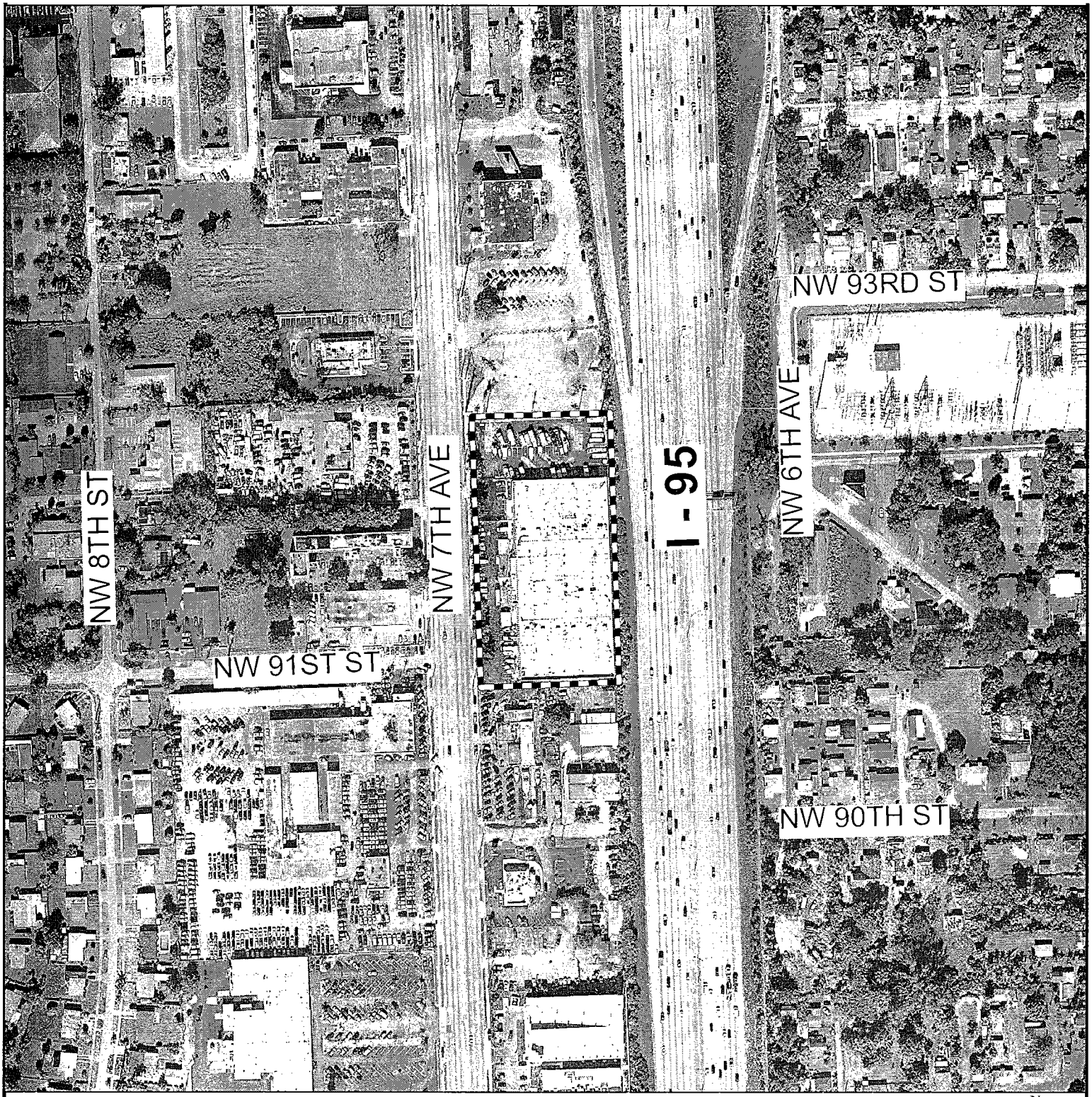
- Subject Property Case
- Zoning

N W E S

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, April 23, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 20 |




# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

**Z2010000045**

N
W E
S

**Section:** 01 **Township:** 53 **Range:** 41
**Applicant:** 9101 NW 7TH AVENUE, LLC.
**Zoning Board:** C8
**Commission District:** 3
**Drafter ID:** KEELING
**Scale:** NTS

**Legend**

Subject Property

MIAMI-DADE

SKETCH CREATED ON: Friday, April 23, 2010

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

**4. HABITAT FOR HUMANITY OF GREATER MIAMI INC** **10-12-CZ8-4 (10-065)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| 1948 | Dade-County Zoning Department | - Zone change from RU-3B to RU-1B & RU-2.<br>- Variance of cubic content. | BCC | Approved<br>. |

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:** Z10-65 (10-12-CZ8-4)

**SECTION:** 15-53-41 **DATE:** December 14, 2010

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

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

Applicant is requesting a district boundary change from BU-2, Special Business District to RU-2, Two-Family Residential District. The applicant is also requesting a reduced lot frontage and lot area for two parcels and reduced setbacks.

### o REQUESTS:

(1) BU-2 to RU-2

(2) Applicant is requesting to permit two parcels each with a lot frontage of 40' (75' required) and a lot area of 3,800 sq. ft. (7,500 sq. ft. required).

(3) Applicant is requesting to permit 2 single-family residences setback 20'3" (25' required) from the rear (north) property lines.

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 7/19/10. Plans may be modified at public hearing.

### o LOCATION:

Lying north of N.W. 70 Street and approximately 252' west of N.W. 17 Avenue, Miami-Dade County, Florida.

### o SIZE: 7,600 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.

4. **Uses and Zoning Not Specifically Depicted on the LUP Map.**
Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this 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 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:** | |
| BU-2; Vacant | Low-Medium Density Residential, 6 to 13 dua |
| **Surrounding Properties:** | |
| **NORTH:** RU-2; single-family residences | Low-Medium Density Residential, 6 to 13 dua |
| **SOUTH:** BU-2; shopping center | Low-Medium Density Residential, 6 to 13 dua |
| **EAST:** BU-2; single-family residences | Low-Medium Density Residential, 6 to 13 dua |
| **WEST:** RU-2; single-family residences | Low-Medium Density Residential, 6 to 13 dua |

**E. 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 lies north of N.W. 70 Street and approximately 252' west of N.W. 17 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 2 dwelling unit on the 7,600 sq. ft. subject site. The approval of this application will allow the applicant to re-subdivide the subject property into two lots with less lot frontage, lot area and lesser setbacks than required by the Zoning Code. The current zoning for the parcel is BU-2, Special Business District and the request is to rezone the parcel to RU-2, Single-Family Residential District. 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. 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 proposed RU-2 zoning and the proposed single-family use is **consistent** with the LUP map of the CDMP, the UIA policy, the CDBG objective of the CDMP, the density threshold of the LUP map and with the interpretative text of the CDMP.

Staff notes that the rezoning of the subject site from BU-2 to RU-2 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 RU-2 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 be

facilities. The site plans submitted by the applicant indicate that the subject property will be developed as two single-family residences. Staff also notes that the subject property is surrounded by single-family residences to the north, east and west and the surrounding area is zoned both RU-2 and BU-2. Therefore, staff opines that approval of the requested zone change to RU-2 would be **compatible** with the surrounding area. As such, staff opines that the approval of the less intense RU-2 zoning would be in keeping with the residential character of the surrounding area, and therefore, would be **compatible** with same and **consistent** with the Low-Medium Residential land use designation of the CDMP. As such, staff recommends approval of request #1 to rezone the subject property from BU-2 to RU-2.

When the requests #2 and #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 request 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 two parcels of land each with a lot frontage of 40' where 75' is required, with a lot area of 3,800 sq. ft. where 7,500 is required and 20'3' setback from the rear (north) property lines where 25' is required will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1855 N.W. 69 Terrace was granted approval of a request to permit a lot with 40' frontage and a lot area of 3600 sq. ft., pursuant to Resolution No. 2-ZAB-473-62. In addition, pursuant to Resolution #2-ZAB-460-63 a property located at 1872 N.W. 69 Street was granted a reduced setback of 19' where 25' is required from the rear (south) property line. 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 #2 and #3 under Section 33-311(A)(4)(b) (NUV).

## I. RECOMMENDATION:

Approval with conditions.

## J. CONDITIONS: (For requests #2 and #3 only)

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 7/19/10. 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:** 10/13/10
**DATE REVISED:** 10/14/10
**DATE FINALIZED:** 11/15/10
MCL:GR:NN:NC:CI

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 22, 2010

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

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

**Subject:** NA #Z2010000065-2nd Revision
Habitat for Humanity of Greater Miami, Inc.
North of N.W. 70 Street and West of N.W. 17th Avenue
District Boundary Change from BU-2 to RU-2, to Permit Two Parcel of Land Each with Less Lot Frontage and Lot Area than Required and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(BU-2) (0.17 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.

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
According to the site plans submitted with this zoning application, the property with folio 30-3115-005-0250 contains specimen-sized trees (trunk diameter 18 inches or greater), which will be impacted.
Tree Removal Permit 2010-TREE-PER-00317 was issued for the property with folio 30-3115-005-0250 to Habitat for Humanity of Greater Miami Inc on September 9, 2010 and is scheduled to expire on September 9, 2011. Tree Removal Permit 2010-TREE-PER-00317 requires the preservation of a specimen-sized (Trunk diameter 18 inches or greater) Gumbo Limbo and Seagrape tree located on the north part of the property as identified in DERM-approved permitted plans.

The site plan submitted with this application depicts these trees to be preserved (shown as #2 Seagrape tree and #3 Gumbo limbo tree). Therefore, this Section recommends 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 properties. Please contact this Program at 305-372-6574 for information regarding tree permits.

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

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

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

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

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

PH# Z2010000065
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

This Department has no objections to this application.

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.
16-JUL-10

# Memorandum

**Date:** 21-JUN-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000065

## Fire Prevention Unit:

No objection.

## Service Impact/Demand

Development for the above Z2010000065
located at LYING NORTH OF N.W. 70 STREET & APPROX. 252' WEST OF N.W. 17 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:30 minutes

## Existing services

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

Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS 65' Aerial, Battalion

## Planned Service Expansions:

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

None.

## Fire Planning Additional Comments

Current service impact calculated based on plan date stamped June 7, 2010.

**DATE:** 09-JUN-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, INC. | LYING NORTH OF N.W. 70 STREET & APPROX. 252' WEST OF N.W. 17 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000065

**HEARING NUMBER**

## HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: FOLIO #30-3115-005-0255 NO VIOLATIONS FOUND. FOLIO #30-3115-005-0250 (3) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES CLOSED.
BLDG ENFORCEMENT: FOLIO #30-3115-005-0255 NO VIOLATIONS FOUND. FOLIO #30-3115-005-0250 NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

## REPORTER NAME:



11

## DISCLOSURE OF INTEREST* NOT APPLICABLE

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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| MICHAEL BATTLE, PRESIDENT NOT APPLICABLE | 0 |
| PAUL JONES, VICE PRESIDENT | 0 |
| TIMOTHY PLUMMER, 2ND V-PRESIDENT | 0 |
| ANNE E. MANNING, ASSISTANT SECRETARY | 0 |

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

TRUST/ESTATE NAME _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| 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: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

RECEIVED
Z10-065
JUN 07 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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

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 |
| | |
| | |
| | |
| | |

Z10-065
JUN 07 2010
ZONING SEARCHES SECTION
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)

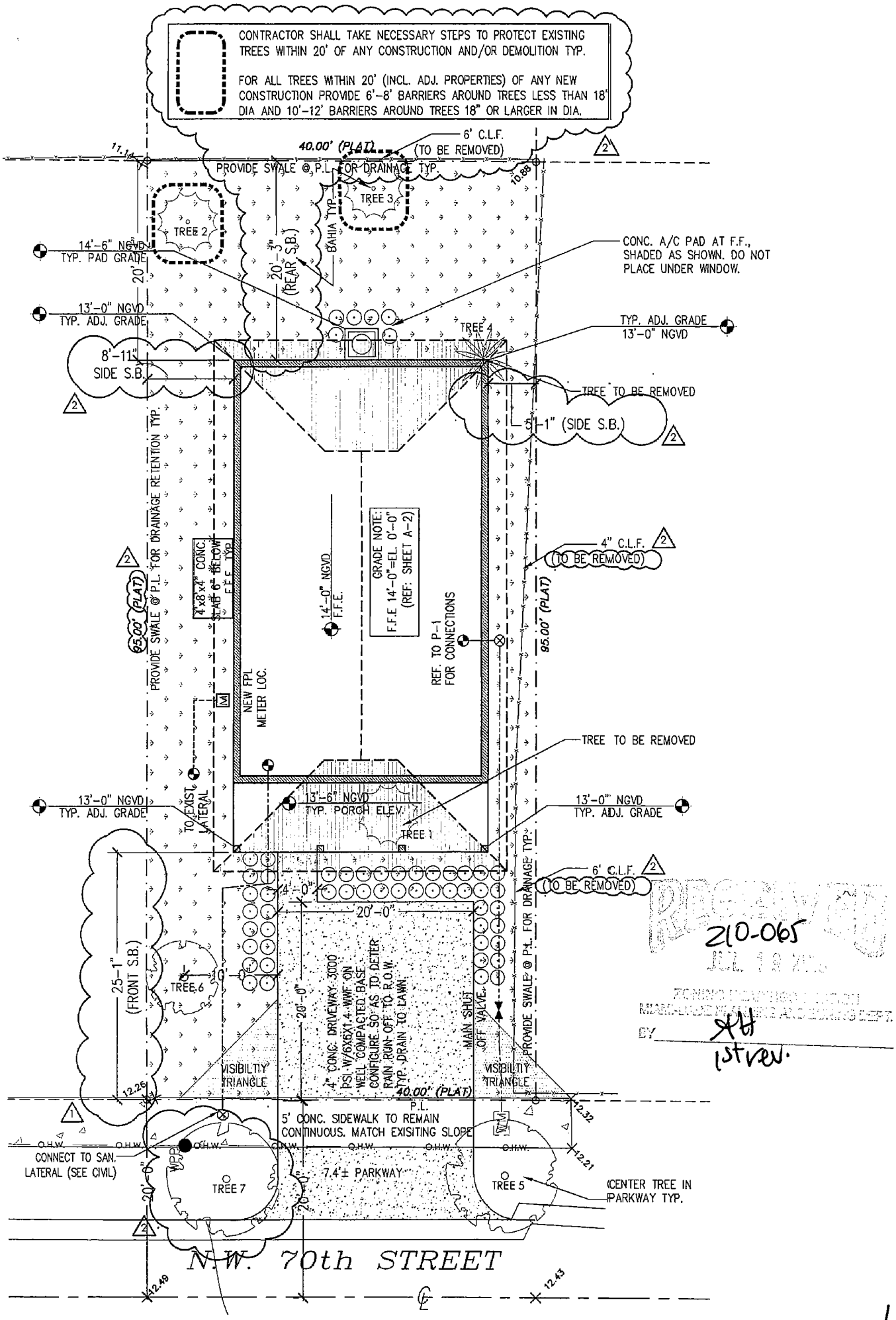
Sworn to and subscribed before me this 18 day of May, 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

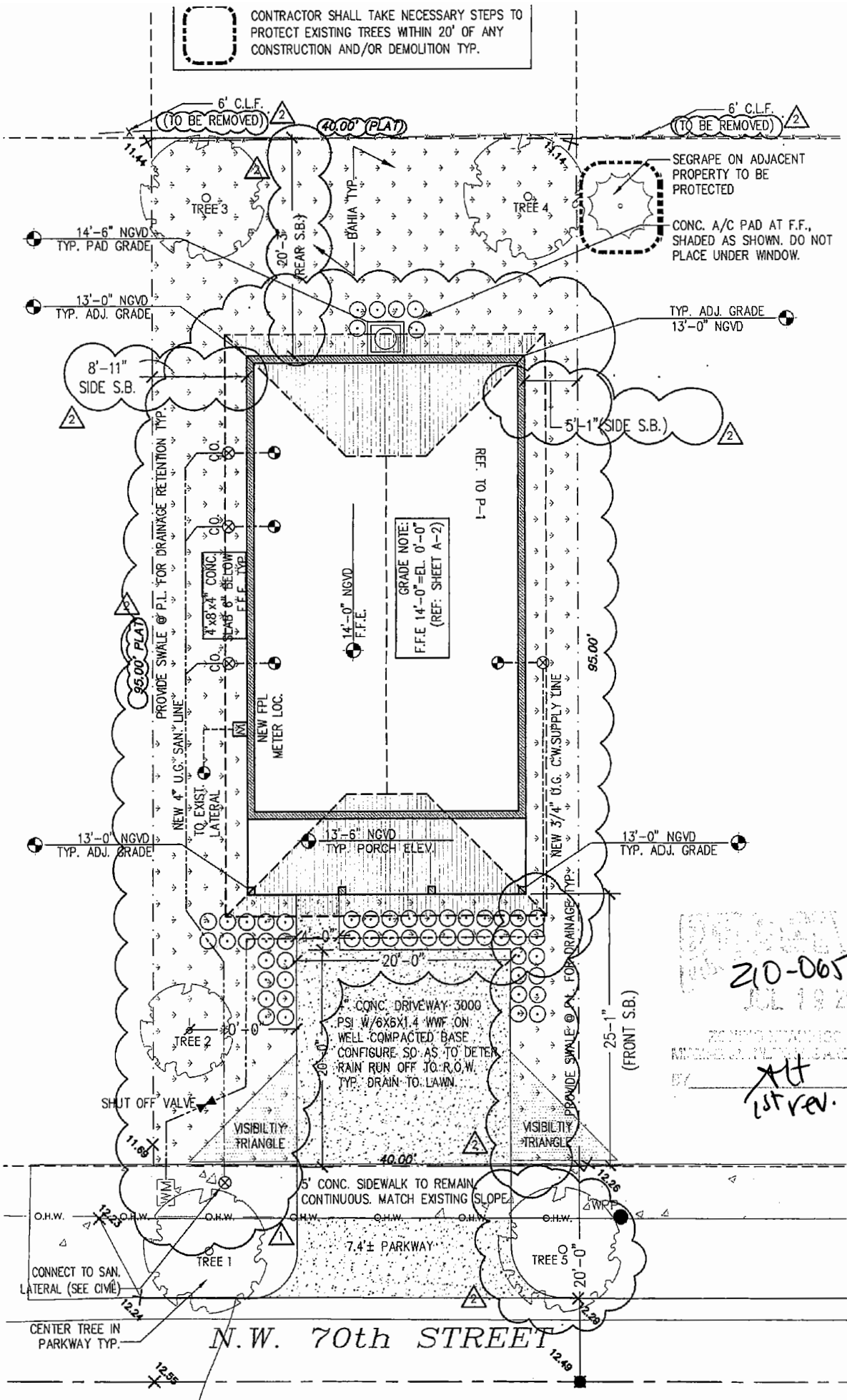
My commission expires: 2/10/11

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.




ENLARGED SITE PLAN




ENLARGED SITE PLAN

21D-065
JUL 19 2021
1st rev.

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-065
DATE: JUL 19 2010
BY: SDE

# HABITAT FOR HUMANITY

## FOLIO# 3031150050250 ~~1741~~ 1751 NW 70th St. Miami, Fl.

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

### EXISTING TREE LEGEND

| TREE (#) | PLANT NAME SCIENTIFIC | PLANT NAME COMMON | NATIVE YES | NATIVE NO | CALIPER (INCHES) | HEIGHT (FEET) | CANOPY (FEET) |
|---|---|---|---|---|---|---|---|
| 001* | | Unkn. | | | 28" | 44' | 60' |
| 002* | Coccoloba uvifera | Seagrape | ✓ | | 48" | 50' | 50' |
| 003 | Bursera simaruba | Gumbo Limbo | ✓ | | 24" | 42' | 44' |
| 004* | Moraceae | Ficus | | | 48" | 49' | 50' |

### NEW TREE LEGEND

| TREE (#) | PLANT NAME SCIENTIFIC | PLANT NAME COMMON | NATIVE YES | NATIVE NO | SPECIFICATIONS |
|---|---|---|---|---|---|
| 005 | QUERCUS VIRGINIANA | LIVE OAK | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |
| 006** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |
| 007 | QUERCUS VIRGINIANA | LIVE OAK | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION.
2. * INDICATE THAT TREES TO BE REMOVED AS PER TREE PERMIT. SPECIMEN TREE REMOVAL AND REPLACEMENT SHALL COMPLY WITH MIAMI DADE CODE SECTION 24-49.2, 4.8, (4 S) PAYMENT INTO MIAMI DADE COUNTY TREE TRUST FUND MAY BE NECESSARY.
3. ~~** INDICATES TREE TO BE RELOCATED AS PER TREE PERMIT~~
4. ** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.

### NEW SHRUB LIST

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

NOTE:
1. ALL SHRUBS SHALL BE MIN. OF 18 IN. HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. SHRUBS WITHIN 10' OF A DRIVE SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 30".
2. TREES/SHRUBS CANNOT EXCEED 2.5' IN HEIGHT WITHIN 10' OF A DRIVEWAY.

Z10-065
AH
1st rev.

### PROJECT LOCATION

### LEGAL DESCRIPTION

LOT 29, BLOCK 1, ACCORDING TO THE PLAT OF "LIBERTY CITY", AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41, MIAMI-DADE COUNTY, FLORIDA.

### PROJECT AREA

TOTAL ENCLOSED AREA 1,110 SQ. FT.

### PROJECT INDEX

| | |
|---|---|
| A-1 | SITE / LANDSCAPE PLANS, DETAILS & NOTES |
| | CODE EQUITEH APPROVED SHEETS |
| A-2 | FLOOR PLANS, ELEVATIONS AND SCHEDULES |
| A-3 | LANSCAPE NOTES, SCHED. & WALL SECTIONS |
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| M-1 | MECH. PLAN, NOTES, DETAILS AND SCHEDULES |
| E-1 | ELECT. PLAN, NOTES, DETAILS AND SCHEDULES |

### CONSTRUCTION NOTES

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

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

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

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

### SOIL STATEMENT

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

### CONSTRUCTION NOTES

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

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

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

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

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

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

### ZONING LEGEND

ZONING: RU-1

| | REQUIRED: | PROVIDED: |
|---|---|---|
| HEIGHT (TO RIDGE OF ROOF) | | 16'-0" |
| MINIMUM LOT SIZE | | 3,750 sf |
| PROVIDED LOT SIZE | | 3,800 sf |
| ALLOWED LOT COVERAGE | | 35% |
| PROVIDED LOT COVERAGE | | 1,797 sf (34%) |
| SETBACKS: | | |
| FRONT | 25'-0" | 25'-1" |
| REAR | 25'-0" | 20'-3" |
| INT. SIDE | 5'-0" | 5'-1" & 8'-11" |
| SIDE STREET | 15'-0" | N/A |
| PARKING | 2 SPACES | 2 SPACES |

ARHA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.
A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142
HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.D.R.

### PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 341.8.2.1.1

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

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

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)
THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

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

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

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

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

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

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

7. REMOVE ALL CHAIN LINK FENCES ON PROPERTY

### LANDSCAPING NOTES

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

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

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DEPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-97.

### LANDSCAPE LEGEND

ZONING DISTRICT: RU-1 NET LOT AREA: .087 ACRES (3,800 S.F.)

| | | REQUIRED | PROVIDED |
|---|---|---|---|
| | LAWN AREA CALCULATION | | |
| A. | Total open space required by Ch 33 | N/A | N/A |
| B. | Max. lawn area (St. Augustine sod) permitted 50% X lot size = 1900 sf max. | | 1847 sf |
| | TREES | | |
| | The number of trees required per lot | 3 | 3 |
| | Existing number of trees that meet min. requirements = | - | - |
| | 30% palm trees allowed (two palms = one tree) Palms provided | - | - |
| A. | Percentage of native trees required, number of trees provided X 30%= | 1 | 3 |
| B. | Street trees (max. avg. spacing of 35' o.c.) xxxx' along street/35= Palms as street trees (max. avg. spacing of 25' o.c.) xxxx' linear foot along street/25= | | |
| C. | Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.) | N/A | N/A |
| D. | Total number of Palms provided | N/A | N/A |
| | SHRUBS | | |
| A. | The total number of trees required X 10 = The number of shrubs req. The number of shrubs req. X 30% = The number of native shrubs req. | 15 | 50 |

### GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

### SYMBOLS

| | |
|---|---|
| 1 | DRAWING NAME / SCALE / DRAWING IDENTIFICATION |
| 1/A1 | BUILDING SECTION |
| 1/A1 | WALL SECTION |
| 1/A4 | DRAWING NUMBER / SHEET NUMBER |
| 1/A5 | DETAIL OR WALL SECTION KEY / SECTION DETAIL KEY |
| 1/A9 | INTERIOR ELEVATION KEY |
| ROOM NAME 101 | ROOM IDENTIFICATION |
| 001 | DOOR NUMBER |
| | ELEVATION LINE |
| | SPOT ELEVATION |
| △ | REVISION |
| | PROJECT NORTH |

Habitat for Humanity

Registration
Peter W. Thomas AR 008754
30 June 2010

REVISIONS

HABITAT FOR HUMANITY
1741 NW 70th St.
Miami, Florida

THOMAS & CATEADILLA

Z10-065

SITE / LANDSCAPE PLANS, DETAILS & NOTES

A1

16

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-065
DATE: JUL 19 2010
BY: SDK

# HABITAT FOR HUMANITY

## FOLIO# 3031150050250~~5~~ ~~1751 NW 70th St.~~ VACANT Miami, Fl.

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

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

## PROJECT LOCATION

## LEGAL DESCRIPTION

LOT 30, BLOCK 1, ACCORDING TO THE PLAT OF "LIBERTY CITY", AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 MIAMI DADE COUNTY, FLORIDA.

## PROJECT AREA

TOTAL ENCLOSED AREA 1,110 SQ. FT.

## PROJECT INDEX

| | |
|---|---|
| A-1 | SITE /LANDSCAPE PLANS, DETAILS & NOTES |
| | COOKIE CUTTER APPROVED SHEETS |
| A-2 | FLOOR PLANS,ELEVATIONS AND SCHEDULES |
| A-3 | LANDSCAPE NOTES, SCHED. & WALL SECTIONS |
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## CONSTRUCTION NOTES

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## SOIL STATEMENT

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

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## ZONING LEGEND

ZONING: RU-2

| | |
|---|---|
| HEIGHT (TO RIDGE OF ROOF) | 16'-0" |
| MINIMUM LOT SIZE | 3,750 sf |
| PROVIDED LOT SIZE | 3,800 sf |
| ALLOWED LOT COVERAGE | 35% |
| PROVIDED LOT COVERAGE | 1,292sf (34%) |

| SETBACKS: | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT | 25'-0" | 25'-1" |
| REAR | 25'-0" | 20'-2" |
| INT. SIDE | 5'-0" | 5'-1" & 8'-11" |
| SIDE STREET | 15'-0" | N/A |

| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| | 2 SPACES | 2 SPACES |

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

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

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

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

## PROJECT NOTES

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

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

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

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

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)

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

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

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

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

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

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

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

7. REMOVE ALL CHAIN LINK FENCES ON PROPERTY

## LANDSCAPING NOTES

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

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

## GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

## SYMBOLS

| | |
|---|---|
| 1 | DRAWING NAME, SCALE, DRAWING IDENTIFICATION |
| 1/A1 | BUILDING SECTION |
| 1/A1.1 | WALL SECTION |
| 1/A3 | DRAWING NUMBER / SHEET NUMBER |
| 1/A5 | DETAIL OR WALL SECTION KEY |
| | SECTION DETAIL KEY |
| 1/A8 | INTERIOR ELEVATION KEY |
| ROOM NAME 101 | ROOM IDENTIFICATION |
| (001) | DOOR NUMBER |
| | ELEVATION LINE |
| | SPOT ELEVATION |
| △ | REVISION |
| | PROJECT NORTH |

## LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .087 ACRES

| | | REQUIRED | PROVIDED |
|---|---|---|---|
| | LAWN AREA CALCULATION | | |
| A. | Total open space required by Ch 33 | N/A | N/A |
| B. | Max. lawn area ( St. Augustine sod) permitted 50% X lot coverage = 1900 s.f. max. | | 1850 s.f. |
| | TREES | | |
| | The number of trees required per lot: existing number of trees that meet min. requirements = | 3 | 3 |
| | 30% palm trees allowed(two palms = one tree) Palms provided | 1 | - |
| A. | Percentage of native trees req.=number of trees provided X 30%= | 1 | 3 |
| B. | Street trees (max. avg. spacing of 35' o.c.) xxxx f along street/35= | | 2 |
| | Palm as street trees (max. avg. spacing of 25 o.c.) XXXX f near feet along street/25= | N/A | N/A |
| C. | Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.) | N/A | N/A |
| D. | Total number of trees provided | 5 | 5 |
| | SHRUBS | | |
| A. | The total number of trees required X 10 = the number of shrubs req. | 50 | 50 |
| | The number of shrubs req. x 30% = the number of native shrubs req. | 15 | 50 |

## NEW TREE LEGEND

| TREE (#) | PLANT NAME SCIENTIFIC | PLANT NAME COMMON | NATIVE YES | NATIVE NO | SPECIFICATIONS |
|---|---|---|---|---|---|
| 001 | QUERCUS VIRGINIANA | LIVE OAK | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |
| 002** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |
| 003** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |
| ~~004~~ | ~~CORDIA SEBESTENA~~ | ~~ORANGE GEIGER~~ | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |
| 005 | QUERCUS VIRGINIANA | LIVE OAK | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |

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

## NEW SHRUB LIST

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

NOTE:
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. SHRUBS WITHIN 10' OF A DRIVE SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 30".
2. TREES /SHR. 35 CANNOT EXCEED 2.5 IN HEIGHT WITHIN 10' OF A DRIVEWAY.

210-065
Att 1st rev.

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

Habitat for Humanity
Registration
30 June 2010
Peter W. Thomas AR 008754
THOMAS & CAZZADORIA

REVISIONS

HABITAT FOR HUMANITY
1751 NW 70th St.
Miami, Florida

210-065
Att 1st rev

SITE /LANDSCAPE PLANS, DETAILS & NOTES

**A1**

17

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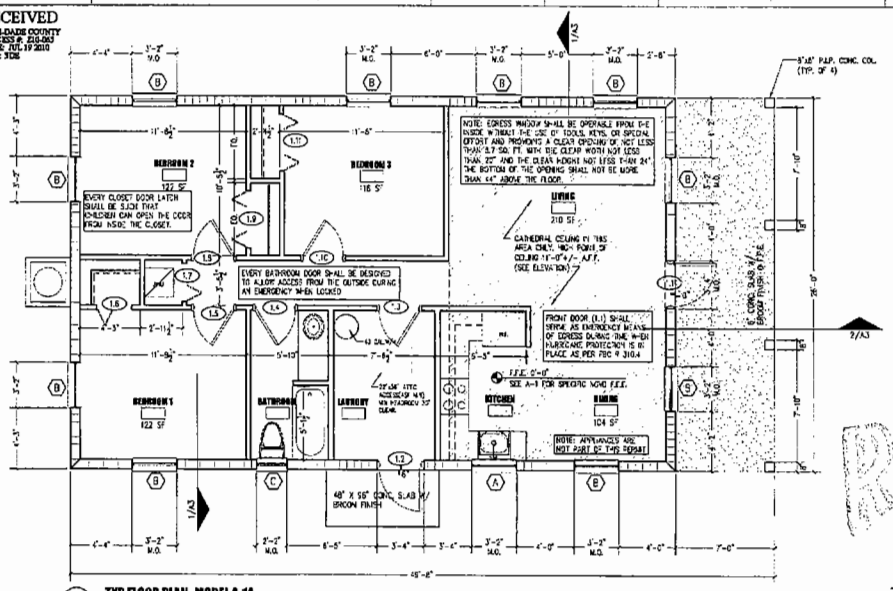
MIAMI-DADE COUNTY
PROCESS #: 2100-065
DATE: JUL 19 2010
BY: STR




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

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

## GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

## WINDOW SCHEDULE

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

## DOOR AND FRAME SCHEDULE

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

## ROOM FINISH SCHEDULE

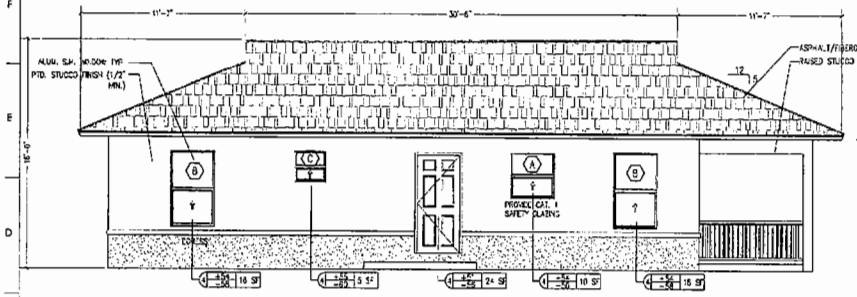
| ROOM NAME | FLOOR | WALLS | CEILING TYPE | CEILING HEIGHT | REMARKS |
|---|---|---|---|---|---|
| LIVING | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| DINING | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| KITCHEN | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| LAUNDRY | V.C.T.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

RECEIVED
210-065
JUL 19 2010

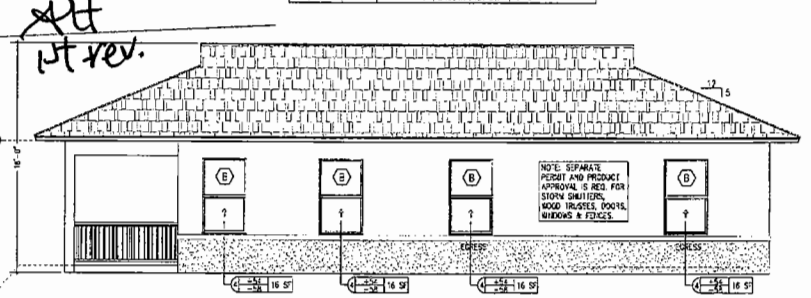
ZONING REVIEW ITEM
WINDOW/DOOR PLANS AND LAYOUT

BY AH
1st rev.

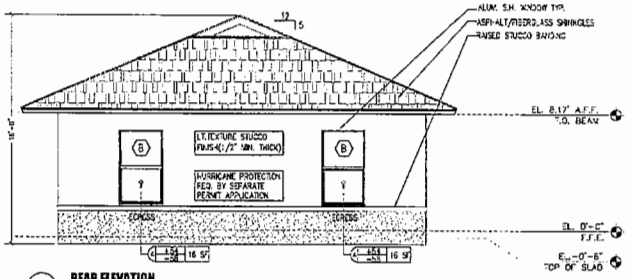
210-065
AH
10/12/10



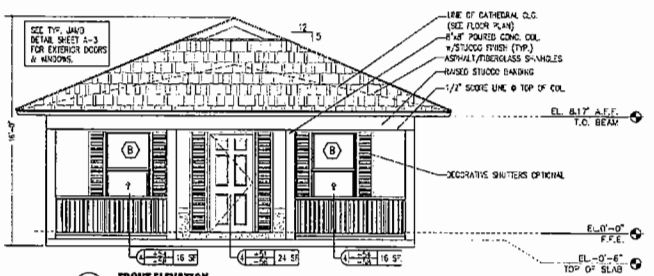

2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



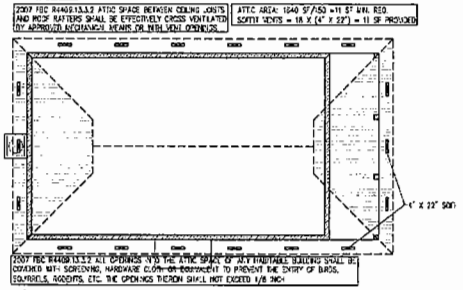

3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"




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



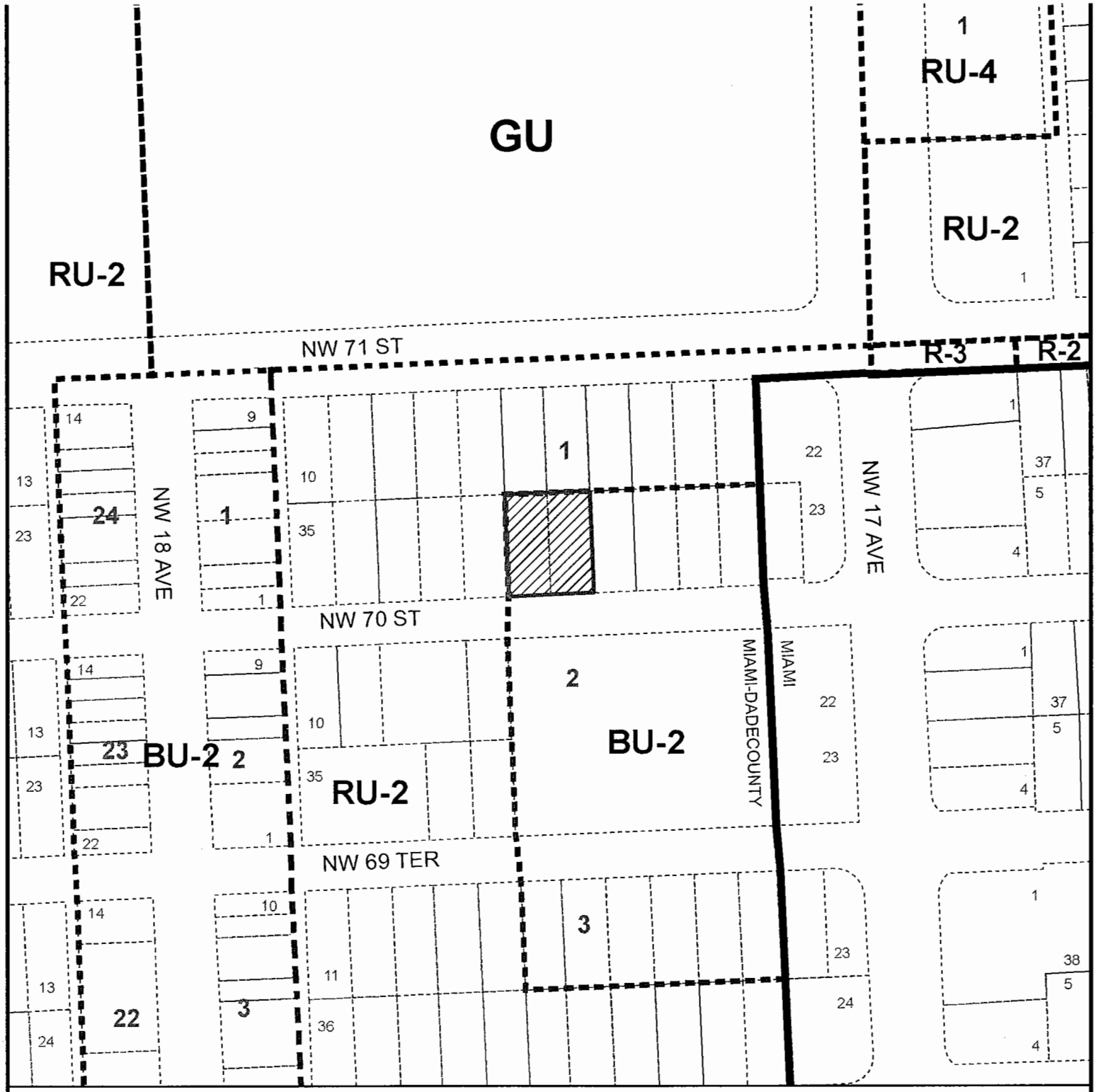

5 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"




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

Habitat for Humanity
Registration
Peter Thomas AR 0009754
Revisions
HABITAT FOR HUMANITY
COOKE CUTLER MODEL "A-1A"
THOMAS & CASAGRANDE
FLOOR PLANS, ELEVATIONS AND SCHEDULES
A2

8




# MIAMI-DADE COUNTY
## HEARING MAP

**Process Number**
**Z2010000065**

**Legend**
Zoning
Subject Property Case

N
W E
S

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

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, June 9, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 19 |

# MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
**Z2010000065**

Legend
Subject Property

N
W E
S

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
Zoning Board: C8
Commission District: 2
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Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 9, 2010

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

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

**10-12-CZ8-5 (10-097)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| No History | | | | |

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development 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:** Z10-97 (10-12-CZ8-5)

**SECTION:** 15-53-41 **DATE:** December 14, 2010

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

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUEST:

Applicant is requesting reduced lot frontage and lot area for two parcels.

### o REQUEST:

Applicant is requesting to permit two parcels of land each with a lot frontage of 38.24' (75' required) and each with lot area of 5353.6 sq. ft. (7,500 sq. ft. required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity" as prepared by Victor E. Dekonschin Architect AIA, Sheet A3 dated stamped received 07/07/10 and the rest dated stamped received 09/24/10 for a total of 3 sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying south of NW 68 Street and approximately 65' east of theoretical NW 25 Avenue, Miami-Dade County, Florida.

### o SIZE: 75' x 140'

## 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:** | IU-1; warehouse, single-family residence | Industrial and Office |
| **SOUTH:** | RU-2; Single-family residence | Low-Medium Density Residential, 6 to 13 dua |
| **EAST:** | RU-2; Vacant | Low-Medium Density Residential, 6 to 13 dua |
| **WEST:** | RU-2; Single-family residences | Low-Medium Density Residential, 6 to 13 dua |

## E. 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 lies south of N.W. 68 Street and approximately 65' east of theoretical N.W. 25 Avenue. The parcel abuts industrial uses to the north, however single-family residences and vacant lots primarily characterize the surrounding area. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 3 dwelling units on the 10,500 sq. ft. subject site. However, the applicant is proposing two single-family residences as permitted by the RU-2 zoning district. The approval of this application will allow the applicant to re-subdivide the subject property into two lots with less lot frontage and area than required 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.

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 The approval of the request to permit two parcels of land each with a lot frontage of 38.24' where 75' is required and with a lot area of 5353.6 sq. ft. where 7,500 is required will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 2363 N.W. 68 Street was granted approval of a request to permit a lot with 40' frontage and 5600 sq. ft in area, pursuant to Resolution No. 2-ZAB-473-62. 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 the application 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 Victor E. Dekonschin Architect AIA, Sheet A3 dated stamped received 07/07/10 and the rest dated stamped received 09/24/10 for a total of 3 sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

**DATE TYPED:** 10/06/10
**DATE REVISED:** 10/12/10
**DATE FINALIZED:** 11/15/10
MCL:GR:NN:NC:CI

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

NON

# Memorandum

MIAMI-DADE COUNTY

**Date:** July 20, 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 #Z2010000097
Habitat for Humanity of Greater Miami, Inc.
South of N.W. 68th Street and East of theoretical N.W. 25th Avenue
To Permit Two Single-Family Residences Setback Less than Required from Property Lines
(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.

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.

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.

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:** Z2010000097

## Fire Prevention Unit:

No objection

## Service Impact/Demand

Development for the above Z2010000097
located at LYING SOUTH OF N.W. 68 STREET & APPROX. 65' EAST OF THEORETICAL N.W. 25 AVENUE, A/K/A: 2480 N.W. 68 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0862 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: 4:36 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:** 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 STREET & APPROX. 65' EAST OF THEORETICAL N.W. 25 AVENUE, A/K/A: 2480 N.W. 68 STREET, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000097

**HEARING NUMBER**

## HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (4) CASE 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:



10

## 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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| 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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

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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: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| 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 |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Date of contract: _____

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

| | |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

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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)

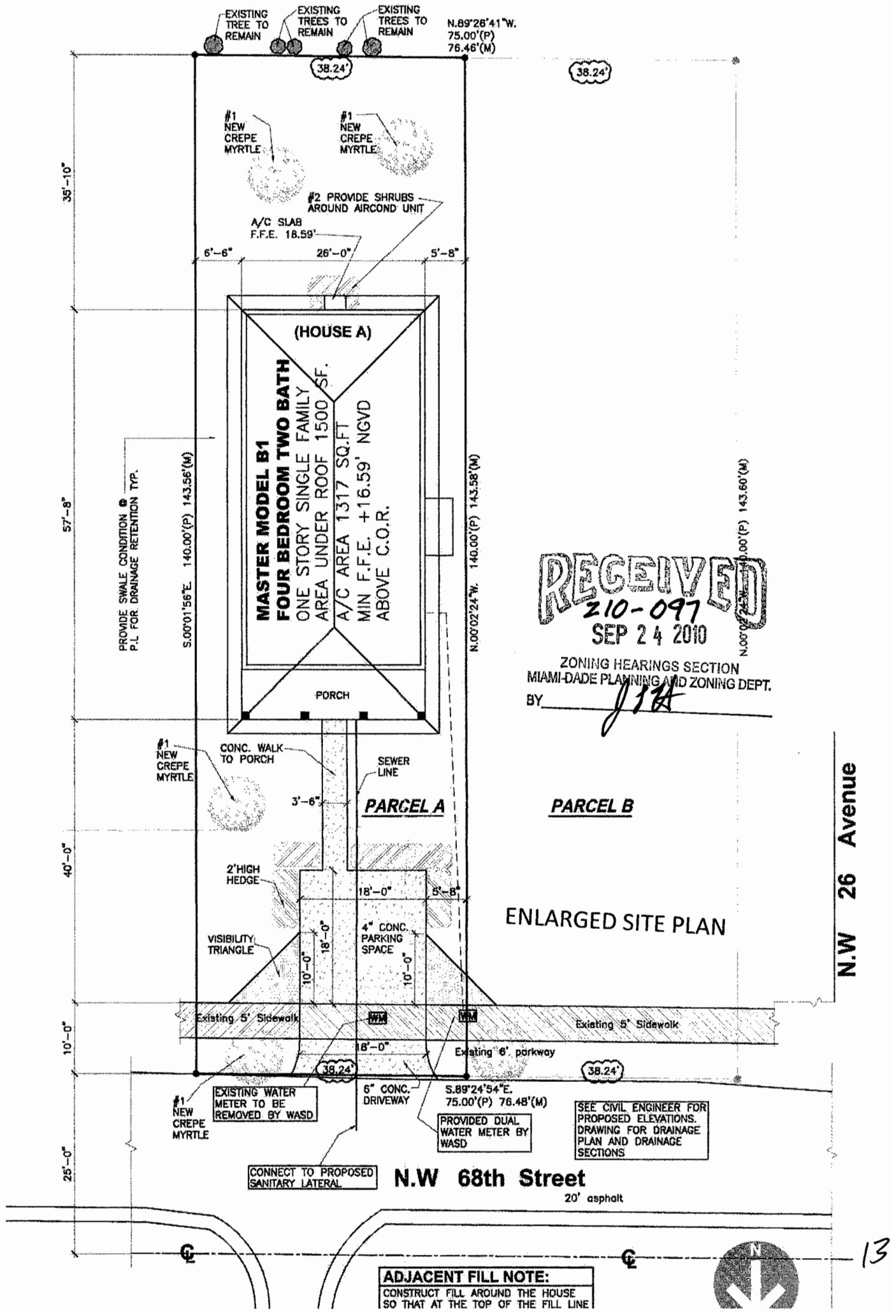
Sworn to and subscribed before me this 2 day of July 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

KENDALESE S. ROSE
Commission DD 776074
Expires April 7, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

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.


EXISTING TREE TO REMAIN
EXISTING TREES TO REMAIN
EXISTING TREES TO REMAIN
N.89°26'41"W. 75.00'(P) 76.46'(M)
38.24'
38.24'
#1 NEW CREPE MYRTLE
#1 NEW CREPE MYRTLE
#2 PROVIDE SHRUBS AROUND AIRCOND UNIT
A/C SLAB F.F.E. 18.59'
6'-6"
26'-0"
5'-8"
35'-10"
(HOUSE A)
MASTER MODEL B1
FOUR BEDROOM TWO BATH
ONE STORY SINGLE FAMILY
AREA UNDER ROOF 1500 SF.
A/C AREA 1317 SQ.FT
MIN F.F.E. +16.59' NGVD
ABOVE C.O.R.
PROVIDE SWALE CONDITION @ P.L FOR DRAINAGE RETENTION TYP.
S.00°01'56"E. 140.00'(P) 143.56'(M)
N.00°02'24"W. 140.00'(P) 143.58'(M)
N.00°02'24"W. 140.00'(P) 143.60'(M)
57'-8"
PORCH
#1 NEW CREPE MYRTLE
CONC. WALK TO PORCH
SEWER LINE
3'-6"
PARCEL A
PARCEL B
40'-0"
2'HIGH HEDGE
18'-0"
5'-8"
VISIBILITY TRIANGLE
10'-0"
18'-0"
4" CONC. PARKING SPACE
10'-0"
Existing 5' Sidewalk
WM
WM
Existing 5' Sidewalk
10'-0"
18'-0"
Existing 6' parkway
38.24'
38.24'
#1 NEW CREPE MYRTLE
EXISTING WATER METER TO BE REMOVED BY WASD
6" CONC. DRIVEWAY
S.89°24'54"E. 75.00'(P) 76.48'(M)
PROVIDED DUAL WATER METER BY WASD
SEE CIVIL ENGINEER FOR PROPOSED ELEVATIONS. DRAWING FOR DRAINAGE PLAN AND DRAINAGE SECTIONS
25'-0"
CONNECT TO PROPOSED SANITARY LATERAL
N.W 68th Street
20' asphalt
N.W 26 Avenue
ENLARGED SITE PLAN
RECEIVED
Z10-097
SEP 24 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
ADJACENT FILL NOTE:
CONSTRUCT FILL AROUND THE HOUSE SO THAT AT THE TOP OF THE FILL LINE

U-2

| | |
|---|---|
| S | NO |
| S | |
| | |
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| | |
| S | |
| S | |
| | NO |
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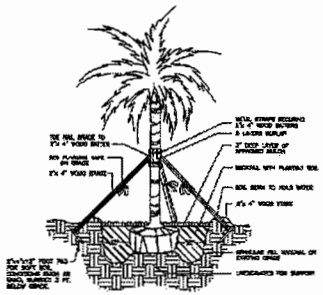
## TREE SCHEDULE TABLE - Existing and New

| SYMBOL | LOCATION | PLANT NAME | BOTANICAL / COMMON | CBH | HEIGHT | CANOPY DIAMETER | QUANTITY | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

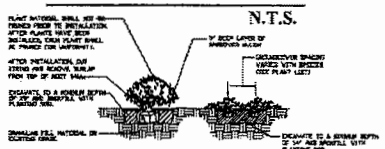
## LANDSCAPE LEGEND

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A. Square Feet of open space required by Chapter 33, as indicated on plans | | |
| B. Square Feet of parking lot open space required by Chapter 18A as indicated on Site Plan | N/A | N/A |
| C. Total s.f. of landscape open space required by Chapter 33 | N/A | N/A |
| LAND EXCLUSION | | |
| A. N/A Land w/ landscape open space required by Chapter 33 | | |
| B. Maximum area (sod) permitted per Sec. 18A-6(K) | | |
| TREES | | |
| A. No. trees required per net lot area | | |
| B. # Palms allowed, No. trees provided / 20ft= | N/A | N/A |
| C. # Palms Required, No. palms provided / 20ft= | | |
| D. Street trees (minimum average spacing of 30' o.c.), linear feet along street/30= | N/A | N/A |
| E. Street trees located directly beneath power lines (maximum average spacing of 20' o.c.), linear feet along street/20 = | | |
| SHRUBS | | |
| A. No. trees required x 10 = No. of shrubs placed | 30 | 60 |
| B. No. shrubs placed x50 = No. of native shrubs required | | |
| IRRIGATION PLAN, if required by Chapter 33 | N/A | N/A |



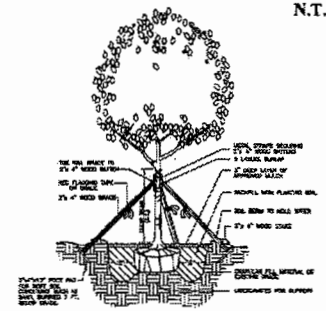
PALM PLANTING DETAIL

N.T.S.



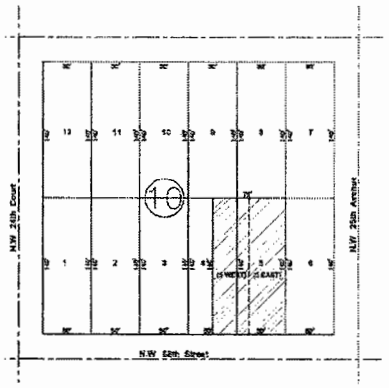
SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



TREE PLANTING & GUYING DETAIL

N.T.S.




LOCATION MAP
N.T.S.

## ZONING LEGEND — RU-2

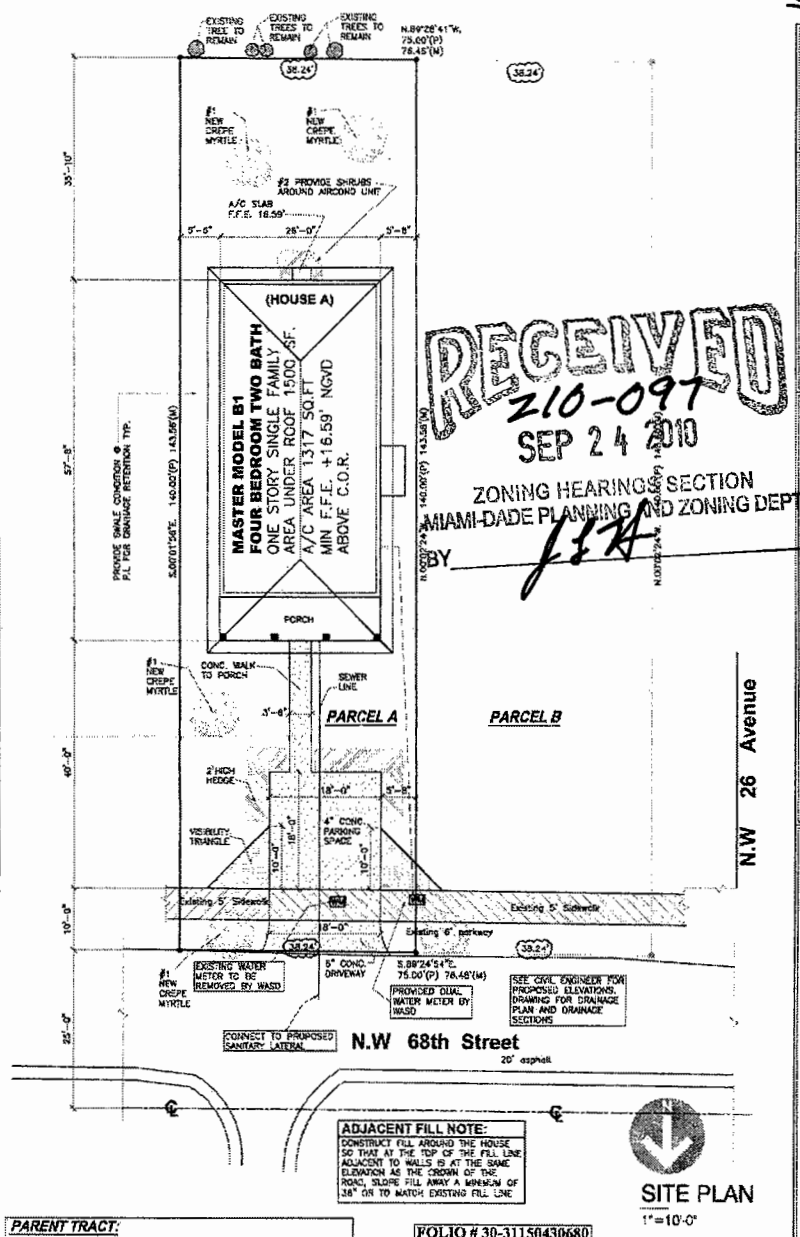
| | | | YES | NO |
|---|---|---|---|---|
| ADDRESS: 1478 N.W 69th TERRACE DADE FLORIDA | | | | |
| LOT LOCATION IN: (DADE-COUNTY) OR (CITY OF MIAMI) | DADE COUNTY | | | |
| 1. LOT (DID) OR (DID NOT) REQUIRE WAIVER OF ZONING FOR SETBACKS OR LOT COVERAGE. | | | YES | |
| | REQUIRED | PROVIDED | | |
| 2. A MINIMUM FRONT LOT LINE DIMENSION | 37'-6" | 38.24' | | |
| 3. LOT SIZE S.Q.F.T | 3750 S.Q.F.T | 5469 S.Q.F.T | | |
| 4. % OF LOT COVERAGE | (30% ) | ( 27.5% ) | | |
| 5. CITY SEWER LINE EXISTING | | | YES | |
| 6. CITY WATER LINE EXISTING | | | YES | |
| 7. SEPTIC TANK REQUIRED | | | | NO |
| 8. PARKING SPACES | 2 PARKINGS | 2 PARKINGS | | |
| ZONING: R-U1, R-U2, R-U3 DUPLEX | | R-U2 | | |
| HEIGHT TO RIDGE OF ROOF | 25'-0" | 16'-2" | | |
| SETBACKS | | | | |
| FRONT | 25'-0" | 40'-0" | | |
| REAR | 25'-0" | 35'-10" | | |
| LEFT SIDE | 7'-6" | 6'-6" | | |
| RIGHT SIDE – INTERIOR SIDE | 5'-0" | 5'-8" | | |

1. ZONING WAIVERS APPROVED FOR THIS LOT, SEE ENCLOSED LETTERS.
2. FILL GRADING ON THIS LOT SHALL BE INSTALLED SO IT WILL NOT SPILL WATER OFF THE LOT ON THE SIDES OR REAR OF PROPERTY LINES.
3. SEPARETE PERMIT REQUIRED FOR DRIVE WAY ON PUBLIC RIGHT OF WAY. PARKING SPACES PROVIDED TWO

## LANDSCAPE NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANTS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS PART II PALMS AND TREES GRADE FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANTS MATERIALS AND GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY VIGOROUS, WELL ROOTED AND FREE OF INSECTS OR PEST, PLANT DISEASES, NEMTS AND INJURIES.
3. DETERMINE LOCATION OF ANY UNDERGROUND OR ABOVE GROUND UTILITIES, PROJECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE 3' NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED,REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND COMPACT MATERIAL IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK FINELY DIVIDED, NON FERROUS SURFACE LAYER, EVENGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE, FREE OF NOXIATOXICS REASONABLY FREE OF SUBSOIL, BRUSH,WEED AND OTHER LITTER AND FREE OF ROOTS, STUMPS,STONES GREATER THAN 2" IN ANY DIMENSION AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFULL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED,WASHED AND TOXIC FREE.
10. IRRIGATED BY HAND USING POTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANT ESTABLISHED BUT NOT LESS THAN 120 DAYS.
11. PROVIDE 5–8 BARRIERS AROUND TREES LESS THAN 18 INCHES in DIAMETER AND PROVIDE 10–12 BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER




SITE PLAN
1"=10'-0"

**ADJACENT FILL NOTE:**
CONSTRUCT FILL AROUND THE HOUSE SO THAT AT THE TOP OF THE FILL LINE ADJACENT TO WALLS IS AT THE SAME ELEVATION AS THE CROWN OF THE ROAD, SLOPE FILL AWAY A MINIMUM OF .38" OR TO MATCH EXISTING FIL LINE

**PARENT TRACT:**
LOT 5 AND THE WEST HALF OF LOT 4, BLOCK 10, ACCORDING TO THE "AMENDED PLAT OF ELIZABETH PARK", AS RECORDED IN PLAT BOOK 4 AT PAGE 163, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

**PARCEL A:**
THE WEST 38.24 FEET OF LOT 5, BLOCK 10, ACCORDING TO THE "AMENDED PLAT OF ELIZABETH PARK", AS RECORDED IN PLAT BOOK 4 AT PAGE 163, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

FOLIO # 30-31150430680

## DRAWING LEGEND


A1- SITE PLAN AND NOTES
A2- FOUNDATION & ROOF FRAMING PLAN
A3- FLOOR PLAN AND ELEVATION
A4- SECTION AND NOTES
A5- DETAILS AND NOTES
M1- PLUMBING PLANS
M2- AIRCOND PLAN
E1- ELECTRIC PLAN
A9- GENERAL NOTES AND SCHEDULES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Z10-097
SEP 24 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JFA

Z10-097
JFA

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY M.A.C.
DATE 09.21.09

| DATE | REVISIONS |
|---|---|
| 10-13-10 | PROVIDE SITE PLAN NOTES |
| 10-13-10 | PROVIDE SITE PLAN DIMENSIONS |
| 10-13-10 | CHANGE FLOOR LEVEL |
| 10-13-10 | CHANGE FLOOR LEVEL |
| 10-13-10 | CHANGE WIDTH OF PORCH |
| 10-13-10 | CHANGE WIDTH OF PORCH |
| 10-13-10 | CHANGE WIDTH OF PORCH |

10 B

SITE PLAN FOR MODEL B-1 HOUSE B
ADDRESS OF LOT: 24XX N.W 68 STREET
MIAMI FLORIDA
**HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI, FLORIDA


VICTOR E. DEKONSCHIN
architect aia
8245 S.W. 105 STREET
MIAMI, FLORIDA 33156
CELL PHONE: (786)-402-5505
FAX# (305) 274-1679


SHEET NO.
A-1
9

215 corrections

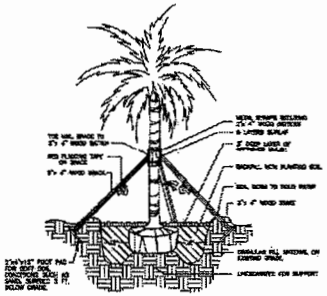
TREE SCHEDULE TABLE - Existing and New

| SYMBOL | USE(S) | PLANT NAME | | XERI. SYSTEM | DBH | HEIGHT | SPREAD OR CANOPY | QUANTITY | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| | | BOTANICAL | COMMON | | | | | | |
| | | | | | | | | 4 | TREE TO INSTALLED |
| | | | | | | | | 6 | HEDGE TO BE INSTALLED |
| | | | | | | | | 6 | SHRUB TO REMAIN |

## LANDSCAPE LEGEND

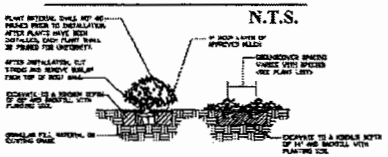
Zoning District RU-2 — Net Lot Area 3750 sq.ft. = .09 ac

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A. Square Feet of open space required by Chapter 33, as indicated on plans: Net Lot Area = 3750 s.f. x .30 = 1125 s.f. | 1125 s.f. | 1500 s.f. (40%) |
| B. Square Feet of parking lot open space required by Chapter 18A as indicated on Site Plan: No. of parking Spaces ___ x 40 sf per parking space= | N/A | |
| C. Total s.f. of landscape open space required by Chapter 33: A+B= | N/A | |
| LAWN DECORATION | | |
| A. N/A Total sf of landscape open space required by Chapter 33 | | |
| B. Minimum lawn area (sod) percentage 30 (.30) 3750 s.f. | 1125 s.f. | 1214 s.f. |
| TREES | | |
| A. No. trees required per one lot area. Less existing number of trees meeting minimum requirements = ___ trees / not be certain ! | 3 | 3 |
| B. If Palms Allowed: No. trees provided / 5 = 20%. Palms permitted to count as shade trees up to twenty(20%) | N/A | N/A |
| C. % Hedges Required: No. trees provided x 20% | | |
| D. Street trees (maximum average spacing of 30' o.c.) ___ linear feet along street(s)30'= | N/A | N/A |
| E. Street trees located directly beneath power lines (maximum average spacing of 20' o.c.) ___ linear feet along street(s)20' = | | |
| SHRUBS | | |
| A. No. trees required x 10 = No. of shrubs allowed | 30 | 66 |
| B. No. shrubs planted x30% = No. of native shrubs required | | |
| IRRIGATION PLAN: If required by Chapter 33 | N/A | N/A |



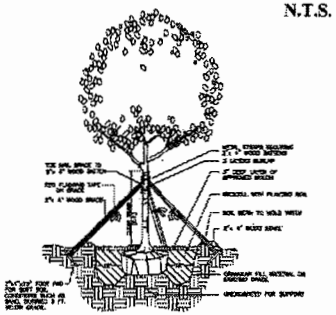
PALM PLANTING DETAIL

N.T.S.



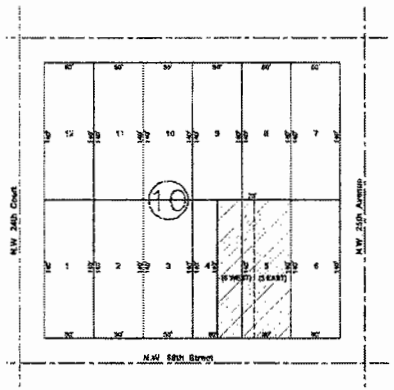
SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



TREE PLANTING & GUYING DETAIL

N.T.S.




LOCATION MAP
N.T.S.

## ZONING LEGEND — RU-2

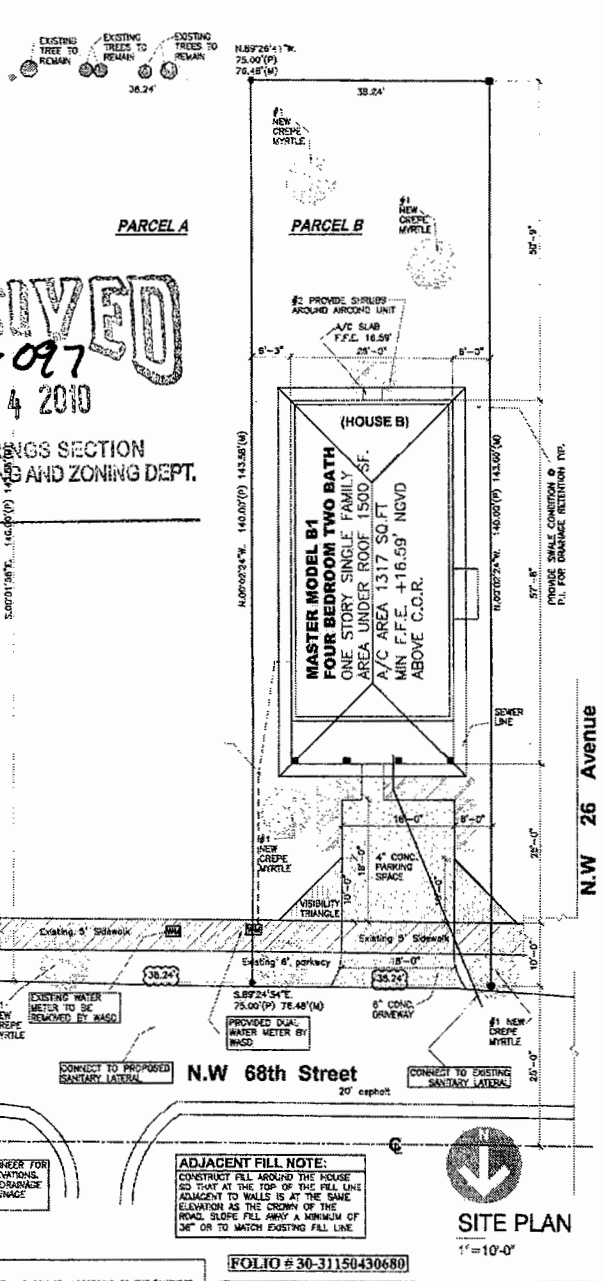
| | | | YES | NO |
|---|---|---|---|---|
| ADDRESS: 1478 N.W 69th TERRACE DADE FLORIDA | | | | |
| LOT LOCATION IN: (DADE-COUNTY) OR (CITY OF MIAMI) | DADE COUNTY | | | |
| 1. LOT (DID) OR (DID NOT) REQUIRE WAIVER OF ZONING FOR SETBACKS OR LOT COVERAGE. | | | YES | |
| | REQUIRED | PROVIDED | | |
| 2. A MINIMUM FRONT LOT LINE DIMENSION | 37'-6" | 38.24' | | |
| 3. LOT SIZE S.Q.F.T | 3750 S.Q.F.T | 5491 S.Q.F.T | | |
| 4. % OF LOT COVERAGE | (30%) | (27.4%) | | |
| 5. CITY SEWER LINE EXISTING | | | YES | |
| 6. CITY WATER LINE EXISTING | | | YES | |
| 7. SEPTIC TANK REQUIRED | | | | NO |
| 8. PARKING SPACES | 2 PARKINGS | 2 PARKINGS | | |
| ZONING: R-U1, R-U2, R-U3 DUPLEX | | R-U2 | | |
| HEIGHT TO RIDGE OF ROOF | 25'-0" | 18'- 2" | | |
| SETBACKS | | | | |
| FRONT | 25'- 0" | 35'-0" | | |
| REAR | 25'- 0" | 50'-9" | | |
| LEFT SIDE - INTERIOR SIDE | 5'-0" | 5'-3" | | |
| RIGHT SIDE | 7'- 6" | 8'- 0" | | |

1. ZONING WAIVERS APPROVED FOR THIS LOT, SEE ENCLOSED LETTERS.
2. FILL GRADING ON THIS LOT SHALL BE INSTALLED SO IT WILL NOT SPILL WATER OFF THE LOT ON THE SIDES OR REAR OF PROPERTY LINES.
3. SEPARATE PERMIT REQUIRED FOR DRIVE WAY ON PUBLIC RIGHT OF WAY. PARKING SPACES PROVIDED TWO

## LANDSCAPE NOTES

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

1. GRADES AND STANDARS FOR NURSERY PLANTS PART I AND GRADES AND STANDARS FOR NURSERY PLANTS PART II PALMS AND TREES GRADE FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANTS MATERIALS AND GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY VIGOROUS, WELL ROOTED AND FREE OF INSECTS OR HOST, PLANT DISEASES, INSECT AND FAILURES.
3. DETERMINE LOCATION OF ANY UNDERGROUND OR ABOVE GROUND UTILITIES, PROJECTUTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED,INCLUSIVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTER OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND SOIL OR LOT MATERIAL IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. MIX TOP SOIL TO BE BLACK FINELY DIVIDED, NON FERROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH POWER SUITABLE FOR ITS INTENDED USE, FREE OF NEMATODES REASONABLY FREE OF NOXIOUS, BRUSH,WEED AND OTHER LITTER AND FREE OF ROOTS, STUMPSSTONES GREATER THAN 2" IN ANY DIMENSION AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEAN,WASHED AND TOXIC FREE.
10. IRRIGATED BY HAND USING POTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANT ESTABLISHED BUT NOT LESS THAN 180 DAYS.
11. PROVIDE 3'-6 BARRIERS AROUND TREES LESS THAN 18 INCHES IN DIAMETER AND PROVIDE 10'-12 BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER




SITE PLAN
1"=10'-0"

**ADJACENT FILL NOTE:**
CONSTRUCT FILL AROUND THE HOUSE SO THAT AT THE TOP OF THE FILL LINE ADJACENT TO WALLS IS AT THE SAME ELEVATION AS THE CROWN OF THE ROAD. SLOPE FILL AWAY A MINIMUM OF 36" OR TO MATCH EXISTING FILL LINE.

**PARENT TRACT:**
LOT 5 AND THE WEST HALF OF LOT 4, BLOCK 10, ACCORDING TO THE "AMENDED PLAT OF ELIZEUTH PARK", AS RECORDED IN PLAT BOOK 4 AT PAGE 195, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

**PARCEL B:**
THE WEST HALF OF LOT 4 TOGETHER WITH LOT 5 LESS THE WEST 38.24 FEET OF BLOCK 10, ACCORDING TO THE "AMENDED PLAT OF ELIZEUTH PARK", AS RECORDED IN PLAT BOOK 4 AT PAGE 195, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

FOLIO # 30-31150430680

## DRAWING LEGEND


A1- SITE PLAN AND NOTES
A2- FOUNDATION & ROOF FRAMING PLAN
A3- FLOOR PLAN AND ELEVATION
A4- SECTION AND NOTES
A5- DETAILS AND NOTES
M1- PLUMBING PLANS
M2- AIRCOND PLAN
E1- ELECTRIC PLAN
A9- GENERAL NOTES AND SCHEDULES


RECEIVED
Z10-097
SEP 24 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Z10-097

CONTRACTOR SHALL VISIT ALL THE PREMISES AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

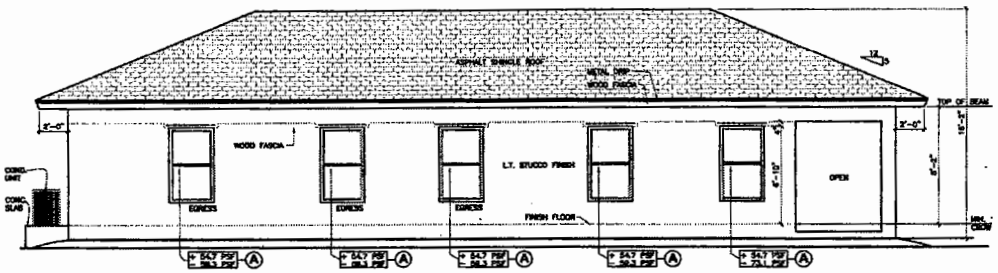
| DATE | REVISIONS |
|---|---|
| 10-30-09 | PROVIDE SITE PLAN, NOTES |
| 01-12-10 | PROVIDE SITE PLAN, NOTES |
| 01-21-10 | PROVIDE SITE PLAN, NOTES |
| 06-21-10 | PROVIDE SITE PLAN, NOTES |
| 08-31-10 | PROVIDE SITE PLAN, NOTES |
| 09-21-10 | PROVIDE SITE PLAN, NOTES |

DRAWN BY: M.A.C.
DATE: 10-21-09

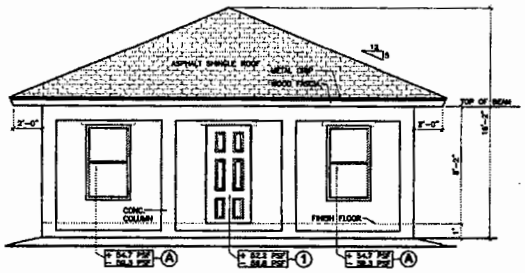
SITE PLAN FOR MODEL B-1 HOUSE B
ADDRESS OF LOT: 249X N.W 68 STREET
MIAMI FLORIDA
**HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI FLORIDA


VICTOR E. DEKONSCHIN aia
architect
6245 S.W. 106 STREET
MIAMI, FLORIDA 33156
CELL PHONE (786)-402-5405
email-dekonschin@bellsouth.net
FAX# (305) 274-1679

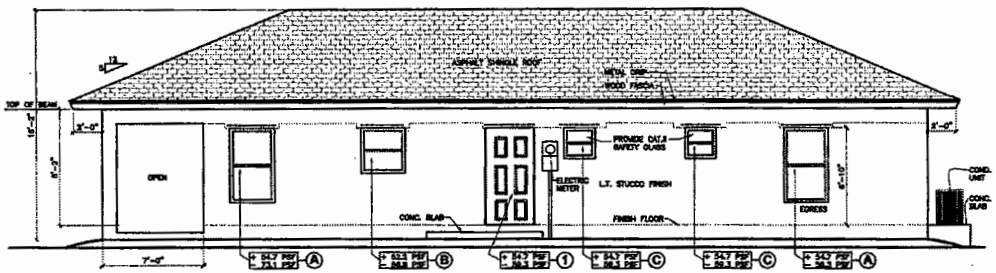

SHEET NO.
A-1
9



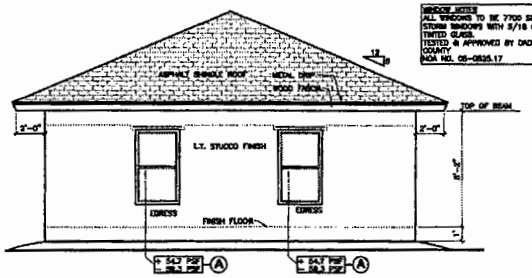

**LEFT SIDE ELEVATION**
SCALE = 1/4"= 1'-0"




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



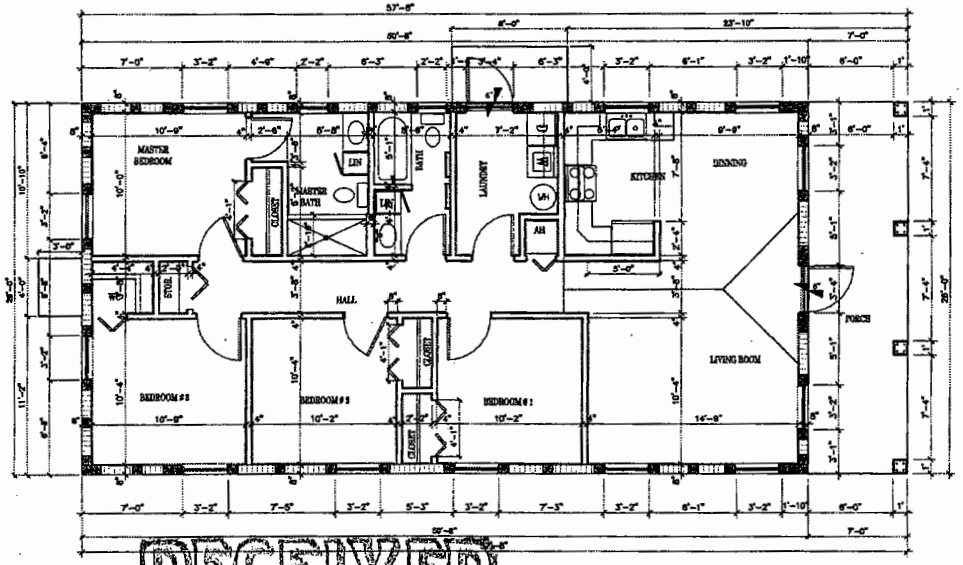

**RIGHT SIDE ELEVATION**
SCALE = 1/4"= 1'-0"



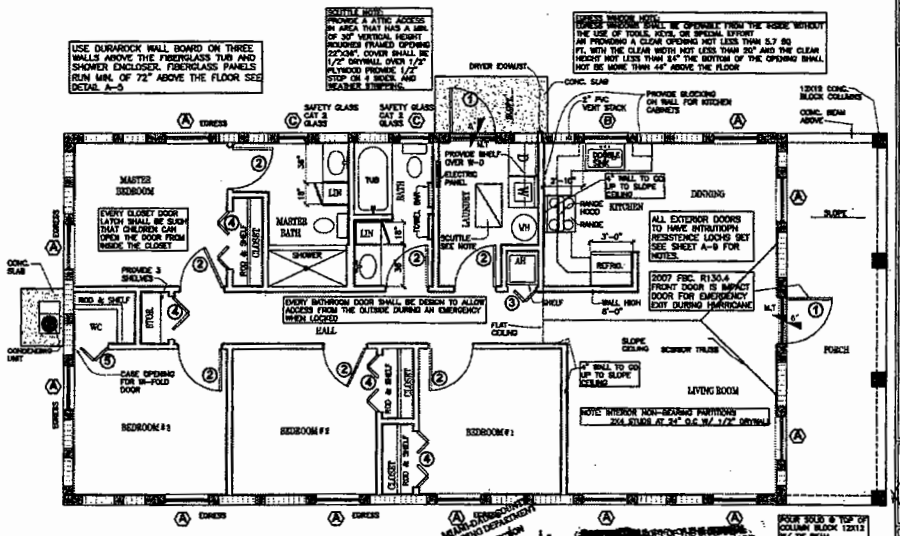

WINDOW NOTES:
ALL WINDOWS TO BE 7700 SERIES STORM WINDOWS WITH 5/16 CRYSTAL TINTED GLASS.
TESTED & APPROVED BY DADE COUNTY NOA NO. 05-0825.17

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

210-097
JUL 07 2010




**FLOOR PLAN DIMENSIONS**
SCALE = 1/4"= 1'-0"




MIAMI-DADE COUNTY BUILDING DEPARTMENT
STRUCTURAL SECTION
APPROVED BY:
DATE: 7/27/09

MIAMI-DADE COUNTY BUILDING DEPARTMENT
BUILDING SECTION
AS NOTED
APPROVED BY:
DATE:

MIAMI-DADE COUNTY BUILDING DEPARTMENT
PLUMBING SECTION
APPROVED BY:
DATE:

**FLOOR PLAN NOTES**
SCALE = 1/4"= 1'-0"

RECEIVED
210-097
JUL 07 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

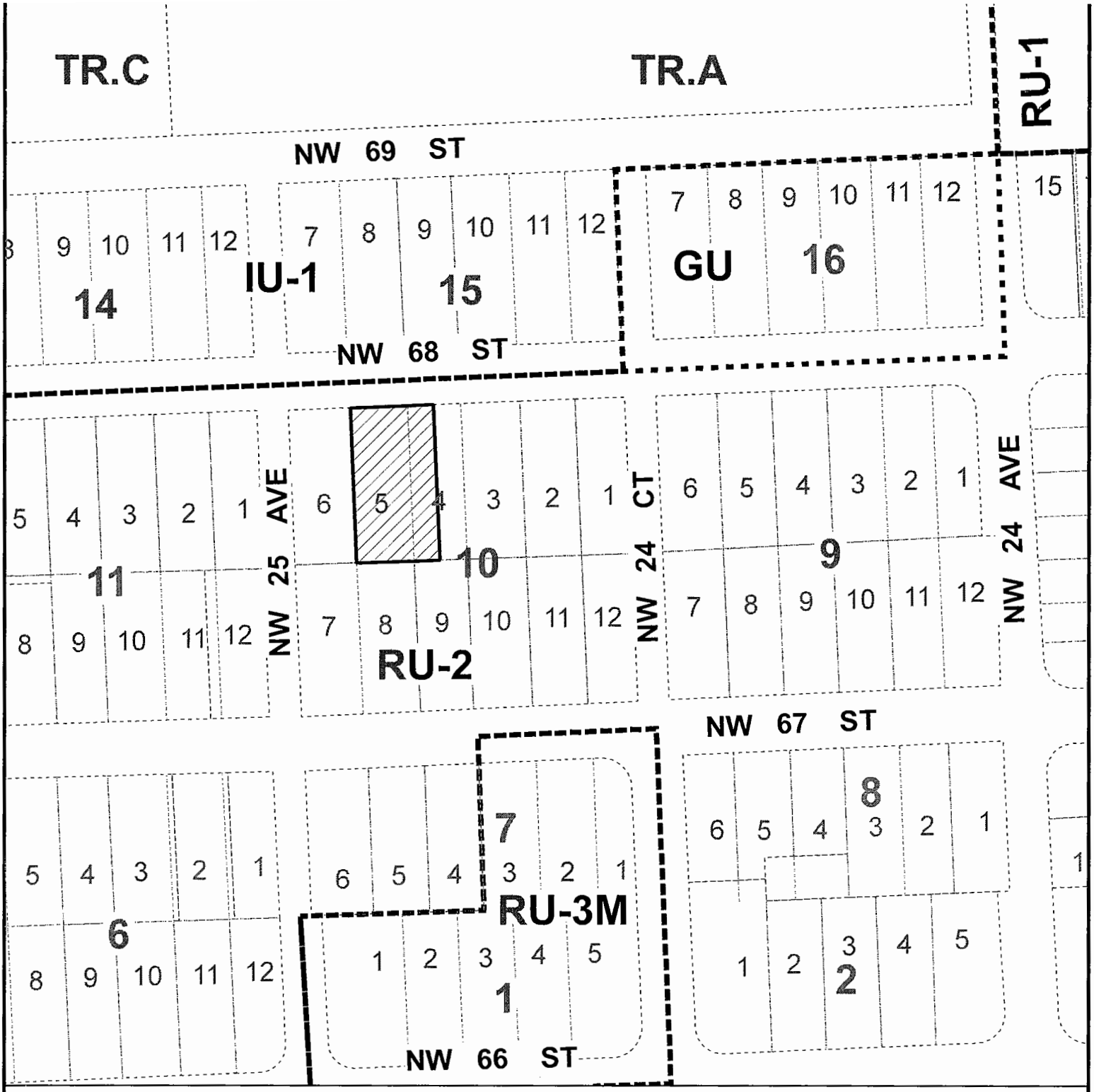
FOUR BEDROOM MASTER MODEL B-1
**COOKIE CUTTER**
**HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE, MIAMI, FLORIDA

VICTOR E. DEKONSCHIN
ARCHITECT, P.A.
8245 S.W. 106 STREET
MIAMI, FLORIDA 33156
FLA. REG. NO. AR0002191
CELL PHONE (786) 402-5603
FAX# (305) 274-1679
email-dekonarch@bellsouth.net

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO PROCEEDING WITH WORK
DRAWN BY: M.A.C.
DATE:
DESIGNERS
DATE

A3
9

16




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000097

**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**

N
W E
S

**Legend**

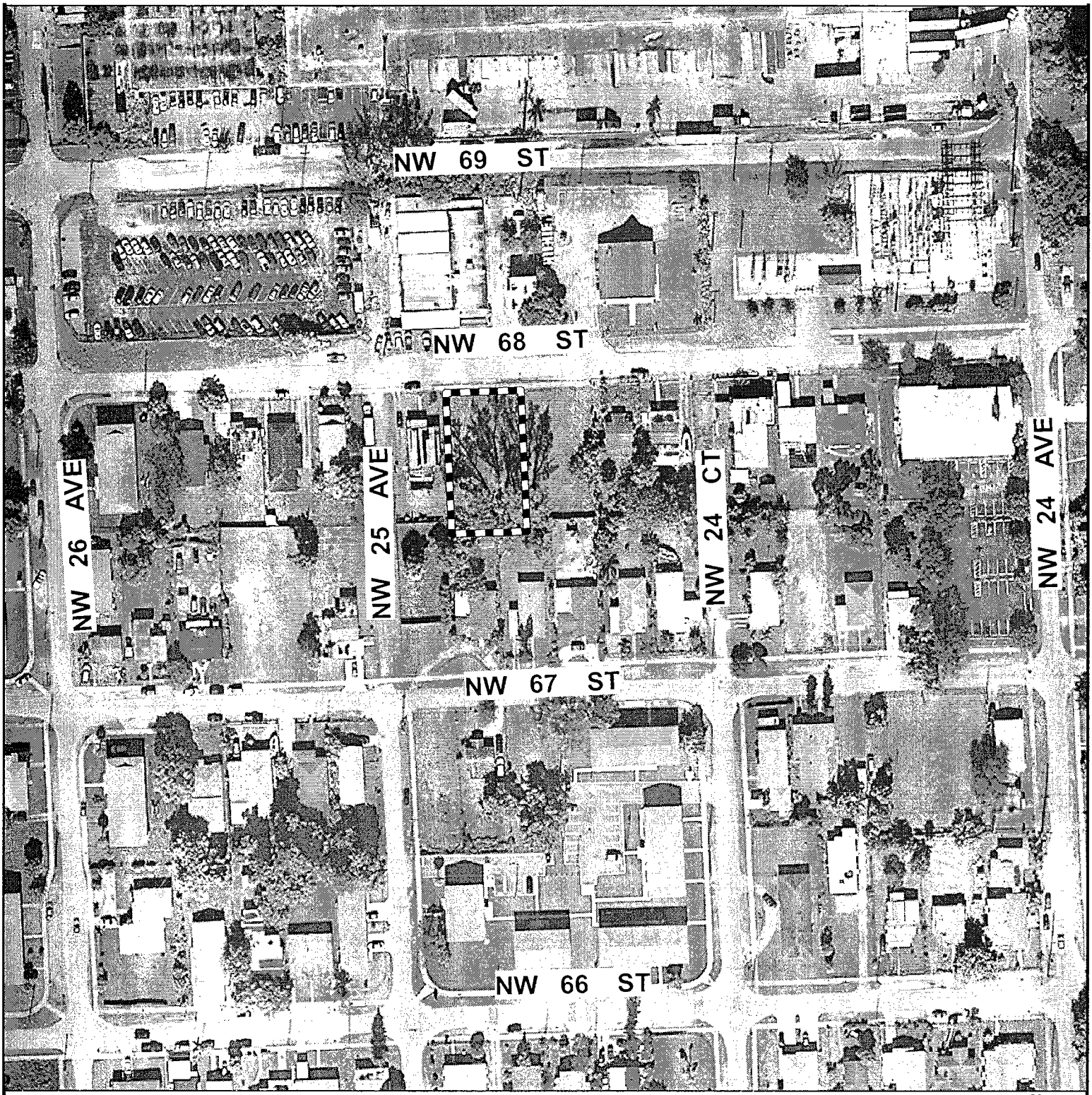
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, July 15, 2010

| REVISION | DATE | BY |
|---|---|---|
| | | 17 |




# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

## Z2010000097

Legend

Subject Property

N
W E
S

**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**

MIAMI-DADE

SKETCH CREATED ON: Thursday, July 15, 2010

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

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

**10-12-CZ8-6 (10-107)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| No History | | | | |

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development 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:** Z10-107 (10-12-CZ8-6)

**SECTION:** 10-53-41 **DATE:** December 14, 2010

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

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

This application will allow the construction of a single-family residence on a lot with less lot area and will allow said residence to setback closer to the rear (south) property than that required by the Zoning Code.

### o REQUESTS:

(1) Applicant is requesting to permit a parcel of land with a lot area of 5,250 sq. ft. (7,500 sq. ft. required).

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

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying south of N.W. 79 Terrace; approximately 100' east of N.W. 22 Avenue, Miami-Dade County, Florida.

### o SIZE: 75' x 70'

## B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates approximately 2450 sq. ft. of the northern portion of the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Single family housing, e.g., single family detached, cluster, and townhouses generally characterize this density category. 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.
2. The Adopted 2015 and 2025 Land Use Plan designates approximately 2800 sq. ft. of the southern portion of the subject property as being within the Urban Development Boundary for **Business and Office** use. This category accommodates the full range of

sales and services activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed telecommunications facilities such as cell towers and satellite telecommunications facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residential developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site.

3. **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.

4. **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-1; Vacant | Low Density Residential, 2.5 to 6 dua<br>Business and Office |
| **Surrounding Properties:** | |
| **NORTH:** RU-1; vacant | Low-Medium Density Residential, 6 to 13 dua<br>Business and Office |
| **SOUTH:** BU-2; vacant | Business and Office |
| **EAST:** RU-1; vacant | Business and Office |
| **WEST:** BU-2; service station | Business and Office |

## E. 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 lies south of N.W. 79 Terrace approximately 100' east of N.W. 22 Avenue. The surrounding area where the subject property lies is characterized by commercial uses, vacant lots and single-family residences. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the north portion of this site (approximately 2450 sq. ft.) as **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and the southern portion of the site (2800 sq. ft.) is designated **Business and Office** use. The CDMP states that residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. Based on the above referenced criteria, the subject property would yield a maximum density of 1 dwelling unit on the 5,250 sq. ft. subject site. The approval of this application will allow the applicant to construct a proposed single-family residence on a substandard size lot, setback closer to the rear (south) property line 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. The CDMP states that 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 RU-1 zoning and the proposed single-family residential use is **consistent** with the LUP map of the CDMP, the UIA policy, the CDBG objective of the CDMP and the density threshold of the LUP map of the CDMP. However, it should be noted that the property located east, south and west of the subject property was granted a CDMP small scale amendment pursuant to Ordinance No. 10-31 during the October 2009 CDMP cycle which re-designated the property from Low Density Residential to Business and Office. As such, the proposed single-family residence would be surrounded by Business Office CDMP designation and commercial uses on three sides (east, west and south). Therefore, staff recommends as a condition of the approval of this application that the applicant provide and maintain a 6' high wood fence and a hedge as indicated on the submitted plan along the east, south, and west property lines in order to buffer the proposed residence from the surrounding commercial uses. Based on the aforementioned, staff opines that approval of the proposed single-family residence would be **compatible** with the surrounding area and the future development of the area based on the recent CDMP amendment.

When the requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be compatible with the surrounding area, subject to conditions. It should be noted that similar approvals that have been granted in the surrounding area. Specifically, property located on the south side of NW 81 Street lying approximately 275' west of NW 21 Avenue was granted approval of a request to permit two (2) single-family building sites each with a lot area of 4,250 sq. ft., pursuant to Resolution No. 3-

ZAB-234-65. In addition, property located on the south side of NW 81 Street approximately 312' west of NW 19 Avenue was granted approval of requests to permit two (2) single-family building sites each with a lot area of 5,295 sq. ft. and to permit the proposed residences setback varying from 10.25' to 20' from the rear property line, pursuant to Resolution No. CZAB8-10-07. Staff is supportive of redevelopment of urban areas through infill housing and the proposed single-family residence is **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). However, in order to buffer the proposed single-family residence from the commercially designated properties located to the east, south, and west, staff recommends as a condition of the approval of the requests that the applicant provide a 6' high wood fence and hedge as indicated on the submitted plan along east, south and west property lines. As such, staff recommends approval with conditions of requests #1 and #2 under Section 33-311(A)(4)(b) (NUV).

## I. RECOMMENDATION:

Approval with conditions.

## J. CONDITIONS:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat For Humanity" as prepared by Thomas & Calzadilla, consisting of 2 sheets. Sheet A1 dated stamped received 12/03/10 and sheet A2 dated stamped received 08/16/10. 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.

4. That the applicant provide a 6' high wood fence and hedge along the east, south, and west property lines.

**DATE TYPED:** 10/13/10
**DATE REVISED:** 10/14/10; 12/01/10; 12/03/10
**DATE FINALIZED:** 12/03/10
MCL:GR:NN:NC:CI

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 17, 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 #Z2010000107-1st Revision
Habitat for Humanity of Greater Miami, Inc.
2178 N.W. 79th Terrace
To Permit a Parcel of Land with Less than Required and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-1) (0.12 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
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.

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
There are no tree resources issues on the subject property.

Enforcement History
DERM has found no open or closed enforcement records.

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.

PH# Z2010000107
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: HABITAT FOR HUMANITY OF GREATER MIAMI INC.

This Department has no objections to this application.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required 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.
24-SEP-10



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# Memorandum

**Date:** 14-SEP-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000107

## Fire Prevention Unit:

APPROVAL
No objection.

## Service Impact/Demand

Development for the above Z2010000107
located at LYING SOUTH OF N.W. 79 TERRACE, APPROXIMATELY 100' EAST OF N.W. 22 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0794 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: 5:20 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

Service impact calculated based on plan date stamped August 18, 2010.

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

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**DATE:** 27-AUG-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 INC. | LYING SOUTH OF N.W. 79 TERRACE, APPROXIMATELY 100' EAST OF N.W. 22 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000107

**HEARING NUMBER**

## HISTORY:

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

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

## REPORTER NAME:



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## 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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| 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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| NOT APPLICABLE | 0 |
| | 210-107 |
| | |
| | |
| | AH |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| 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 |
| | |
| | 210-107 |
| | |
| | |

Date of contract: _____ AH

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 21st day of JULY, 2010. Affiant is personally know to me or has produced _____ as identification.

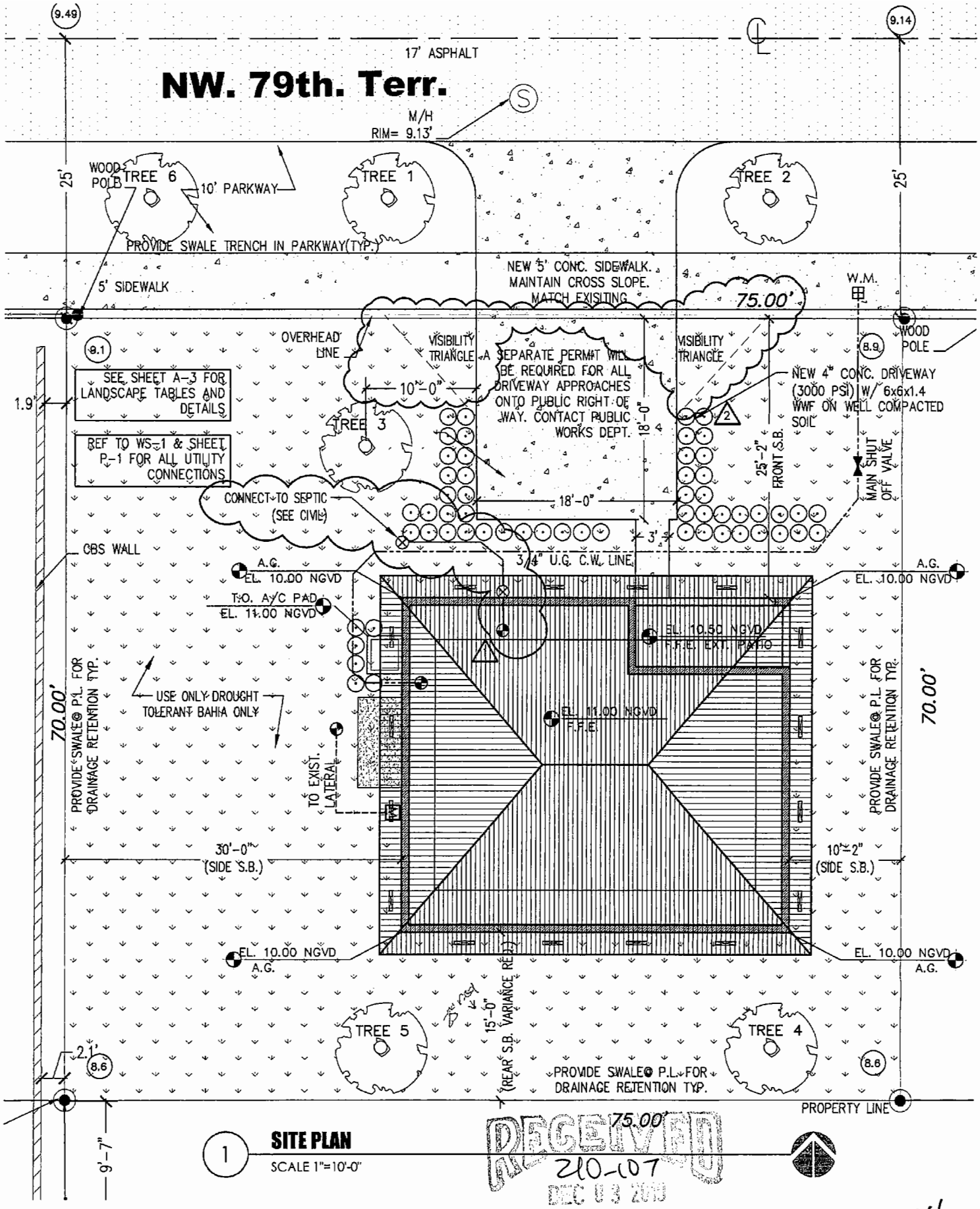
_____
(Notary Public)

Jessica Dekker

My commission expires: _____

JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters
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.




1 **SITE PLAN**

SCALE 1"=10'-0"

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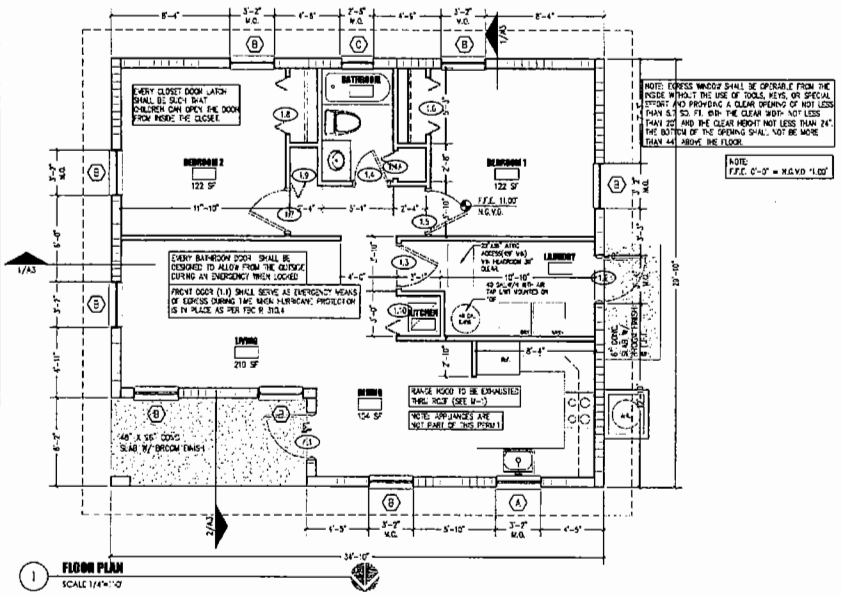
ENLARGE SITE PLAN




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

## GENERAL DOOR & WINDOW NOTES

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

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:
ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 5,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE.
HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

## WINDOW SCHEDULE

| MARK | DIMENSIONS W. | H. | TH. | TYPE | MATERIALS GLASS TH. | FRAME | NOTES |
|---|---|---|---|---|---|---|---|
| A | 3'-1" | 5'-2 3/8" | | SINGLE HUNG | TEMPERED GLASS | ALUMINUM | LARSON SH-7700 NOA 06-0406.08 |
| B | 3'-1" | 5'-3" | | SINGLE HUNG | TEMPERED GLASS | ALUMINUM | LARSON SH-7700 NOA 06-0406.08 |
| C | 2'-2 1/2" | 2'-2" | | SINGLE HUNG | TEMPERED GLASS | ALUMINUM | LARSON SH-7700 NOA 06-0406.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC) |

## DOOR AND FRAME SCHEDULE

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

## ROOM FINISH SCHEDULE

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

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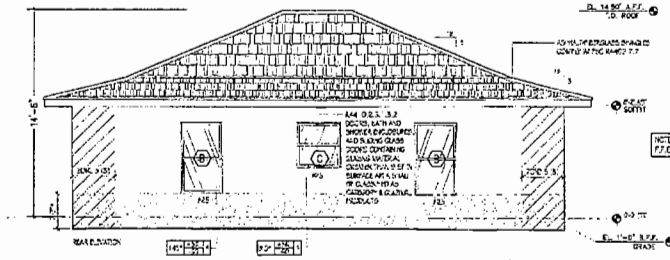
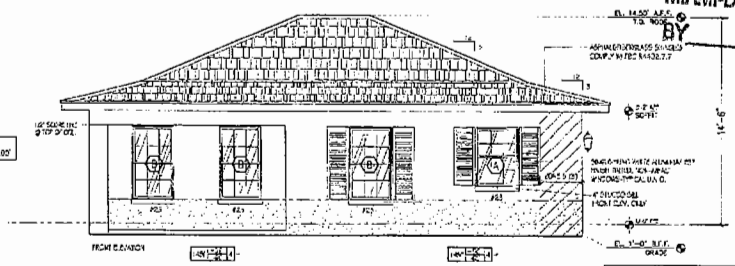
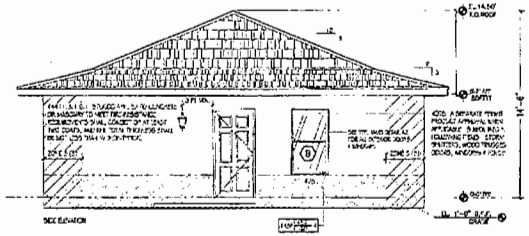


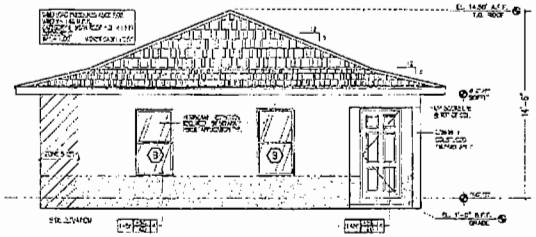

2 **SOUTH ELEVATION**
SCALE 1/4" = 1'-0"



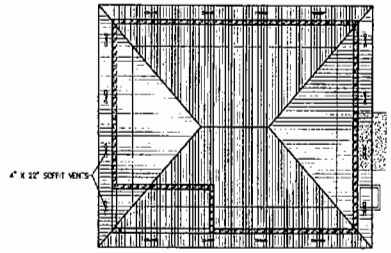
3 **NORTH ELEVATION**
SCALE 1/4" = 1'-0"



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



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




6 **ROOF PLAN**
SCALE 1/8" = 1'-0"

FBC 1404.5.1.3.2.1 ALL OPENINGS INTO THE ATTIC SPACE OF ANY HABITABLE BUILDING SHALL BE COVERED WITH SCREENING, HARDWARE CLOTH OR EQUIVALENT TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, ETC. THE OPENINGS THEREIN SHALL NOT EXCEED 1 / 8 INCH (3.2 MM).

2004 FBC R4403.1.1.3 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY MEANS OF MECHANICAL MEANS OR WITH SOFFITS.

ATTIC AREA: 1640 SF/150 = 11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED

Habitat for Humanity
Registration
REVISIONS
HABITAT FOR HUMANITY
2178 NW 79TH TERR. MIAMI FLORIDA
THOMAS & CASSANDRA
FLOOR PLANS, ELEVATIONS AND SCHEDULES
A2

# HABITAT FOR HUMANITY 2178 NW 79th Terr.,Miami, Fl.

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## PROJECT LOCATION

## LEGAL DESCRIPTION

THE NORTH 70 FEET OF THE EAST 75 FEET OF THE WEST 175 FEET OF TRACT 21 "REVISED PLAT OF WEST LITTLE RIVER" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 19, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LYING AND BEING IN THE CITY OF MIAMI, MIAMI DADE COUNTY, FLORIDA.

## PROJECT AREA

TOTAL ENCLOSED AREA 954 SQ. FT.

## PROJECT INDEX

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

## CODES

FLORIDA BUILD CODE (FBC) 2007

1. a) RESIDENTIAL 2007
   b) MECHANICAL 2007
   c) PLUMBING 2007
2. NEC LATEST EDITION

## CONSTRUCTION NOTES

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

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

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

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

## SOIL STATEMENT

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

## CONSTRUCTION NOTES

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

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

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

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

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

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

## ZONING LEGEND

ZONING: RU-1

| | | |
|---|---|---|
| HEIGHT (TO RIDGE OF ROOF) | | 16'-0" |
| MINIMUM LOT SIZE | | 7,500 sf |
| PROVIDED LOT SIZE | | 5,250 sf |
| ALLOWED LOT COVERAGE | | 35% |
| PROVIDED LOT COVERAGE | | 1,040sf (19.8%) |
| SETBACKS: | REQUIRED: | PROVIDED: |
| FRONT | 25'-0" | 25'-2" |
| REAR | 25'-0" | 15'-0" (variance) |
| INT. SIDE | 7'-6" | 10'-2" & 30'-0" |
| SIDE STREET | 15'-0" | n/a |
| PARKING | REQUIRED 2 SPACES | PROVIDED 2 SPACES |

AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OR STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.
A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142
HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

## PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 3411.8.2.3.1.1

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

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

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)
"THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

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

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

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

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

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

6. LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 4,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

7. REMOVE ALL CHAIN LINK FENCES WITHIN PROPERTY BOUNDARIES.

## ABBREVIATIONS

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

## SYMBOLS

1 DRAWING NAME — SCALE — DRAWING IDENTIFICATION
1/A1 — 1/A1 BUILDING SECTION
1/A1.1 WALL SECTION
1/A4 DRAWING NUMBER / SHEET NUMBER
DETAIL OR WALL SECTION KEY
1/A5 SECTION DETAIL KEY
1/A9 INTERIOR ELEVATION KEY
ROOM NAME 101 ROOM IDENTIFICATION
001 DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

## LANDSCAPING NOTES

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

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

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

## GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

## LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .120 ACRES (5,250 SF)

| | | REQUIRED | PROVIDED |
|---|---|---|---|
| | LAWN AREA CALCULATION | | |
| A. | Total open space required by Ch 33 | N/A | N/A |
| B. | Max. lawn area (for St. Augustine sod) permitted (only BAHIA used on this project- no restriction req.) | N/A | 3,865sf |
| | TREES | | |
| A. | The number of trees required per lot: existing number of trees that meet min. requirements = 30% palm trees allowed (two palms = one tree) Palms provided | 3 | 5 |
| | | - | - |
| B. | Percentage of native trees req.=number of trees provided X 30%= | 1 | 3 |
| | Street trees (max. avg. spacing of 35' o.c.) xxxx if along street/35= | 3 | 3 |
| | Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25= | N/A | N/A |
| C. | Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.) | N/A | N/A |
| D. | Total number of trees provided | 6 | 6 |
| | SHRUBS | | |
| A. | The total number of trees required X 10 = the number of shrubs req. | 60 | 60 |
| | The number of shrubs req. x 30% = the number of native shrubs req. | 18 | 60 |

## NEW TREE LEGEND

| TREE (#) | PLANT NAME SCIENTIFIC | COMMON | NATIVE YES | NO | SPECIFICATIONS |
|---|---|---|---|---|---|
| 001 | QUERCUS VIRGINIANA | LIVE OAK | ✓ | | 12'-0" MIN. HEIGHT X 3' SPREAD |
| 002 | QUERCUS VIRGINIANA | LIVE OAK | ✓ | | 12'-0" MIN. HEIGHT X 3' SPREAD |
| 003 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 8'-10" MIN HEIGHT X 3' SPREAD |
| 004 | CONOCARPUS ERECTUS | SILVER BUTTONWOOD | ✓ | | 8'-10" MIN HEIGHT X 3' SPREAD |
| 005 | CONOCARPUS ERECTUS | SILVER BUTTONWOOD | ✓ | | 8'-10" MIN HEIGHT X 3' SPREAD |
| 006 | CONOCARPUS ERECTUS | LIVE OAK | ✓ | | 12'-0" MIN. HEIGHT X 3' SPREAD |

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVE AS PER TREE PERMIT
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT
4. *** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.
5. ****STREET TREES PLANTED ALONG PRIVATE ROADWAYS SHALL BE PLACED WITHIN SEVEN (7) FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WHERE PRESENT WITHIN SEVEN (7) FEET OF THE SIDEWALK.

## NEW SHRUB LIST

| QTY. | SCIENTIFIC NAME | COMMON NAME | SPECIFICATION |
|---|---|---|---|
| 30 | CONOCARPUS ERECTUS | SILVER BUTTONWOOD | 3 GAL. 24" X 18" SP. OC. FULL |

1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10 OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".
3. LOT TREES SHALL BE MIN. OF 10'-0" AT TIME OF PLANTING
4. STREET TREES SHALL BE MIN. OF 12'-0" AT TIME OF PLANTING

Habitat for Humanity
[illegible]

Registration
9 Aug 2010
Peter W. Thomas AR 008754

REVISIONS
1 [illegible]
2 [illegible]

HABITAT FOR HUMANITY
2178 NW 79TH TERR. MIAMI FLORIDA

THOMAS & CALTADILLA

INDEX, SYMBOLS, ABBREVIATION, NOTES & DEMO/SITE PLAN

Date: 09/10/09
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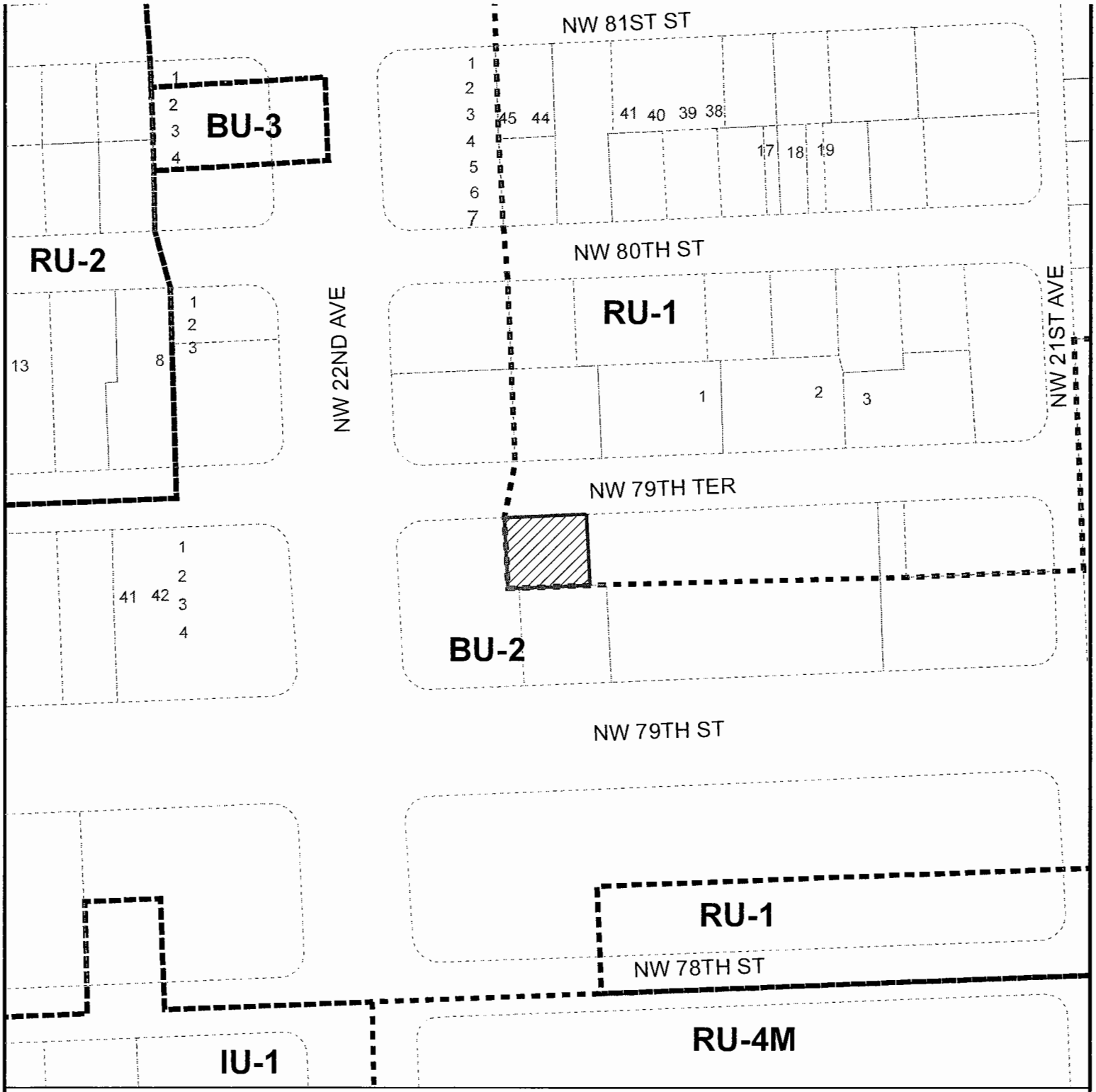



# MIAMI-DADE COUNTY
## HEARING MAP

**Process Number**
**Z2010000107**

**Legend**
Zoning
Subject Property Case

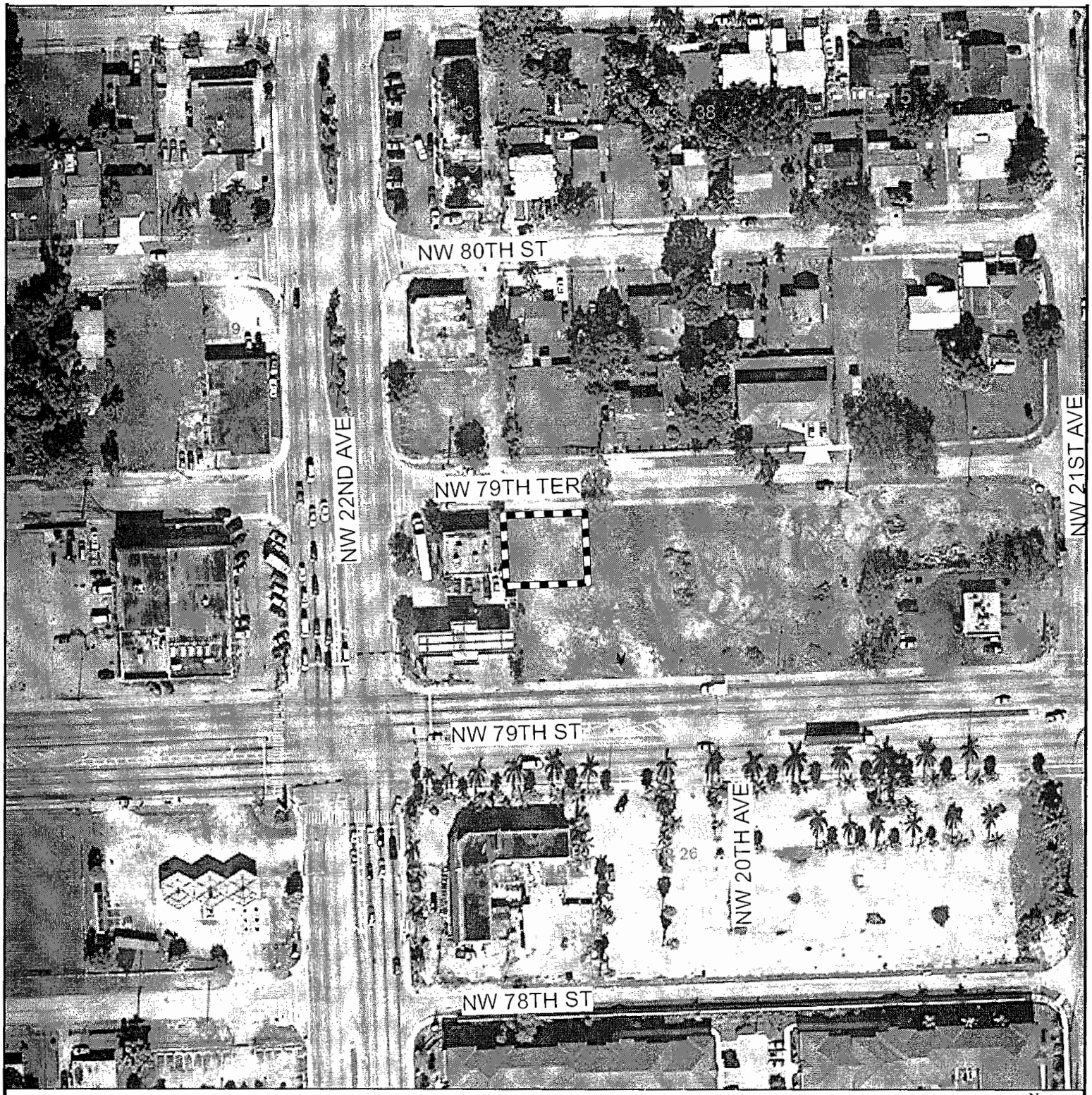
N
W E
S

**Section: 10 Township: 53 Range: 41**
**Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.**
**Zoning Board: C8**
**Commission District: 2**
**Drafter ID: ALFREDO FERNANDEZ-CUETO**
**Scale: NTS**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, August 18, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 17 |




**MIAMI-DADE COUNTY**
**AERIAL YEAR 2009**

Process Number
**Z2010000107**

Legend
Subject Property

N
W E
S

Section: 10 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI INC.
Zoning Board: C8
Commission District: 2
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, August 18, 2010

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

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

**10-12-CZ8-7 (10-108)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| 2010 | Habitat for Humanity of Greater Miami, Inc | - Non-Use Variance of lot coverage & setback | C08 | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-108(10-12-CZ8-7)

**SECTION:** 15-53-41 **DATE:** December 14, 2010

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 7

==========

## A. INTRODUCTION:

### 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 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 single-family residence with 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, dated stamped received 8/16/10 and consisting of 2 sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying north of N.W 62 Terrace; approximately 310' 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; 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 |

## E. 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.

## F. 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.

## G. ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 62 Terrace and approximately 310' west 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. 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.

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), a single-family residence setback 15'3" where 25' is required and a lot coverage of 35.87% where 35% is permitted will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property lying north of N.W. 62 Terrace approximately 250' east of N. W. 19 Avenue was granted approval of requests to permit a lot frontage of 40', a lot area of 3,600 sq. ft., a lot coverage of 35.1% (maximum 35% permitted) and a setback of 21'6" from the rear (north) property line where 25' was required, pursuant to Resolution No. CZAB8-40-08. 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, dated stamped received 8/16/10 and consisting of two sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

**DATE TYPED:** 10/25/10
**DATE REVISED:** 10/26/10
**DATE FINALIZED:** 11/15/10
MCL:GR:NN:NC:CI

FOR

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 30, 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 #Z2010000108
Habitat for Humanity of Greater Miami, Inc.
1861 NW 62nd TERR
To Permit a Single-Family Residence Setback Less than Required from Property Lines, Requesting a Greater Lot Coverage than Permitted and To Permit a Parcel of Land with a Lesser Frontage and Area than Required
(RU-2) (0.083 Acres)
15-53-41

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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
The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of Code requires that specimen trees be preserved whenever reasonably possible. The applicant is aware of DERM preservation requirements and has submitted a site plan of record entitled "Habitat for Humanity", sheet A1, prepared by Thomas and Calzadilla, and dated July 5, 2010 (revised July 27, 2010), that provides for the preservation of the specimen sized ficus aurea tree (#5), however non specimen trees will be removed (#7 and #8). 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.

Please be advised that the construction of the proposed single family residence 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.

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.

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

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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:** 31-AUG-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000108

## Fire Prevention Unit:

No objection.

## Service Impact/Demand:

Development for the above Z2010000108
located at NORTH OF N.W. 62 TERRACE AND APPROXIMATELY 310' WEST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

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

## Existing services

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

Station 2 - Model Cities - 6460 NW 27 Avenue
Rescue, BLS 65' Aerial, Battalion

## Planned Service Expansions:

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

none.

## Fire Planning Additional Comments

Current service impact absed on site plan dated August 16, 2010.

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

10

**DATE:** 27-AUG-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 INC. | NORTH OF N.W. 62 TERRACE AND APPROXIMATELY 310' WEST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000108

**HEARING NUMBER**

## HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (7) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASE CLOSED . (1) CASE OPENED FOR UNAUTHORIZED AND CASE CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

## REPORTER NAME:



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## 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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| 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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| 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: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| 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

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BY

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

NAME OF PURCHASER: _____

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| 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 26 day of July 20 10. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public) Jessica Dekker

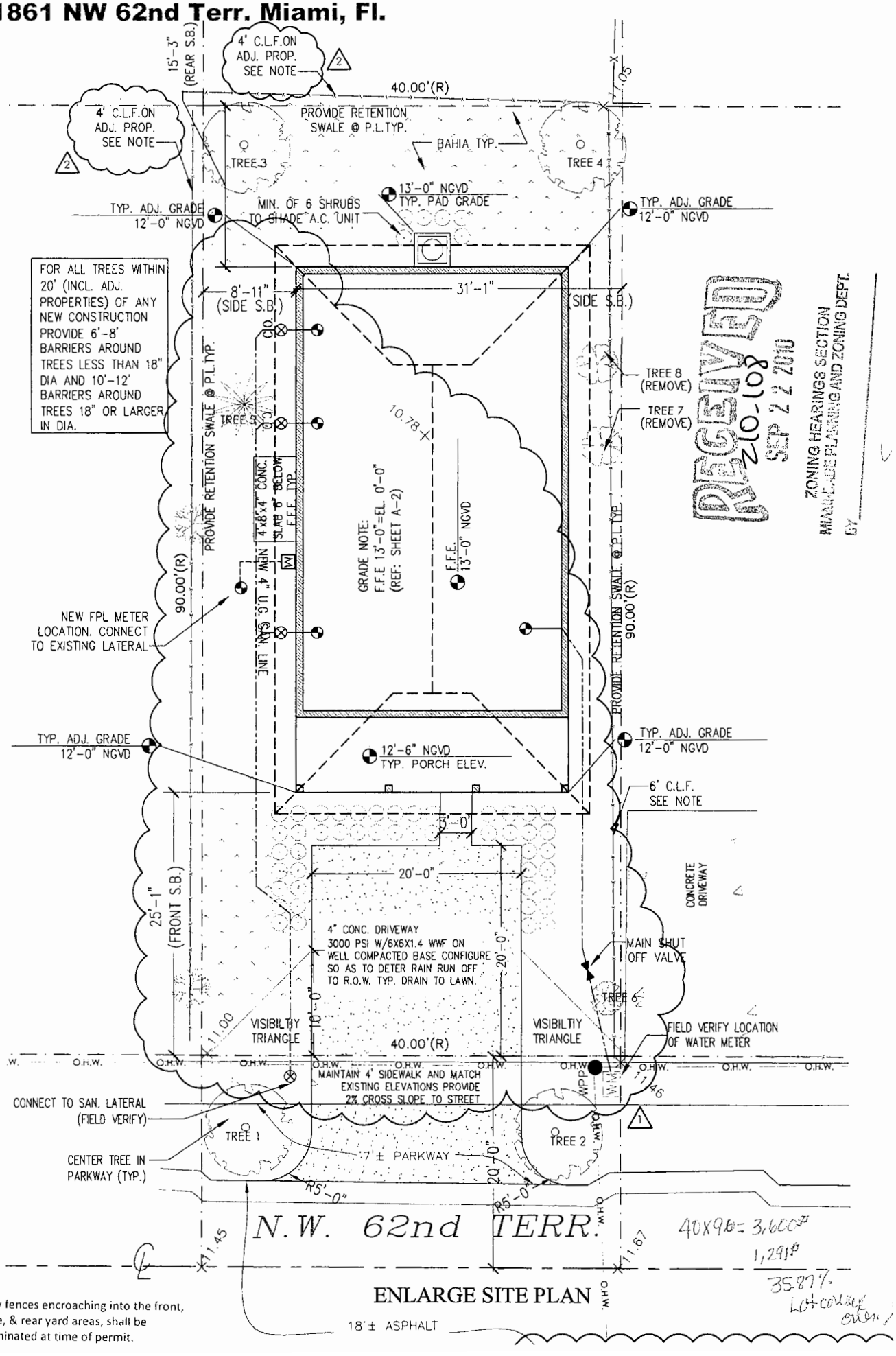
JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters
Seal

My commission expires: _____ Dekker

*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.

# HABITAT FOR HUMANITY

## 1861 NW 62nd Terr. Miami, Fl.




ENLARGE SITE PLAN

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Any fences encroaching into the front, side, & rear yard areas, shall be eliminated at time of permit.

40x90= 3,600 sf
1,291 sf
35.87%
Lot coverage

14

# HABITAT FOR HUMANITY

1861 NW 62nd Terr. Miami, Fl.

SITE PLAN

## PROJECT LOCATION

## LEGAL DESCRIPTION

## PROJECT AREA

## PROJECT INDEX

## CONSTRUCTION NOTES

## SOIL STATEMENT

## ZONING LEGEND

## PROJECT NOTES

## LANDSCAPING NOTES

## FENCE NOTES

## NEW TREE LEGEND

## EXISTING TREE LEGEND

## NEW SHRUB LIST

## LANDSCAPE LEGEND

## GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

## ABBREVIATIONS

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

## SYMBOLS

DRAWING NAME — SCALE — DRAWING IDENTIFICATION
BUILDING SECTION
WALL SECTION
DRAWING NUMBER
DETAIL / WALL SECTION KEY
SECTION DETAIL KEY
INTERIOR ELEVATION KEY
ROOM NAME — ROOM IDENTIFICATION
DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

Habitat for Humanity

REVISIONS

21-Sept-2010

Peter W. Thomas AR 93254

HABITAT FOR HUMANITY
1861 NW 62nd Terr.
Miami, Florida

THOMAS & CATZAFLIA

SITE / LANDSCAPE PLANS, DETAILS & NOTES

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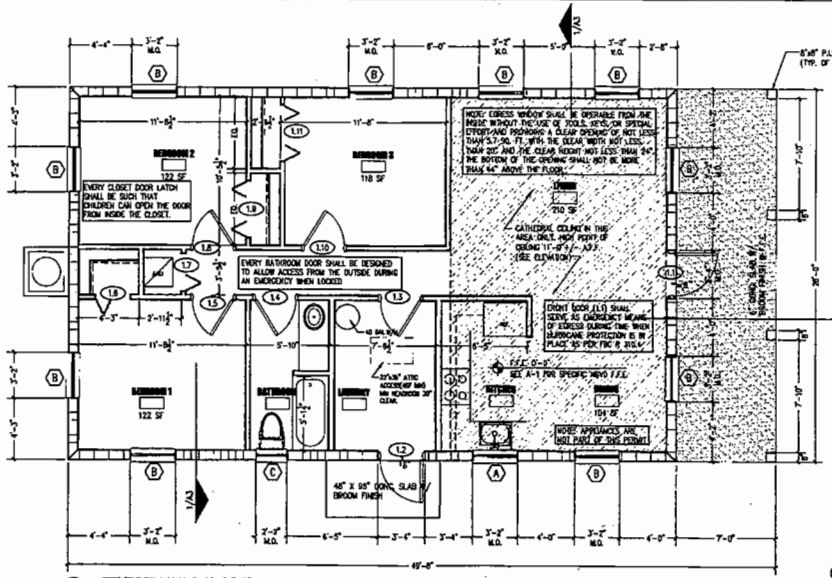


1 **TYP. FLOOR PLAN - MODEL A-1A**
SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

## GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

## WINDOW SCHEDULE

| MARK | DIMENSIONS W. | H. | TH. | TYPE | MATERIALS GLASS TH. | U-FACTOR | SOLAR HEAT GAIN COEF. (SHGC) | FRAME | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| A | 3'-1" | 3'-2 3/8" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 |
| B | 3'-1" | 5'-3" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 |
| C | 2'-2 1/2" | 2'-2" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC) |

## DOOR AND FRAME SCHEDULE

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

## ROOM FINISH SCHEDULE

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

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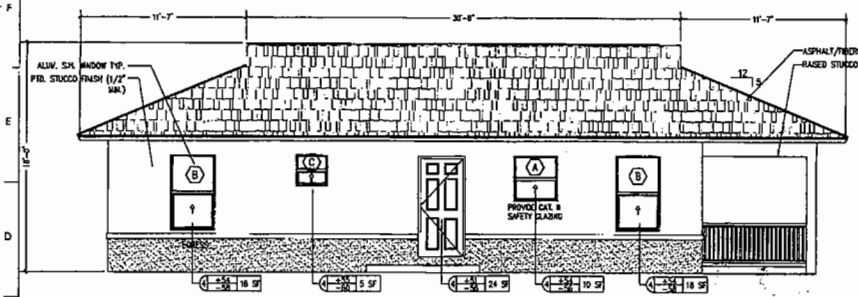
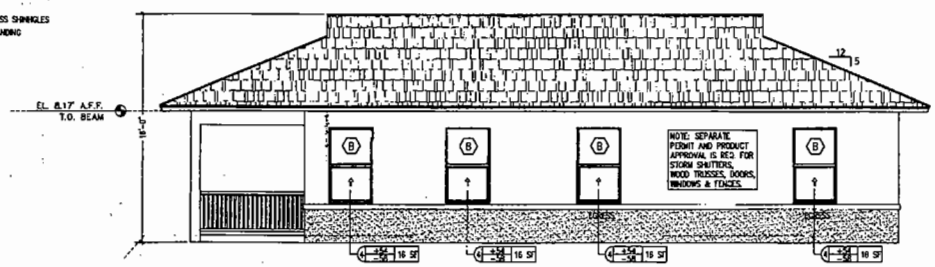
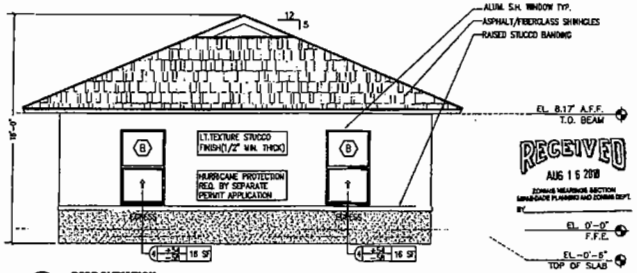



2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"




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




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

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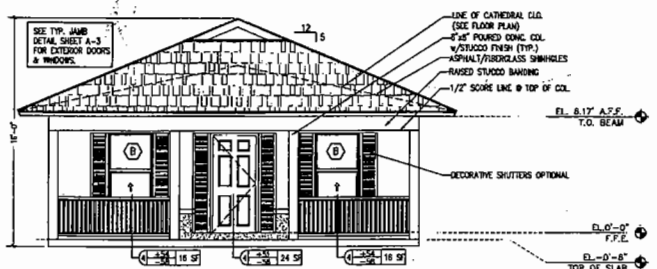
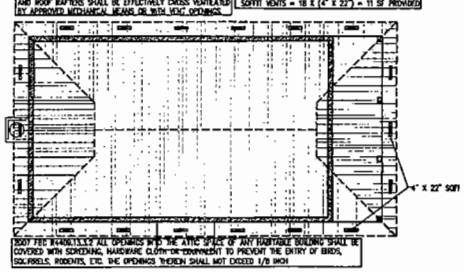
BY




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




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

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

FLOOR PLANS, ELEVATIONS AND SCHEDULES

A2

Habitat for Humanity of Hernando
Peter Thomas AR 0007154

Registration

Revisions

Date: 06/22/10
Drawn by: BEATO
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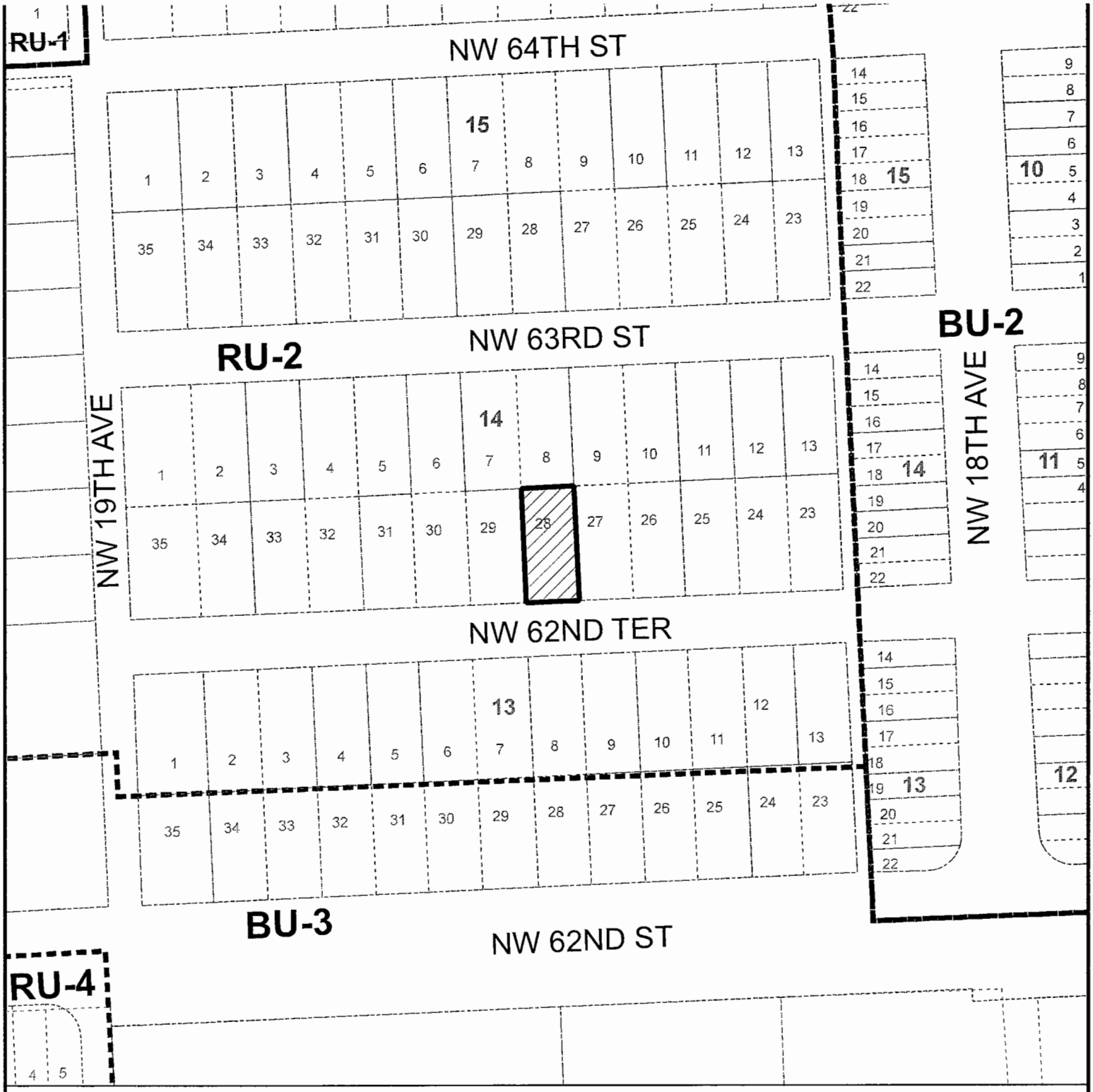


# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000108

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

### Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, August 20, 2010**

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

# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

## Z2010000108

N
W E
S

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

**Legend**

Subject Property

MIAMI-DADE

**SKETCH CREATED ON: Friday, August 20, 2010**

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

**8. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)**

**10-12-CZ8-8 (10-109)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| No History | | | | |

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development 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:** Z10-109 (10-12-CZ8-8)

**SECTION:** 11-53-41 **DATE:** December 14, 2010

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 8

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUEST:

This application will allow the construction of a single-family residence on a lot with less lot frontage than that required by the Zoning Code.

### o REQUEST:

Applicant is requesting to permit a parcel of land with a lot frontage of 62.5' (75' ft. required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA Sheet "A-1", dated stamped received 9/22/10 and Sheet "A3" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying east of N.W. 14 Avenue and approximately 766.19' north of N.W. 79 Street, Miami-Dade County, Florida.

### o SIZE: 62.5' x 131.02'

## B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Single family housing, e.g., single family detached, cluster, and townhouses generally characterize this density category. 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.
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-1; Vacant | Low Density Residential, to 6 dua |
| **Surrounding Properties:** | |
| **NORTH:** RU-1; single-family residence | Low Density Residential, to 6 dua |
| **SOUTH:** RU-1; vacant | Low-Medium Density Residential, 6 to 13 dua |
| **EAST:** RU-1; vacant | Low Density Residential, to 6 dua |
| **WEST:** RU-1; vacant, apartments | Low Density Residential, to 6 dua |

## E. 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 lies east of N.W. 14 Avenue and approximately 766.19' north of N.W. 79 Street. The surrounding area where the subject property lies is characterized by multi-family housing, single-family residences and vacant lots. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 8,188 sq. ft. subject site. The approval of this application will allow the applicant to construct a single-family residence on a lot with less lot frontage 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. 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 RU-1 zoning and the proposed single-family use is **consistent** with the LUP map of the CDMP, the UIA policy, the CDBG objective of the CDMP and the density threshold of the LUP map of the CDMP..

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 The approval of the request to permit a parcel of land with a lot frontage of 62.5' where 75' is required will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1721 N.W. 81 Terrace was granted approval of a request to permit a lot frontage of 63' where 75' is required, pursuant to Resolution No. 4-ZAB-437-80. 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 Victor E. Dekonschin, Architect AIA Sheet "A-1", dated stamped received 9/22/10 and Sheet "A3" dated stamped received 8/16/10 for a total of two sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

**DATE TYPED:** 10/21/10
**DATE REVISED:** 10/22/10
**DATE FINALIZED:** 11/15/10
MCL:GR:NN:NC:CI

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 5, 2010

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

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

**Subject:** C-08 #Z2010000109-1st Revision
Habitat for Humanity of Greater Miami, Inc.
8105 N.W. 14th Avenue
To Permit Less Frontage than Required
(RU-1) (0.2 Acres)
11-53-41

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

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

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

Wastewater Disposal
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. Pursuant to Section 24-43.1(3), the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Inasmuch as the above-noted request does not comply with any of the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances from the aforesaid Code Sections before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition.

Therefore, DERM may approve this application and the same may be scheduled for public hearing before the Zoning Appeals Board.

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 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
Tree Removal Permit 2010-TREE-PER-00318 was issued for this property to Habitat for Humanity of Greater Miami Inc on September 2, 2010 and is scheduled to expire on September 2, 2011. TP2010-TREE-PER-00318 requires the preservation of specimen-sized (Trunk diameter 18 inches or greater) ficus aurea (#6 and #14), Live oak (#15 and #16) royal poinciana (#18) and chinaberry (#3)trees, also the preservation of non specimen size avocado trees (#2,7,9 and 12)and macarthur palm (#19) as identified in DERM-approved permitted plans.

The revised site plan submitted with this application for Parcel A (northwest corner of the lot) entitled "Habitat for Humanity" prepared by Victor Dekonschin, sheet A-1 of 9, dated September 21,2009 (revised September 21, 2010) depicts the trees #7 and #14 to remain as per the permit. However, please be advised that the labeling of tree #14 is incorrect on the revised site plan. It is labeled to be a ficus elastica, however as per the permit, tree #14 is actually a specimen ficus aurea.

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.

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.

PH# Z2010000109
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: HABITAT FOR HUMANITY OF GREATER MIAMI

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required 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.
24-SEP-10



9

# Memorandum

**Date:** 04-OCT-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000109

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated September 22, 2010.

## Service Impact/Demand:

Development for the above Z2010000109
located at LYING EAST OF N.W. 14 AVENUE & APPROX. 766.19' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0796 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 6:12 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

Service impact calculated based on site plan dated September 22, 2010.

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

**DATE:** 27-AUG-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 EAST OF N.W. 14 AVENUE & APPROX. 766.19' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000109

**HEARING NUMBER**

## HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: SIX (6) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GRT MIAMI

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

## REPORTER NAME:



11

## DISCLOSURE OF INTEREST*

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

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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| 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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING, ZONING & SITE DEVELOPMENT
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: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| 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 |
| | |
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MIAMI-DADE PLANNING AND ZONING
BY JSA

**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)

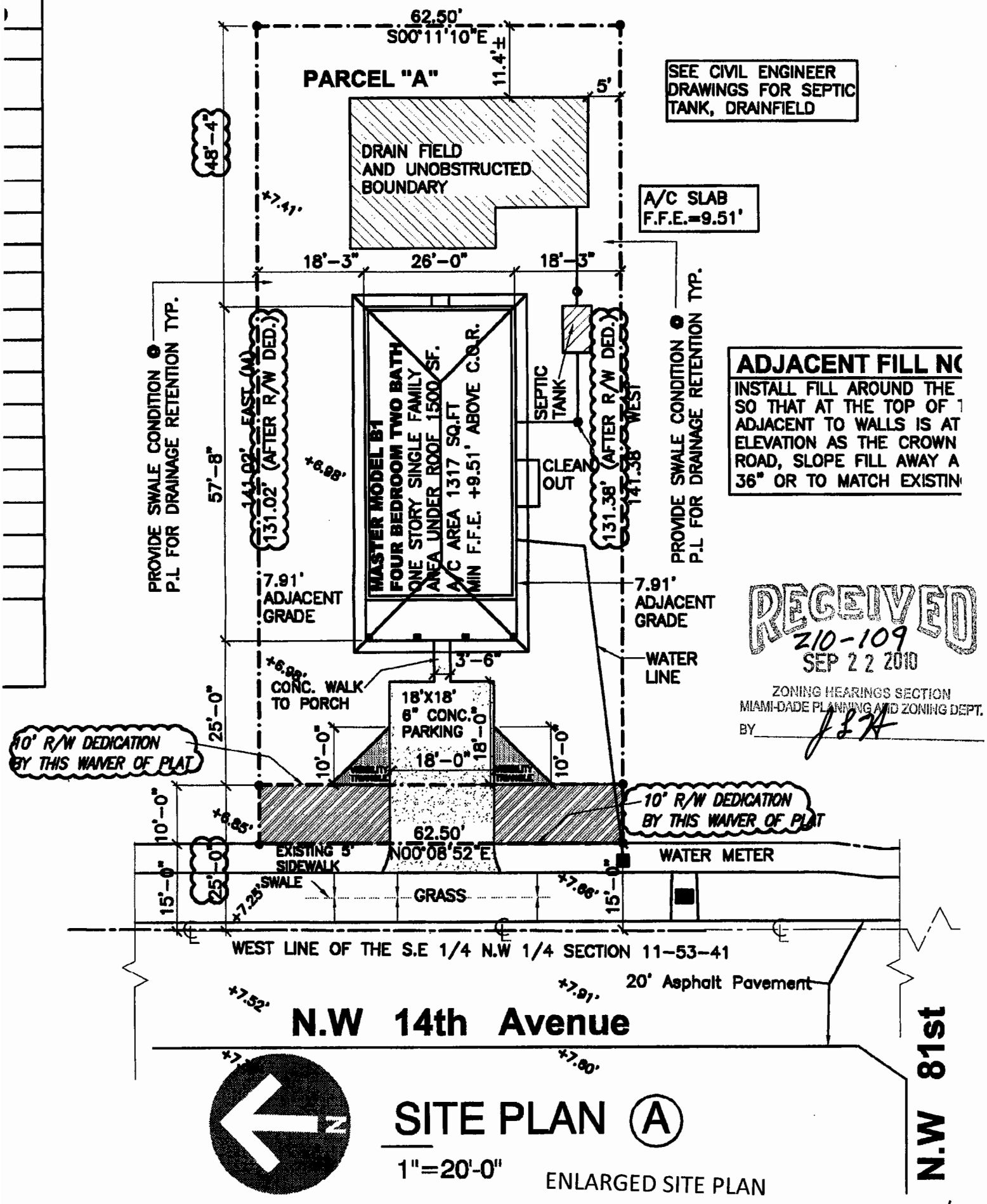
Sworn to and subscribed before me this 13 day of Aug, 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters
Seal

My commission expires: _____

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

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

# SITE PLAN (A)

1"=20'-0"

ENLARGED SITE PLAN

| TREE SCHEDULE TABLE – Existing and New | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SYMBOL USED | | | PLANT NAME | | NATIVE SPECIES | | DBH | HEIGHT | | CANOPY DIAMETER | QUANTITY | REMARKS |
| # | SYMBOL | NEW | EXISTING | SCIENTIFIC | COMMON | YES | NO | INSTALLED OR EXISTING | NEW | ESTIMATED AT MATURITY | | | |
| 1–6 | | YES | | Lagerstroemia Indica | CRAPE MYRTLE | YES | | | 12' | 20' | | 6 | TREE TO INSTALLED |
| 7–A | | YES | | Conocarpus Erectus var. Sericeus | Silver Buttonwood | | | 15" | | | | 9 | HEDGE TO BE INSTALLED |
| 7 | | | YES | Persea Americana | AVOCADO | | NO | 12" | | 13' | 4' | 1 | TREE TO REMAIN |
| 13 | | | YES | Persea Americana | AVOCADO | | NO | 15" | | 20' | 12' | 1 | TREE TO BE REMOVED |
| 14 | | | YES | Ficus Nitida | FICUS | | NO | 80" | | 20' | 12' | 1 | TREE TO REMAIN |

## LANDSCAPE LEGEND

Zoning District: RU-1 — Net Lot Area: (6600) square ft. = (.152) ac.

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A. Square Feet of open space required by Chapter 33, as indicated on plans: Net Lot Area = 6600 sf ÷ 43,560 sf/ac = .1515 ac | (825) | (1000 = 1636) |
| B. Square Feet of pervious lot open space required by Chapter 18A: as indicated on Site Plan: No. of parking Spaces _____ x 10 sf per parking space= | N/A | |
| C. Total s.f. of landscape open space required by Chapter 33: sum= | N/A | |
| LAND CALCULATION | | |
| A. 5.0% total sf of landscape open space required by Chapter 33 | | |
| B. Minimum tree area (per) permeable 20 sq. feet = 1 tree. * Includes Woods 1000 sq.ft. Grassed sod 400 sq.ft. Shrub Area 2000 | (30) | (60) |
| TREES | | |
| A. No. trees required per unit lot size: 1 Less existing number of trees meeting minimum requirements = _____ trees = net lot number = | 3 | 3 |
| B. If Palms chosen No. trees provided / 3 = 20% Shade permitted for insert on site each Group on lot boundaries | N/A | N/A |
| C. If Native Deciduous No. trees provided = 20%= | 1 | 1 |
| D. Where trees proposed overlap existing of 24" each_____ deduct that many trees= | N/A | N/A |
| E. Where trees located directly beneath power lines (maximum overlap opening of 24" each_____ deduct that many trees)/50 = | N/A | N/A |
| SHRUBS | | |
| A. No. trees required x 10 = No. of shrubs planted | 30 | 60 |
| B. No. shrubs planted x20% = No. of native shrubs required | N/A | N/A |

TREE PLANTING & GUYING DETAIL

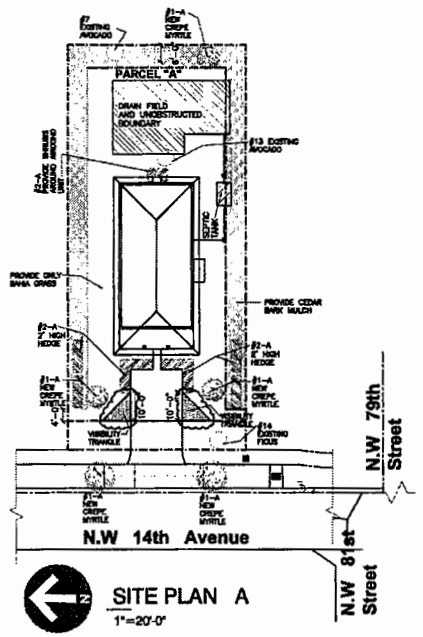
N.T.S.

PALM PLANTING DETAIL

N.T.S.

SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.




SITE PLAN A

1"=20'-0"

## ZONING PLATED AREA — RU-1

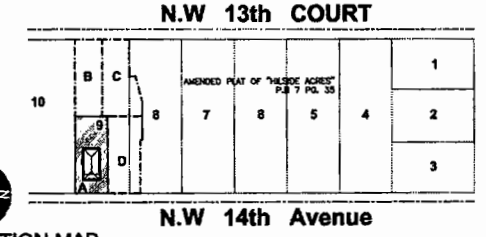
| | | | YES | NO |
|---|---|---|---|---|
| ADDRESS: 1476 N.W 69th TERRACE, DADE COUNTY FLORIDA | | | | |
| LOT LOCATION IN: (DADE-COUNTY) OR (CITY OF MIAMI) | DADE COUNTY | | | |
| 1. LOT (DID) OR (DID NOT) REQUIRE WAIVER OF ZONING FOR SETBACKS OR LOT COVERAGE. | | | YES | |
| | REQUIRED | PROVIDED | | |
| 2. A MINIMUM FRONT LOT LINE DIMENSION | 75'-0" | 82.50' | | |
| 3. LOT SIZE S.Q.F.T | (7500 S.Q.F.T | (6200 S.Q.F.T | | |
| 4. % OF LOT COVERAGE | (35%) | (18.3%) | | |
| 5. CITY SEWER LINE EXISTING | | | | NO |
| 6. CITY WATER LINE EXISTING | | | YES | |
| 7. SEPTIC TANK REQUIRED | | | YES | |
| 8. PARKING SPACES | 2 PARKINGS | 2 PARKINGS | | |
| ZONING: R-1/1, R-1/2, R-1/3 DUPLEX | | R-1/1 | | |
| HEIGHT TO RIDGE OF ROOF | 28'-0" | 18'-2" | | |
| SETBACKS | | | | |
| FRONT | 25'-0" | 25'-0" | | |
| REAR | 20'-0" | (65'-0") | | |
| LEFT SIDE | 5'-0" | 18'-3" | | |
| RIGHT SIDE | 5'-0" | 18'-3" | | |

1. ZONING WAIVERS APPROVED FOR THIS LOT, SEE ENCLOSED LETTERS.
2. FILL GRADING ON THIS LOT SHALL BE INSTALLED SO IT WILL NOT SPILL WATER OFF THE LOT ON THE SIDES OR REAR OF PROPERTY LINES.
3. SEPARETE PERMIT REQUIRED FOR DRIVE WAY ON PUBLIC RIGHT OF WAY. PARKING SPACES PROVIDED TWO

## LANDSCAPE NOTES

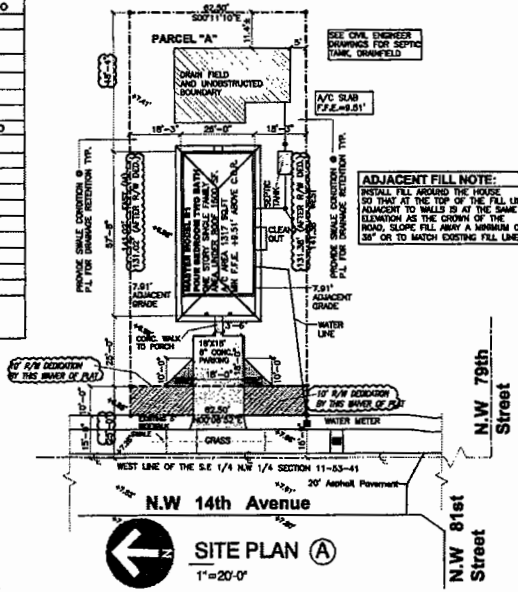
STANDARDS FOR TREES, SIZES & GRADES
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARDS FOR NURSERY PLANTS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS PART II FOUND AND TREES GRADE FLORIDA #1/#2 OR BETTER.
2. ALL PLANTS MATERIALS AND GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY VIGOROUS, WELL ROUTED AND FREE OF INSECTS OR POST, PLANT DISEASE/MOLDING AND BLIGHTS.
3. DETERMINE LOCATION OF ANY UNDERGROUND OR ABOVE GROUND UTILITIES, PROJECTS/UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED/ROOTS STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IF PLANTED OR ADDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND SURFACE MATERIAL IN WORKMANLIKE LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK FINELY SPADED, NON FIBROUS SURFACE LAYER, ENDEMIC/ORGANIC PEAT DERIVED FROM DECOMPOSED SARGASSUM WITH 1 TO 4 LARGE SUITABLE FOR TO EXTENDED USE, FREE OF NEMATODES REASONABLY FREE OF SUBSOIL, BRUSH, WEED AND OTHER LITTER AND FREE OF ROOTS, STUMPS/TREES GREATER THAN 3" IN ANY DIMENSION AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEAN/ELWASHED AND TOXIC FREE
10. IRRIGATED BY HAND USING POTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANT ESTABLISHED BUT NOT LESS THAN 120 DAYS.
11. PROVIDE 6–8 BARRIERS AROUND TREES LESS THAN 18 INCHES IN DIAMETER AND PROVIDE 10–18 BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER




LOCATION MAP

N.T.S




SITE PLAN (A)

1"=20'-0"

LEGAL DESCRIPTION OF CUT-OUT PARCEL "A"

A PORTION OF LOT 9, BLOCK 2, ACCORDING TO THE PLAT OF "AMENDED PLAT OF HILLSIDE ACRES" AS RECORDED IN PLAT BOOK 7 AT PAGE 35, OF THE PUBLIC RECORDS OF DADE COUNT, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOW;

BEING AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 2, THENCE EAST (MEASURE), ALONG THE NORTH LINE OF SAID LOT 9, FOR 141.52 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 150.00 FEET WEST OF, AS MEASURE AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT9, BLOCK 2, FOR 62.50 FEET; THENCE WEST, ALONG A LINE THAT IS PARALLEL WITH AND 62.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 9, BLOCK 2, FOR 141.36 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST (MEASURED) NORTH 00 DEGREES 08 MINUTES 39 SECONDS EAST (DEED), ALONG THE WEST LINE OF SAID LOT 9, BLOCK 2, FOR 62.50 FEET TO THE POINT OF BEGINNING ALL LYING AND BEING IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

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SEP 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Revised
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SEP 22 2010

### DRAWING LEGEND

A1- SITE PLAN AND NOTES
A2- FOUNDATION & ROOF FRAMING PLAN
A3- FLOOR PLAN AND ELEVATION
A4- SECTION AND NOTES
A5- DETAILS AND NOTES
A6- PLUMBING PLANS
A7- AIRCOND PLAN
A8- ELECTRIC PLAN
A9- GENERAL NOTES AND SCHEDULES

SITE PLAN FOR MODEL B-1
ADDRESS OF LOT: 8100 N.W 14th AVENUE "PARCEL A"
MIAMI-DADE COUNTY FLORIDA

**HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3800 NW 22ND AVENUE MIAMI, FLORIDA


VICTOR E. DEKONSCHIN
architect
8245 S.W 105 STREET
MIAMI FLORIDA 33156
FLA REG. NO. AR0003291
CELL PHONE (786)-402-5605
email-dekonsc@bellsouth.net
FAX# (305) 274-1679


CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

DRAWN BY: MAC
DATE: 08-21-09

1/B 214-1

| DATE | REVISIONS |
|---|---|
| 10-21-09 | PLANNING DEPT. COMMENTS |
| 10-30-09 | PLANNING DEPT. COMMENTS |
| 11-30-09 | PLANNING DEPT. COMMENTS |
| 04-14-10 | PLANNING DEPT. COMMENTS |
| 05-04-10 | PLANNING DEPT. COMMENTS |
| 06-21-10 | PLANNING DEPT. COMMENTS |
| 08-31-10 | PLANNING DEPT. COMMENTS |

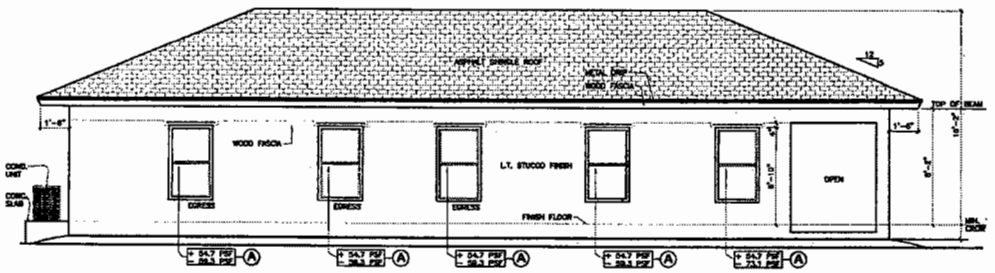
SHEET NO. A-1

OF 9

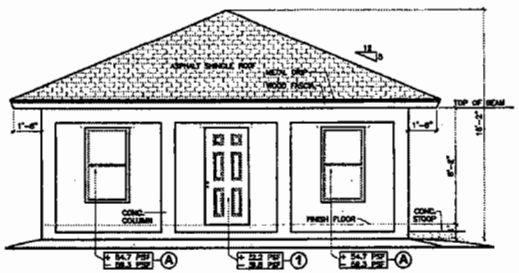
214-1

2-105

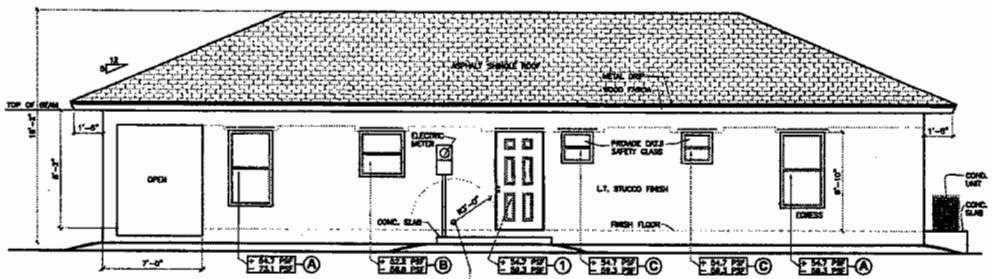
15




**NORTH SIDE ELEVATION**
SCALE = 1/4"= 1'-0"




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




**SOUTH SIDE ELEVATION**
SCALE = 1/4"= 1'-0"

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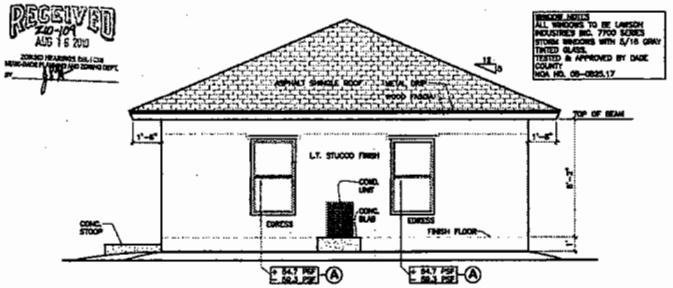
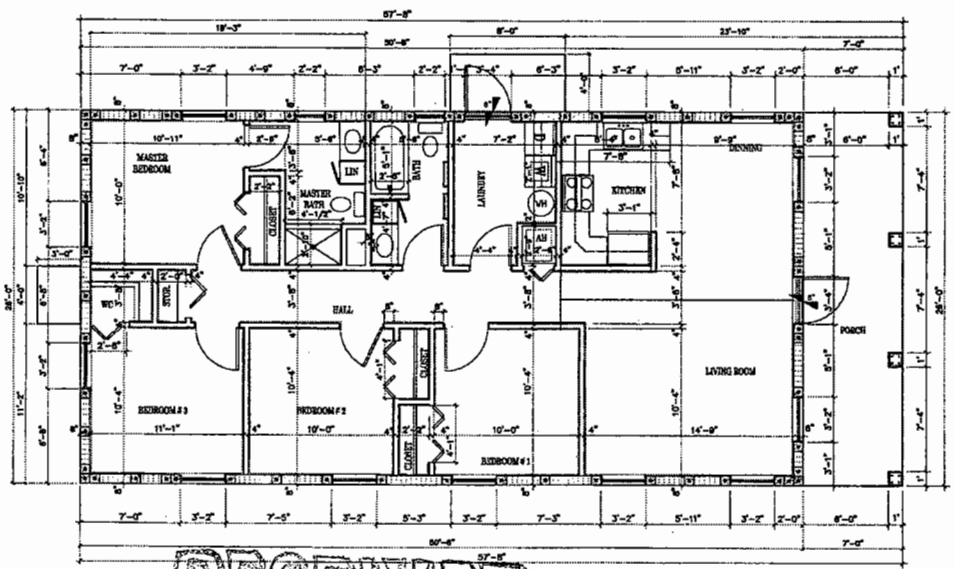
BY




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




**FLOOR PLAN DIMENSIONS**
SCALE = 1/4"= 1'-0"

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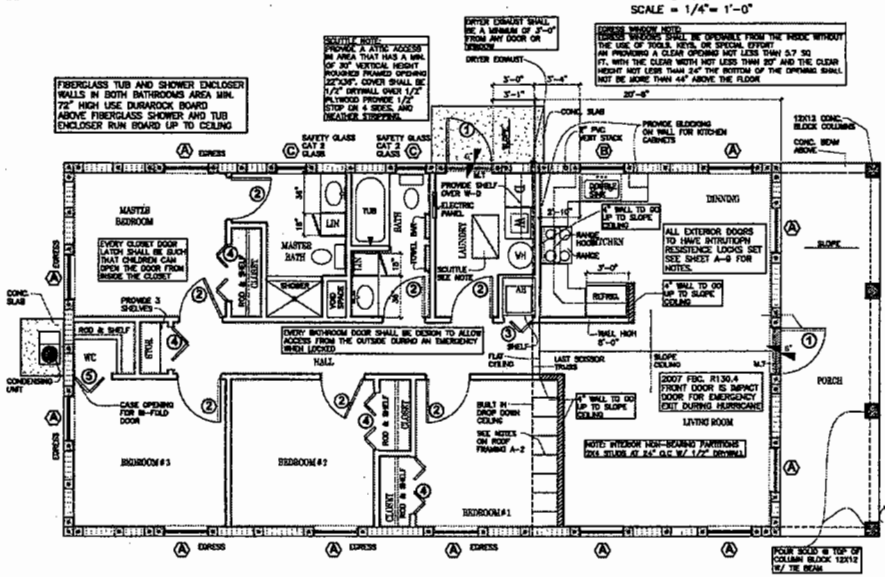
BY




**FLOOR PLAN NOTES**
SCALE = 1/4"= 1'-0"

214-1

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY M.A.C.
DATE 06-11-2010

| DATE | REVISIONS |
|---|---|
| 06-11-2010 | PERMIT SUBMITTAL |
| 08-13-2010 | PERMIT RESUBMITTAL |

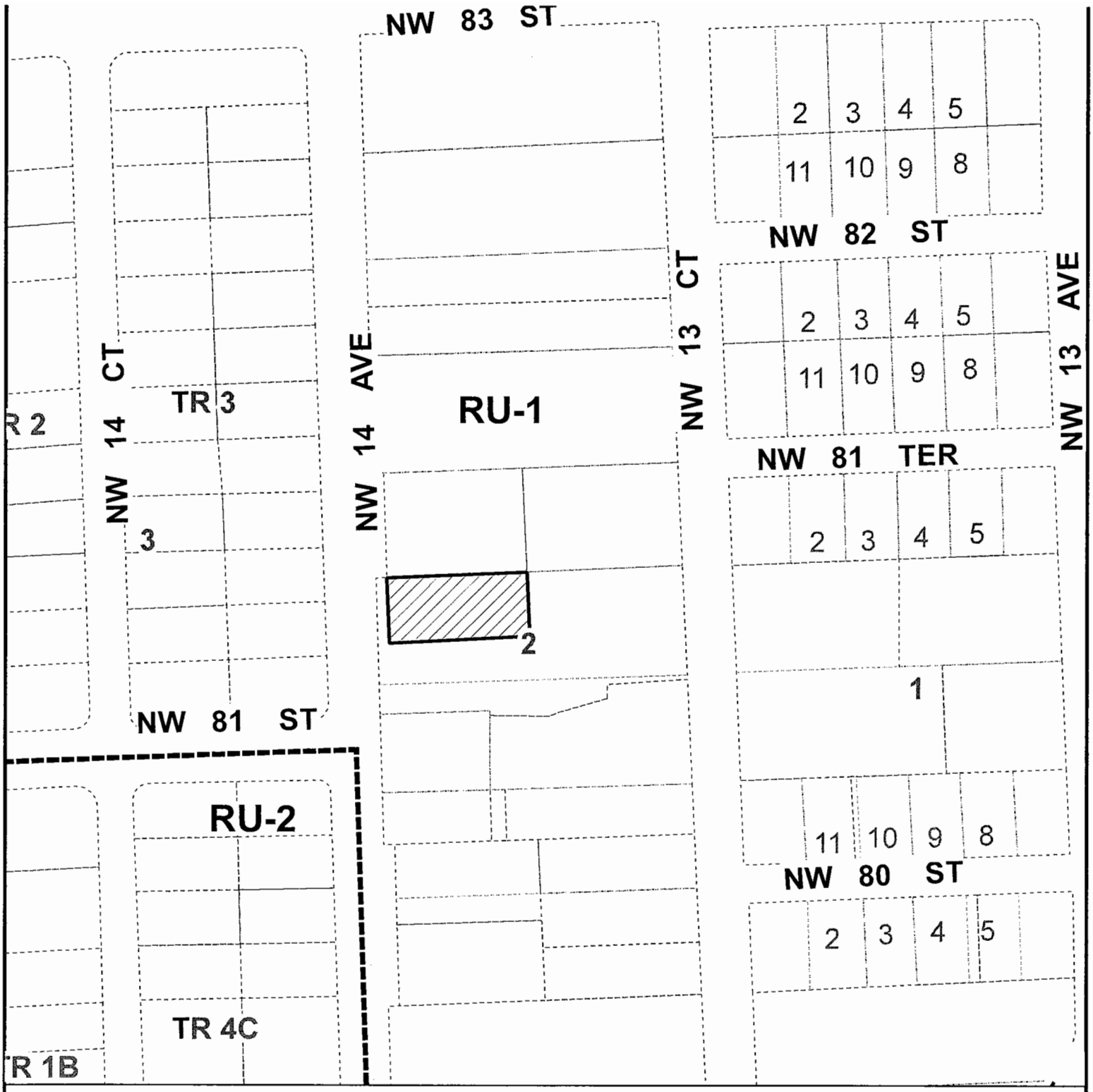
FOUR BEDROOM MASTER MODEL B-1

**2010 COOKIE CUTTER FOR HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3500 NW 22nd AVENUE MIAMI, FLORIDA

VICTOR E. DEKONSCHIN
arch
6545 SW 56 STREET
MIAMI, FLORIDA 33155
FLA. REG. NO. AR0013151
CELL PHONE (786)-402-3605
email-victordekonschin@bellsouth.net
FAX# (305) 274-1579

SHEET NO.
A3
OF
9

214-1




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000109

**Section: 11 Township: 53 Range: 41**
**Applicant: HABITAT FOR HUMANITY OF GTR MIAMI**
**Zoning Board: C8**
**Commission District: 2**
**Drafter ID: JEFFER GURDIAN**
**Scale: NTS**

N
W E
S

**Legend**

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

| REVISION | DATE | BY |
|---|---|---|
| | | 17 |

# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

## Z2010000109

Section: 11 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

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

**9. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)**

**10-12-CZ8-9 (10-110)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| No History | | | | |

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development 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:** Z10-110(10-12-CZ8-9)

**SECTION:** 15-53-41 **DATE:** December 14, 2010

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 9

==========

## A. INTRODUCTION:

### 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 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 single-family residence with lot coverage of 35.86% (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, dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying north of N.W. 64 Street; approximately 190' 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; Vacant | Low-Medium Density Residential, 6 to 13 dua |
| **WEST:** RU-2; Single-family residence | Low-Medium Density Residential, 6 to 13 dua |

## E. 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.

## F. 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.

## G. ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 64 Street and approximately 190' west 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. 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.

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), a single-family residence setback 15'3" where 25' is required and a lot coverage of 35.86% where 35% is permitted will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1717 N.W. 63 Street was granted approval of requests to permit a lot frontage of 40', a lot area of 3,600 sq. ft., a lot coverage of 35.9% (maximum 35% permitted) and a setback of 15'2" from the rear (north) property line where 25' was required, pursuant to Resolution No. CZAB8-15-10. 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, Sheet A-1 dated stamped received 9/22/10 and Sheet A-2 dated stamped received 8/16/10 for a total of two sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

**DATE TYPED:** 10/25/10
**DATE REVISED:** 10/26/10
**DATE FINALIZED:** 11/15/10
MCL:GR:NN:NC:CI

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** August 30, 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 #Z2010000110
Habitat for Humanity of Greater Miami, Inc.
North of N.W. 64th Street and N.W. 18th Avenue
To Permit a Single-Family Residence Setback Less than Required from Property Lines, Requesting a Greater Lot Coverage than Permitted and Request a Parcel of Land with a Lesser Frontage and Area then Required
(RU-2) (0.083 Acres)
15-53-41

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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
The subject property contains specimen-sized (trunk diameter 18 inches or greater) trees. Section 24-49.2(II) of the Code of Miami-Dade County requires that specimen trees be preserved whenever reasonably possible. The applicant is aware of DERM preservation requirements and has submitted a site plan of record entitled "Habitat for Humanity", sheet A1, prepared by Thomas and Calzadilla, and dated July 25, 2010 (revised August 12, 2010), that provides for the preservation of the specimen sized gumbo limbo tree (#1)and non specimen almond tree (#2). 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. Please be advised that the construction of the proposed single family residence 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. 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.

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:** 07-SEP-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000110

## Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped August 16, 2010.

## Service Impact/Demand:

Development for the above Z2010000110
located at NORTH OF N.W. 64 STREET, APPROXIMATELY 190' OF N.W. 18 AVE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid .0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:30 minutes

## Existing services

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

Sttaion 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 based on plan date stamped August 16, 2010.

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

10

**DATE:** 27-AUG-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 INC. | NORTH OF N.W. 64 STREET, APPROXIMATELY 190' OF N.W. 18 AVE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000110

**HEARING NUMBER**

## HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (3) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

## REPORTER NAME:



11

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BY

## 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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| 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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| 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: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| 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

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

NAME OF PURCHASER: _____

| NAME, ADDRESS AND OFFICE (if applicable) | Percentage of Interest |
|---|---|
| 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 2nd day of July 20 10. Affiant is personally know to me or has produced _____ as identification.

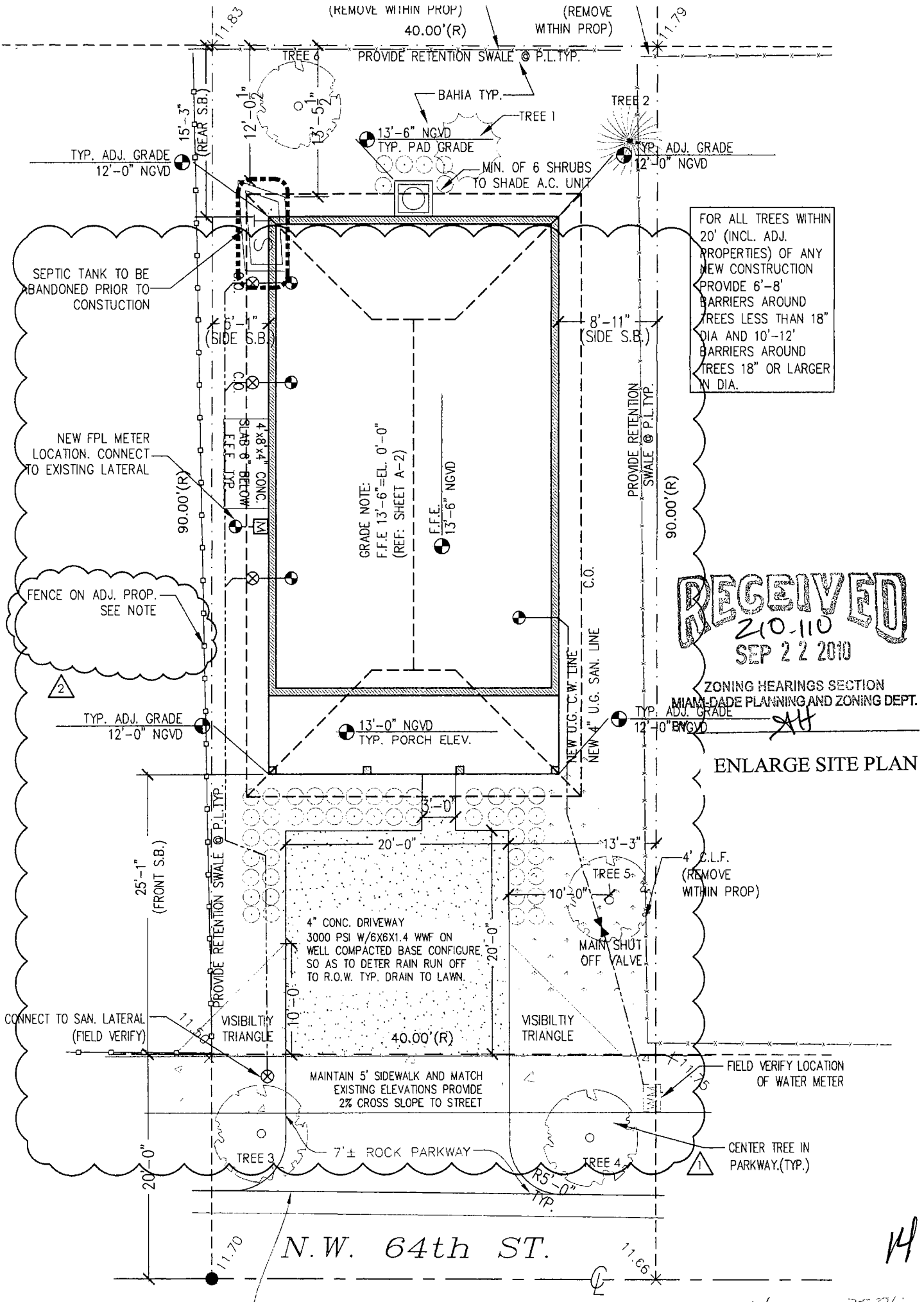
_____
(Notary Public) Jessica Dekker

JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters

My commission expires: _____ Dekker

Seal

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

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ENLARGE SITE PLAN

14

Any fences encroaching into the front,

1291/3,600 = 35.86

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MIAMI-DADE COUNTY
PROCESS #: Z2010110
DATE: SEP 22 2010
BY: SDE

# HABITAT FOR HUMANITY
1825 NW 64th St. Miami, Fl.

## SITE PLAN

## PROJECT LOCATION

## LEGAL DESCRIPTION

LOT 24, BLOCK 16, ACCORDING TO THE PLAT OF LIBERTY CITY, AS RECORDED IN PLAT BOOK 7 AT PAGE 79 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.

## PROJECT AREA

TOTAL ENCLOSED AREA 1,117 SQ. FT.

## PROJECT INDEX

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

## CONSTRUCTION NOTES

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

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

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

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

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

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

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

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

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

## SOIL STATEMENT

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

## ZONING LEGEND

ZONING: RU-2

| | | |
|---|---|---|
| HEIGHT (TO RIDGE OF ROOF) | | 15'-0" |
| MINIMUM LOT SIZE | | 3,750 SF |
| PROVIDED LOT SIZE | | 3,600 SF |
| ALLOWED LOT COVERAGE | | 50% |
| PROVIDED LOT COVERAGE | | 1,290 SF (35.8%) |

| SETBACKS | REQUIRED | PROVIDED |
|---|---|---|
| FRONT | 25'-0" | 25' |
| REAR | 25'-0" | 15'-3" |
| INT. SIDE | 5'-0" | 8'-11" & 5'-1" |
| SIDE STREET | 15'-0" | N/A |

| PARKING | REQUIRED | PROVIDED |
|---|---|---|
| | 2 SPACES | 2 SPACES |

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

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

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

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

## PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY A FLORIDA P.E. COMPLY WITH FBC SECTION 1609.1.

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

TERMITE TREATMENT CERTIFICATE (FBC 105.13): CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.13.

TERMITE PROTECTION STATEMENT (FBC 1816.1.7): THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

BURGLARY PREVENTION NOTES:

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.
2. GLASS AND EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTES STANDARD Z97.1.
3. EXTERIOR DOORS TO LIVING AREAS SHALL BE SECURED WITH A LATCH AND SINGLE DEAD BOLT WITH MINIMUM THROW OF A COMBINATION AND LATCH AND DEAD BOLT SET AS FOLLOWS: SWINGING ENTRANCE DOORS TO INDIVIDUAL UNITS SHOULD COMPLY WITH F.B.C. HEREIN AND SHALL BE SECURED AS SET FORTH BY F.B.C. OR BY COMBINATION DEAD LATCH AND HARDENED DEAD BOLT SETS OR DEAD BOLT WHICH CONTAINS AN INSERT, EACH WITH 1" MINIMUM THROW. AT LEAST ONE SUCH ENTRANCE DOOR SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL COMPLYING WITH N.O.A.
4. SWINGING DOORS SHALL BE OF SOLID CORE, FLUSH CONSTRUCTION, AND SHALL BE NOT LESS THAN 1-3/8" IN THICKNESS. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE
5. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE RAILS AND STILE NOT LESS THAN 1-3/4 INCHES IN THICKNESS WITH RETAINING TONGUES OR SPLINES NOT LESS THAN 2/8" IN LEAST DIMENSION.
6. LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 6000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.
7. REMOVE ALL CHAIN LINK FENCES ON PROPERTY.

## ABBREVIATIONS

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

## SYMBOLS

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

## LANDSCAPING NOTES

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

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

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-97

## GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.

## FENCE NOTES

1. NO FENCE SHALL EXTEND INTO THE FRONT SETBACK REQUIREMENT.
2. WHERE SIDE YARD FENCES EXIST OR ARE PROPOSED THEY SHALL BE NO HIGHER THAN 6'-0" AND IN GOOD CONDITION. ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.
3. WHERE REAR YARD FENCES EXIST OR ARE PROPOSED THEY SHALL BE NO HIGHER THAN 6'-0" AND IN GOOD CONDITION. ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.

## EXISTING TREE LEGEND

| TREE (#) | SCIENTIFIC | COMMON | NATIVE YES | NATIVE NO | CALIPER (INCHES) | HEIGHT (FEET) | CANOPY (FEET) |
|---|---|---|---|---|---|---|---|
| 001 | BURSERA SIMARUBA | GUMBO LIMBO | ✓ | | 25" | 50' | 50' |
| 002 | TERMINALIA CATAPPA | ALMOND | | ✓ | 17" | 55' | 50' |

## NEW SHRUB LIST

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

SHRUB NOTES

1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30"

## NEW TREE LEGEND

| TREE (#) | SCIENTIFIC | COMMON | NATIVE YES | NATIVE NO | SPECIFICATIONS |
|---|---|---|---|---|---|
| 003 | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |
| 004 | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12'-0" O.A. HEIGHT X 3' SPREAD |
| 005 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 8-10' O.A. HEIGHT X 3' SPREAD |
| 006 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 8-10' O.A. HEIGHT X 3' SPREAD |

NEW/EXISTING TREE NOTES

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVED AS PER TREE PERMIT
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT
4. *** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.
5. ****STREET TREES PLANTED ALONG PRIVATE ROADWAYS SHALL BE PLACED WITHIN SEVEN (7) FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WHERE PRESENT WITHIN SEVEN (7) FEET OF THE SIDEWALK. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING.
6. LOT TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

## LANDSCAPE LEGEND

ZONING DISTRICT RU-2 NET LOT AREA .0826 ACRES (3,600 SF)

| LAWN AREA CALCULATION | REQUIRED | PROVIDED |
|---|---|---|
| A. Total open space required by Ch 33 | N/A | N/A |
| B. Max. lawn area permitted for St Augustine=50% X lot area. ONLY BAHIA USED ON PROJECT, SEE PLAN | N/A | 1500 |
| TREES | | |
| Total number of trees required per lot | 3 | 2 |
| existing number of trees that meet min. requirements = | | |
| 30% palm trees allowed (two palms = one tree) Palms provided | | - |
| A. Percentage of native trees req. = number of trees provided x 30% = | 1 | 3 |
| B. Street trees (max. avg. spacing of 25' o.c.) linear ft along street/25= Palm as street trees (max. avg. spacing of 25' o.c.) | 2 | 2 |
| XXXX linear feet along street/25= | N/A | N/A |
| C. Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.) | N/A | N/A |
| D. Total number of trees provided | 5 | 5 |
| SHRUBS | | |
| The total number of trees required x 10 = the number of shrubs req. | 50 | 50 |
| The number of shrubs req. x 30% = the number of native shrubs req. | 15 | 50 |

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BY [signature]

Habitat for Humanity
[illegible]

Registration
[signature] 17 Sept 2010
Peter W. Thomas AR 008754

REVISIONS

| | |
|---|---|
| 09-25-10 | PLANS COMMENTS |
| | [illegible] |
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THOMAS & CALZADILLA

HABITAT FOR HUMANITY
1825 NW 64th St.
Miami, Florida

SITE /LANDSCAPE PLANS, DETAILS & NOTES
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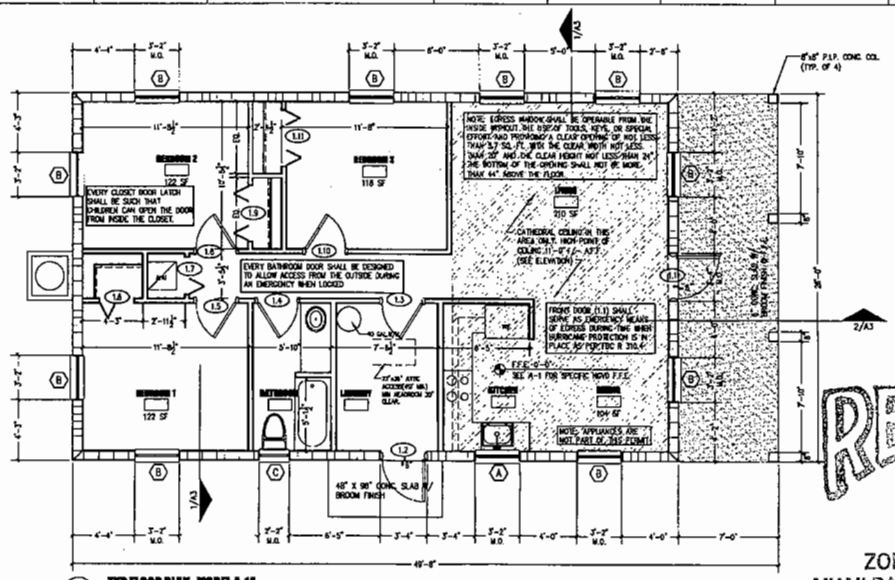


1 **TYP. FLOOR PLAN- MODEL A-1A**
SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

## GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

## WINDOW SCHEDULE

| MARK | DIMENSIONS W. | H. | TH. | TYPE | MATERIALS GLASS TH. | U-FACTOR | SOLAR HEAT GAIN COF. (SHGC) | FRAME | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| A | 3'-1" | 3'-2 3/8" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.28 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0406.08 |
| B | 3'-1" | 5'-3" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0406.08 |
| C | 2'-2 1/2" | 2'-2" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0406.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC) |

## DOOR AND FRAME SCHEDULE

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

## ROOM FINISH SCHEDULE

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

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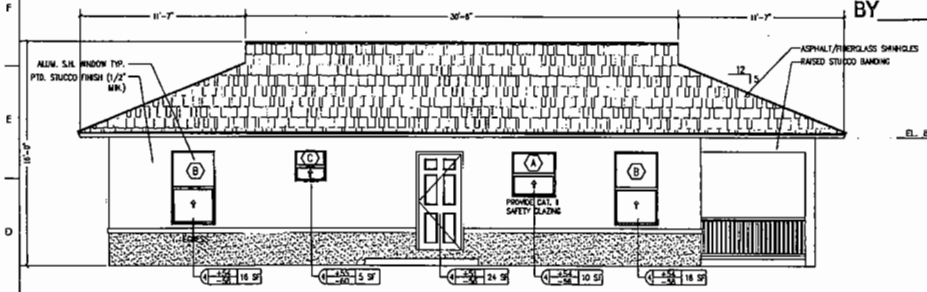
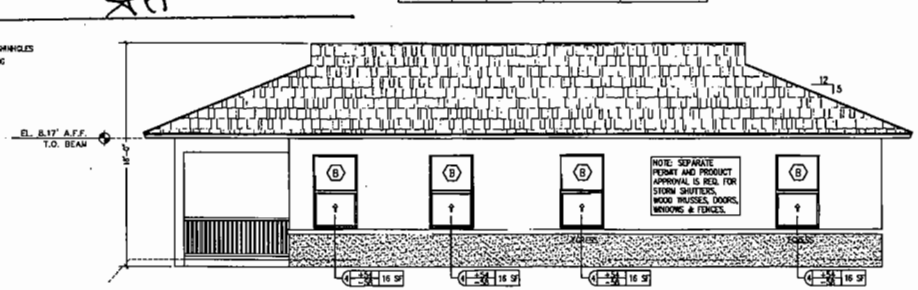
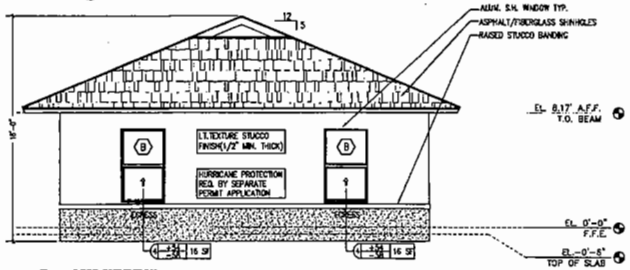


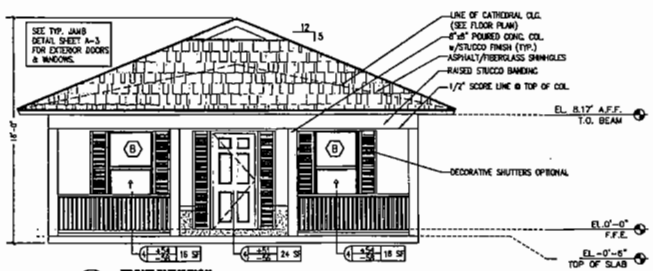

2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"




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



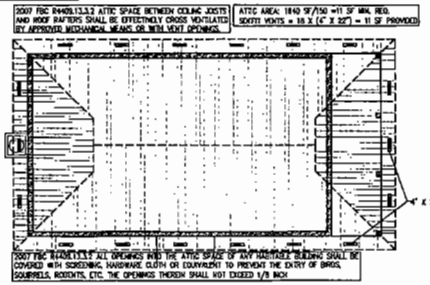

4 **REAR ELEVATION**
SCALE 1/4" = 1'-0"




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

2007 FBC R4405.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1840 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 10.3 (2' X 22") = 11 SF PROVIDED




2007 FBC R4405.13.3.3 ALL OPENINGS INTO THE ATTIC SPACE OF ANY HABITABLE BUILDING SHALL BE COVERED WITH SCREENING, HARDWARE CLOTH OR EQUIVALENT TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, ETC. THE OPENINGS THEREON SHALL NOT EXCEED 1/8 INCH

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

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Habitat for Humanity
Registration
Revisions
1 [illegible]
HABITAT FOR HUMANITY
COOGE CUTTER MODEL "A 1A"
RECEIVED
AUG 11 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
FLOOR PLANS,ELEVATIONS AND SCHEDULES
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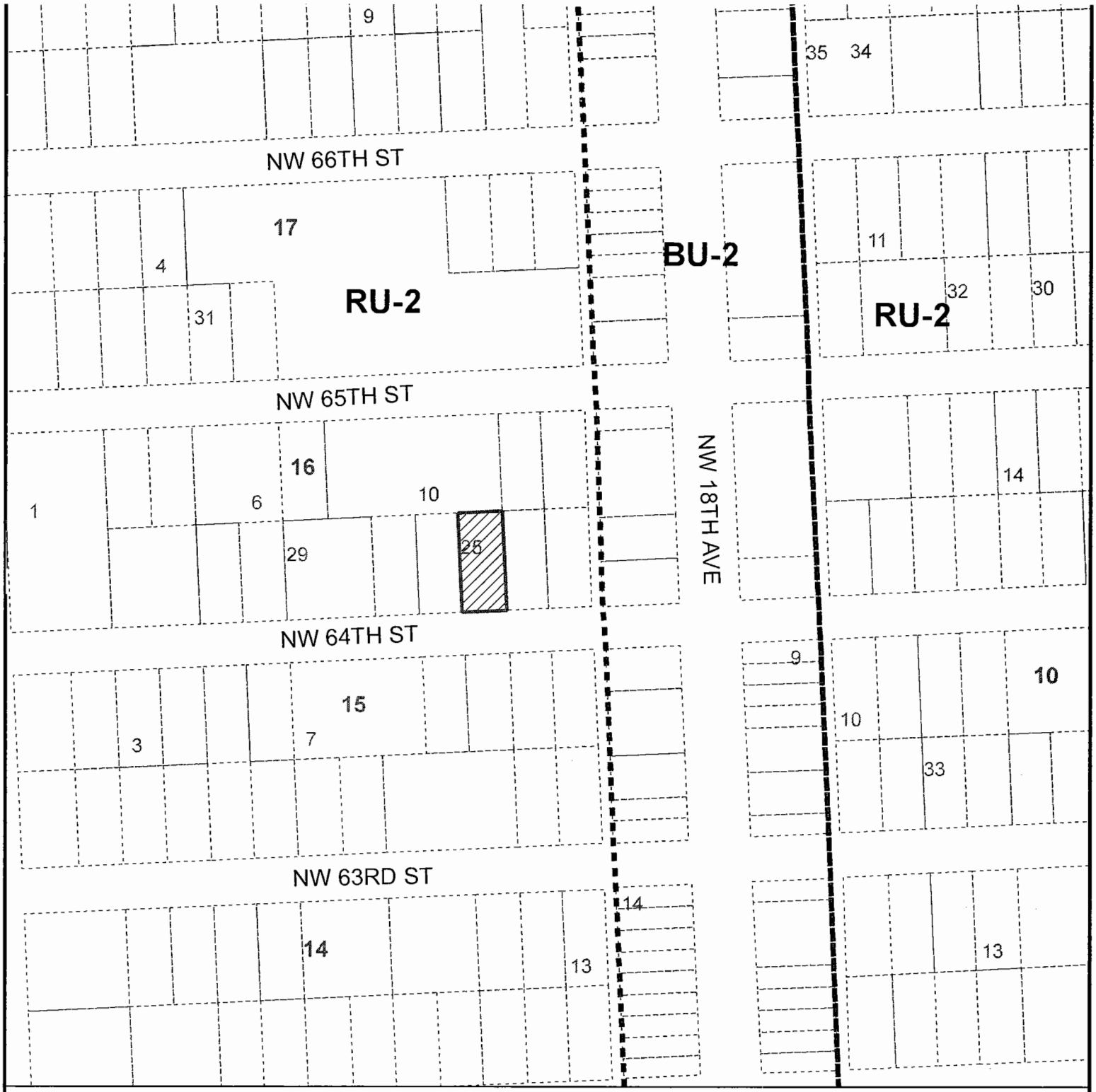


# MIAMI-DADE COUNTY
## HEARING MAP

**Process Number**
**Z2010000110**

**Legend**
Zoning
Subject Property Case

N
W E
S

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

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, August 18, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 17 |

**MIAMI-DADE COUNTY**
AERIAL YEAR 2009

Process Number
**Z2010000110**

Legend
Subject Property

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, August 18, 2010

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

**10. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)**

**10-12-CZ8-10 (10-111)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| | No History | | | |

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development 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:** Z10-111 (10-12-CZ8-10)

**SECTION:** 11-53-41 **DATE:** December 14, 2010

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 10

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

This application will allow the construction of a single-family residence on a lot with less lot area and a setback closer to the rear (south) property than that required by the Zoning Code.

### o REQUESTS:

(1) Applicant is requesting to permit a parcel of land with a lot area of 5,250 sq. ft. (7,500 sq. ft. required).

(2) Applicant is requesting to permit a single-family residence setback 15' (25' required) from the rear (south) 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, dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying south of N.W. 79 Terrace; approximately 100' east of N.W. 22 Avenue, Miami-Dade County, Florida.

### o SIZE: 75' x 70'

## B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates approximately 2450 sq. ft. of the northern portion of the subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Single family housing, e.g., single family detached, cluster, and townhouses generally characterize this density category. 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.
2. The Adopted 2015 and 2025 Land Use Plan designates approximately 2800 sq. ft. of the southern portion of the subject property as being within the Urban Development Boundary for **Business and Office** use. This category accommodates the full range of

sales and services activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed telecommunications facilities such as cell towers and satellite telecommunications facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residential developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site.

3. **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.

4. **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-1; Vacant | Low Density Residential, 2.5 to 6 dua<br>Business and Office |
| **Surrounding Properties:** | | |
| **NORTH:** | RU-1; vacant | Low-Medium Density Residential, 6 to 13 dua |
| **SOUTH:** | BU-2; vacant | Low-Medium Density Residential, 6 to 13 dua |
| **EAST:** | RU-1; vacant | Low-Medium Density Residential, 6 to 13 dua |
| **WEST:** | BU-2; service station | Low-Medium Density Residential, 6 to 13 dua |

## E. 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 lies south of N.W. 79 Terrace approximately 100' east of N.W. 22 Avenue. The surrounding area where the subject property lies is characterize by commercial uses, vacant lots and single-family residences. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates the north portion of this site (approximately 2450 sq. ft.) as **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and the southern portion of the site (2800 sq. ft.) is designated **Business and Office** use. The CDMP states provided the residential development meets certain conditions residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. Based on the above referenced criteria, the subject property would yield a maximum density of 1 dwelling unit on the 5,250 sq. ft. subject site. The approval of this application will allow the applicant to will allow the construction of a proposed single-family residence on a substandard size lot and setback closer to the rear (south) property line 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. 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 RU-1 zoning and the proposed single-family use is **consistent** with the LUP map of the CDMP, the UIA policy, the CDBG objective of the CDMP and the density threshold of the LUP map of the CDMP..

When the requests #1 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request 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 area of 5,250 sq. ft. where 7,500 sq. ft. is required and a 15' setback from the rear (south) property lines where 25' is required will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at the south side of N.W. 81 Street approximately 275' west of 21 Avenue was granted approval of a request to permit a lot area of 4250 sq. ft., pursuant to Resolution No. 3-ZAB-234-65. In addition, pursuant to Resolution #4-ZAB-437-80 a property located at 1721 N.W. 81 Terrace was granted a reduced setback of 5' where 25' is required from the rear (north) property line. 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 #2 and #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 7/19/10. 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:** 10/13/10
**DATE REVISED:** 10/14/10
**DATE FINALIZED:** 11/15/10
MCL:GR:NN:NC:CI

For

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 4, 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 #Z2010000111-1st Revision
Habitat for Humanity of Greater Miami, Inc.
8075 N.W. 14th Avenue
To Permit Less Frontage than Required
(RU-1) (0.22 Acres)
11-53-41

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

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

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

Wastewater Disposal
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. Pursuant to Section 24-43.1(3), the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Inasmuch as the above-noted request does not comply with any of the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances from the aforesaid Code Sections before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition.

Therefore, DERM may approve this application and the same may be scheduled for public hearing before the Zoning Appeals Board.

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 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
Tree Removal Permit 2010-TREE-PER-00318 was issued for this property to Habitat for Humanity of Greater Miami Inc on September 2, 2010 and is scheduled to expire on September 2, 2011. TP2010-TREE-PER-00318 requires the preservation of specimen-sized (Trunk diameter 18 inches or greater) Ficus Aurea (#6 and #14), Live oak (#15 and #16) Royal Poinciana (#18) and Chinaberry (#3)trees, also the preservation of non specimen size Avocado trees (#2,7,9 and 12)and Macarthur palm (#19) as identified in DERM-approved permitted plans. The site plan submitted with this application for Parcel D depicts the avocado tree #12 to remain as per the permit.

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.

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.

PH# Z2010000111
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: HABITAT FOR HUMANITY OF GREATER MIAMI

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required 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.
24-SEP-10



10

# Memorandum

**Date:** 20-SEP-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000111

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated August 16, 2010.

## Service Impact/Demand

Development for the above Z2010000111
located at LYING EAST OF N.W. 14 AVENUE & APPROX. 703.71' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0796 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 6:12 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

Service impact calculated based on plan dated August 16, 2010.

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

11

**DATE:** 27-AUG-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 EAST OF N.W. 14 AVENUE & APPROX. 703.71' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000111

**HEARING NUMBER**

## HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: SIX (6) 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:



12

## 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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| 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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| 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 |
| | |
| | |
| | |
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AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING
BY JBA

**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 13 day of Aug, 2010. Affiant is personally know to me or has produced _____ as identification.

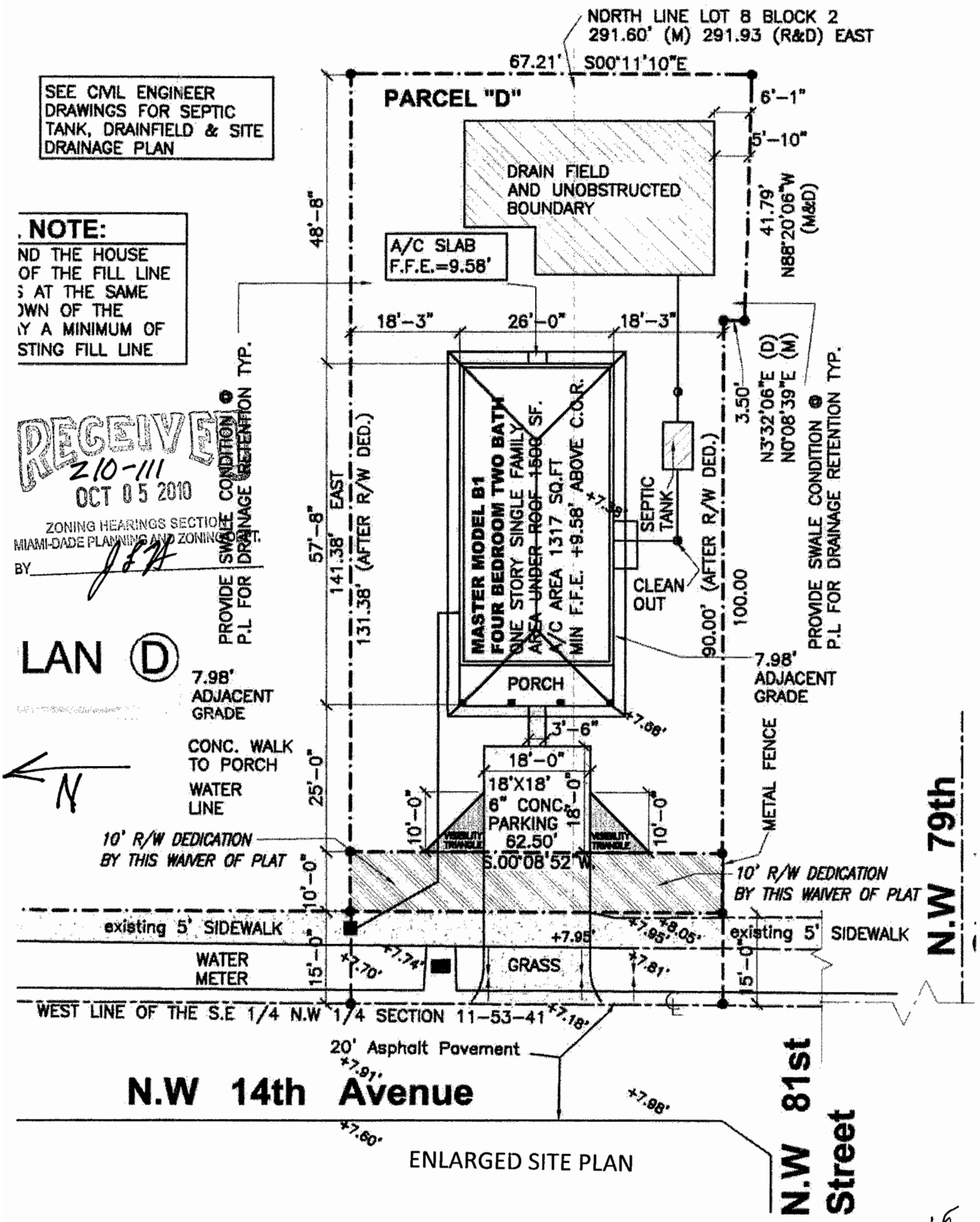
_____
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters

My commission expires: _____ 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.

# N MAP




ENLARGED SITE PLAN

| TREE SCHEDULE TABLE | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SYMBOL USED | | | | PLANT NAME | | NATIVE SPECIES | | CALIPER | HEIGHT | | CANOPY DIAMETER | QUANTITY | REMARKS |
| # | SYMBOL | NEW | EXISTING | SCIENTIFIC | COMMON | YES | NO | INSTALLED OR EXISTING | INSTALLED | ESTIMATED AT MATURITY EXISTING | | | |
| 1-A | | YES | | Lagerstroemia indica | CREPE MYRTLE | YES | | | BETWEEN 6' TO 10' | 20' | | 3 | |
| 2-A | | YES | | Conocarpus Erectus Var. Sericeus | Silver Button-wood | | | 18" | | | | 9 | |
| 3-A | | YES | | Lagerstroemia indica | CREPE MYRTLE | YES | | | 12' | 20' | | 3 | ONE OF THE STREET TREES IS LOCATED ON THE LOT, MAXIMUM 7'-0" FROM FRONT PROPERTY LINE |
| 10 | | | YES | | Avocado | | NO | 24" | | 18' | 12' | 1 | TREE TO BE REMOVE |
| 11 | | | YES | | Avocado | | NO | 10" | | 14' | 12' | 1 | TREE TO BE REMOVE |
| 12 | | | YES | | Avocado | | NO | 18" | | 25' | 12' | 1 | TREE TO REMAIN |

## LANDSCAPE LEGEND

Zoning District RU-1 Net Lot Area 6455.7059 acres = .15 sf

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A. Square Feet of open space required by Chapter 33, as indicated on plans | 1855 | 1798 + 168 |
| B. Square Feet of parking lot open space required by Chapter 18A, as indicated on Site Plan | N/A | |
| C. Total s.f. of landscape open space required by Chapter 33 | N/A | |
| LAWN CALCULATION | | |
| A. N/A | 4093.5 | 4014.5 |
| TREES | | |
| A. No. trees required per net lot acre | 3 | 3 |
| B. % Palms allowed | N/A | N/A |
| C. % of Natives Required | 1 | |
| D. Street trees | 4 | |
| E. Street trees located directly beneath power lines | N/A | N/A |
| SHRUBS | | |
| A. No. trees required x 10 = No. of shrubs allowed | 30 | 30 |
| B. No. shrubs allowed | | |
| IRRIGATION PLAN: if required by Chapter 33 | N/A | N/A |

TREE PLANTING & GUYING DETAIL

N.T.S.

PALM PLANTING DETAIL

N.T.S.

SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.

LANDSCAPE PLAN

1"=20'-0"

| ZONING PLATED AREA | R-U1 | | | |
|---|---|---|---|---|
| ADDRESS: 1478 N.W 89th TERRACE, MIAMI FLORIDA | | | YES | NO |
| LOT LOCATION IS: (DADE-COUNTY) OR (CITY OF MIAMI) | MIAMI - DADE COUNTY | | | |
| 1. LOT (DID) OR (DID NOT) REQUIRE WAIVER OF ZONING FOR SETBACKS OR LOT COVERAGE | | | YES | |
| | REQUIRED | PROVIDED | | |
| 2. A MINIMUM FRONT LOT LINE DIMENSION | 75'-0" | 62'4" | | |
| 3. LOT SIZE S.Q.F.T | 7500 S.Q.F.T | 6455.7059 S.Q.F.T | | |
| 4. % OF LOT COVERAGE | (35%) | (18%) | | |
| 5. CITY SEWER LINE EXISTING | | | | NO |
| 6. CITY WATER LINE EXISTING | | | YES | |
| 7. SEPTIC TANK REQUIRED | | | YES | |
| 8. PARKING SPACES | 2 PARKINGS | 2 PARKINGS | | |
| ZONING R-U1, R-U2, R-U3 DUPLEX | | R-U1 | | |
| HEIGHT TO RIDGE OF ROOF | 25'-0" | 16'-2" | | |
| SETBACKS | | | | |
| FRONT | 25'-0" | 25'-0" | | |
| REAR | 20'-0" | 48'-8" | | |
| LEFT SIDE | 5'-0" | 18'-3" | | |
| RIGHT SIDE | 5'-0" | 18'-3" | | |

ZONING WAIVERS APPROVED FOR THIS LOT, SEE ENCLOSED LETTERS. FILL PAD ON THIS LOT SHALL BE SO INSTALLED AS TO NOT SPILL WATER OFF THE LOT ON THE SIDES OR REAR OF PROPERTY LINES. SEPARATE PERMIT REQUIRED FOR DRIVE WAY ON PUBLIC RIGHT OF WAY. PARKING SPACES PROVIDED TWO

## LANDSCAPE NOTES

STANDARS FOR TREES, TREES & SHRUBS
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARS FOR NURSERY PLANTS PART I AND GRADES AND STANDARS FOR NURSERY PLANTS PART II PALMS AND TREES GRADE FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANTS MATERIALS AND GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY VIGOROUS, WELL ROOTED AND FREE OF INSECTS OR PEST, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATION OF ANY UNDERGROUND OR ABOVE GROUND UTILITIES, PROJECTUTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED, STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SEEDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND COMPACT MATERIAL IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK FINELY DIVIDED, NON FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE, FREE OF NEMATODES REASONABLY FREE OF SUBSOIL, BRUSH, WEED AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATED BY HAND USING POTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANT ESTABLISHED BUT NOT LESS THAN 120 DAYS.
11. PROVIDE 6-8 BARRIERS AROUND TREES LESS THAN 18 INCHES IN DIAMETER AND PROVIDE 10-12 BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER

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OCT 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [signature]

LOCATION MAP

N.T.S

SEE CIVIL ENGINEER DRAWINGS FOR SEPTIC TANK, DRAINFIELD & SITE DRAINAGE PLAN

**ADJACENT FILL NOTE:**
CONSTRUCT FILL AROUND THE HOUSE SO THAT AT THE TOP OF THE FILL LINE ADJACENT TO WALLS IS AT THE SAME ELEVATION AS THE CROWN OF THE ROAD. SLOPE FILL AWAY A MINIMUM OF 36" OR TO MATCH EXISTING FILL LINE

SITE PLAN (D)

1"=20'-0"

LEGAL DESCRIPTION PARCEL "D"

A PORTION OF LOTS 8 AND 9, BLOCK 2, ACCORDING TO THE PLAT "AMENDED PLAT OF HILLSIDE ACRES", AS RECORDED IN PLAT BOOK 7 AT AT PAGE 35, OF THE PUBLIC RECORDS OF DADE-COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 2, THENCE SOUTH 00 DEGREES 08 MINUTES 52 SECONDS WEST (MEASURE) SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST (DEED), ALONG THE WEST LINE OF SAID LOT 9, BLOCK 2, FOR 62.50 FEET TO THE POINT OF BEGINING OF THE FOLLOWING DESCRIBED PARCEL; THENCE EAST ALONG THE LINE THAT IS PARALLEL WITH AND 62.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 9, BLOCK 2, FOR 141.38 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 150.00 FEET WEST OF, AS MEASURE AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOTS 8 AND 9, BLOCK 2, FOR 67.21 FEET THENCE NORTH 88 DEGREES 20 MINUTES 08 SECONDS WEST (MEASURE AND DEED) FOR 41.78 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST (MEASURED) NORTH 03 DEGREES 32 MINUTES 06 SECONDS EAST (DEED), PARALLEL WITH THE WEST LINE OF SAID LOTS 8 AND 9, BLOCK 2, FOR 3.50 FEET (MEASURED AND DEED); THENCE WEST (MEASURE AND DEED), ALONG A LINE THAT IS PARALLEL WITH AND 25.00 FEET SOUTH OF, AS MEASURE AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 8 BLOCK 2, FOR 100.00 FEET (MEASURE AND DEED); THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST (MEASURE) NORTH 00 DEGREES 08 MINUTES 39 SECONDS EAST (DEED), ALONG THE WEST LINE OF SAID LOT 8 AND 9, BLOCK 2, FOR 62.50 FEET TO THE POINT OF BEGINING; ALL LYING AND BEING IN SECTION 11, TOWNSHIP 53 SOUTH, RANGE 41 EAST, OF MIAMI-DADE COUNTY, FLORIDA.

*DRAWING LEGEND*

- A1- SITE PLAN AND NOTES
- A2- FOUNDATION & ROOF FRAMING PLAN
- A3- FLOOR PLAN AND ELEVATION
- A4- SECTION AND NOTES
- A5- DETAILS AND NOTES
- A6- PLUMBING PLANS
- A7- AIRCOND PLAN
- A8- ELECTRIC PLAN
- A9- GENERAL NOTES AND SCHEDULES

Z10-111


VICTOR E. DEKONSCHIN
architect aia
8245 S.W 106 STREET
MIAMI FLORIDA 33156
FLA. REG. NO. AR0005319
email-dekonschin@bellsouth.net
CELL PHONE (786)-402-5605
FAX# (305) 274-1679


SITE PLAN FOR MODEL B-1
ADDRESS OF LOT: 81XX N.W 14th AVENUE "PARCEL D"
MIAMI-DADE COUNTY FLORIDA
**HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI FLORIDA

| DATE | REVISIONS: |
|---|---|
| 09.17.09 | |
| 03-09-10 | [illegible] |
| 05-20-10 | [illegible] |
| 09-11-10 | UPDATED LANDSCAPE NOTES & PLAN |
| 09-21-10 | UPDATED LANDSCAPE NOTES & PLAN |
| 09-30-10 | UPDATED LANDSCAPE NOTES & PLAN |

4 / B
214-4

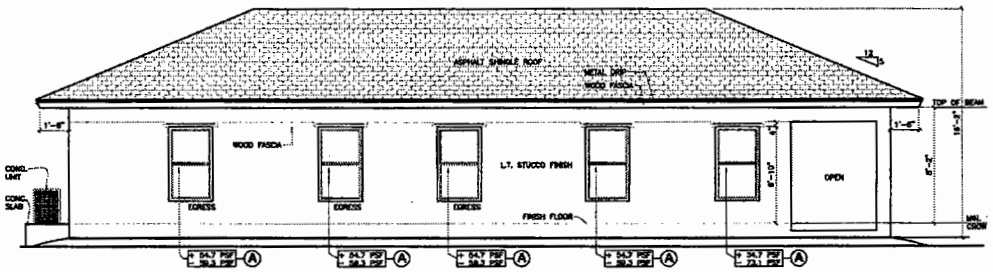
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY M.A.C
DATE 09.21.09

A-1
9

16

17




**SOUTH SIDE ELEVATION**
SCALE = 1/4"= 1'-0"

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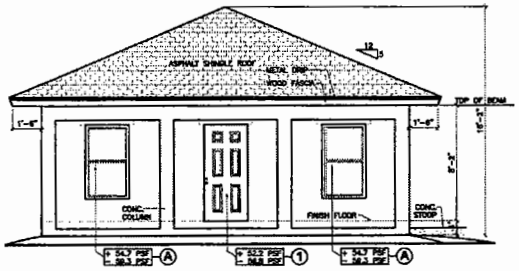
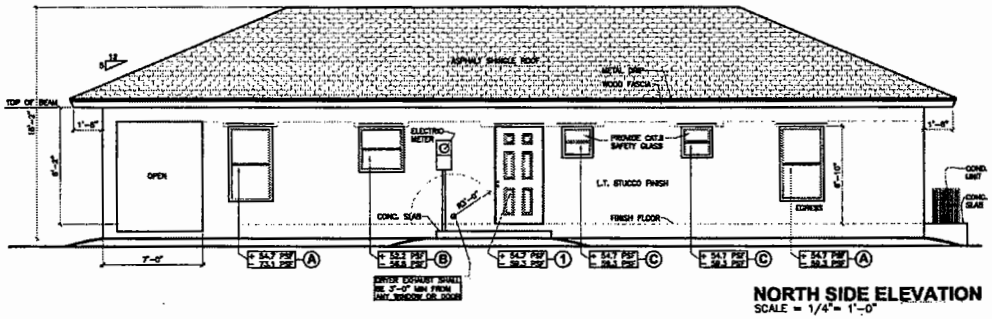
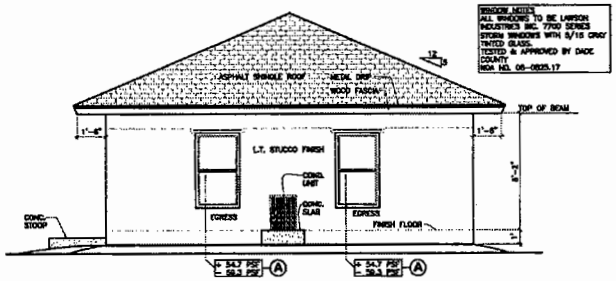


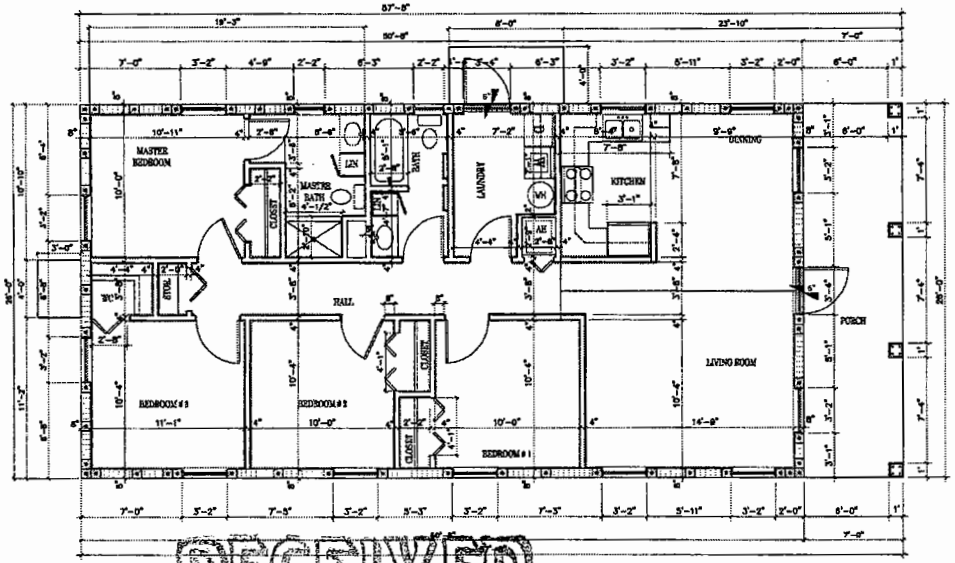

**EAST ELEVATION**
SCALE = 1/4"= 1'-0"



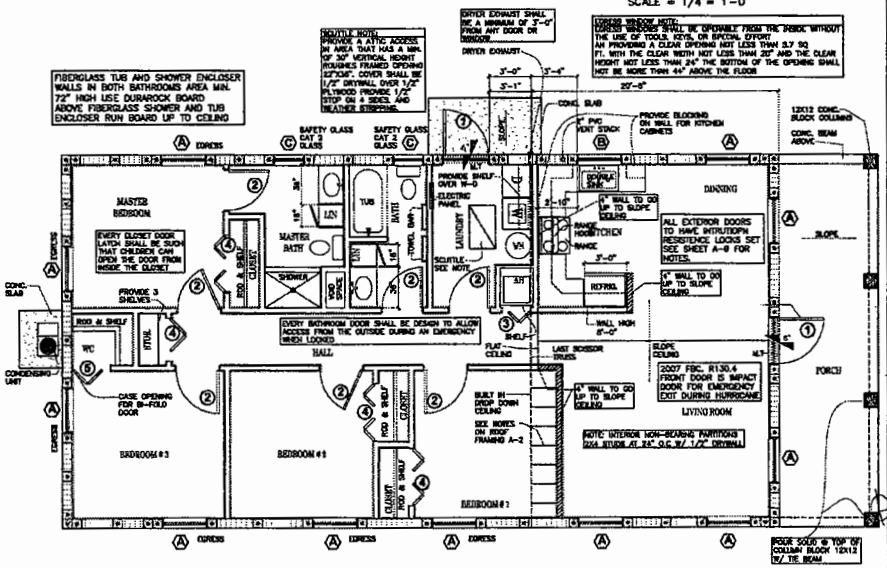

**NORTH SIDE ELEVATION**
SCALE = 1/4"= 1'-0"




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




**FLOOR PLAN DIMENSIONS**
SCALE = 1/4"= 1'-0"




**FLOOR PLAN NOTES**
SCALE = 1/4"= 1'-0"

214-4

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY JFA

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY: M.A.C.
DATE: 06/15/2010

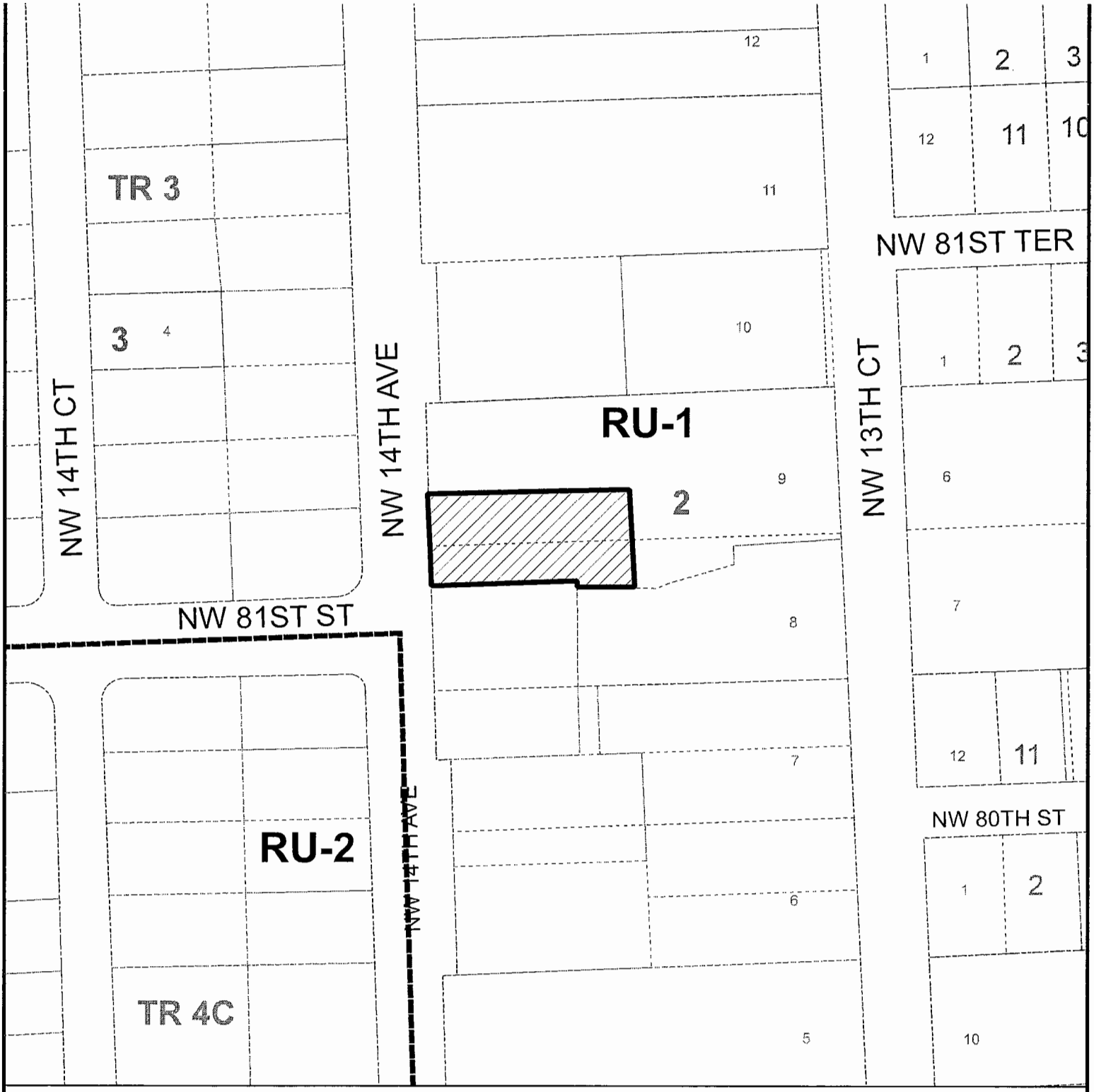
REVISIONS
DATE
08/13/2010 - PLANNING REVIEWED
08/13/2010 - ADDED ELEVATIONS FOR EXTERIOR WINDOW NOTES

FOUR BEDROOM MASTER MODEL B-1

**2010 COOKIE CUTTER FOR HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3900 NW 22nd AVENUE MIAMI FLORIDA

VICTOR E. DEKONSCHIN
architect
8245 S.W. 106 STREET
MIAMI, FLORIDA 33156
FLA. REG. NO. AR0002731
CELL PHONE (786) 402-5625
FAX# (305) 274-1579
email-dekonschin@bellsouth.net

SHEET NO.
A3
9




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000111

**Section: 11 Township: 53 Range: 41**
**Applicant: HABITAT FOR HUMANITY OF GTR MIAMI**
**Zoning Board: C8**
**Commission District: 2**
**Drafter ID: KEELING**
**Scale: NTS**

**Legend**

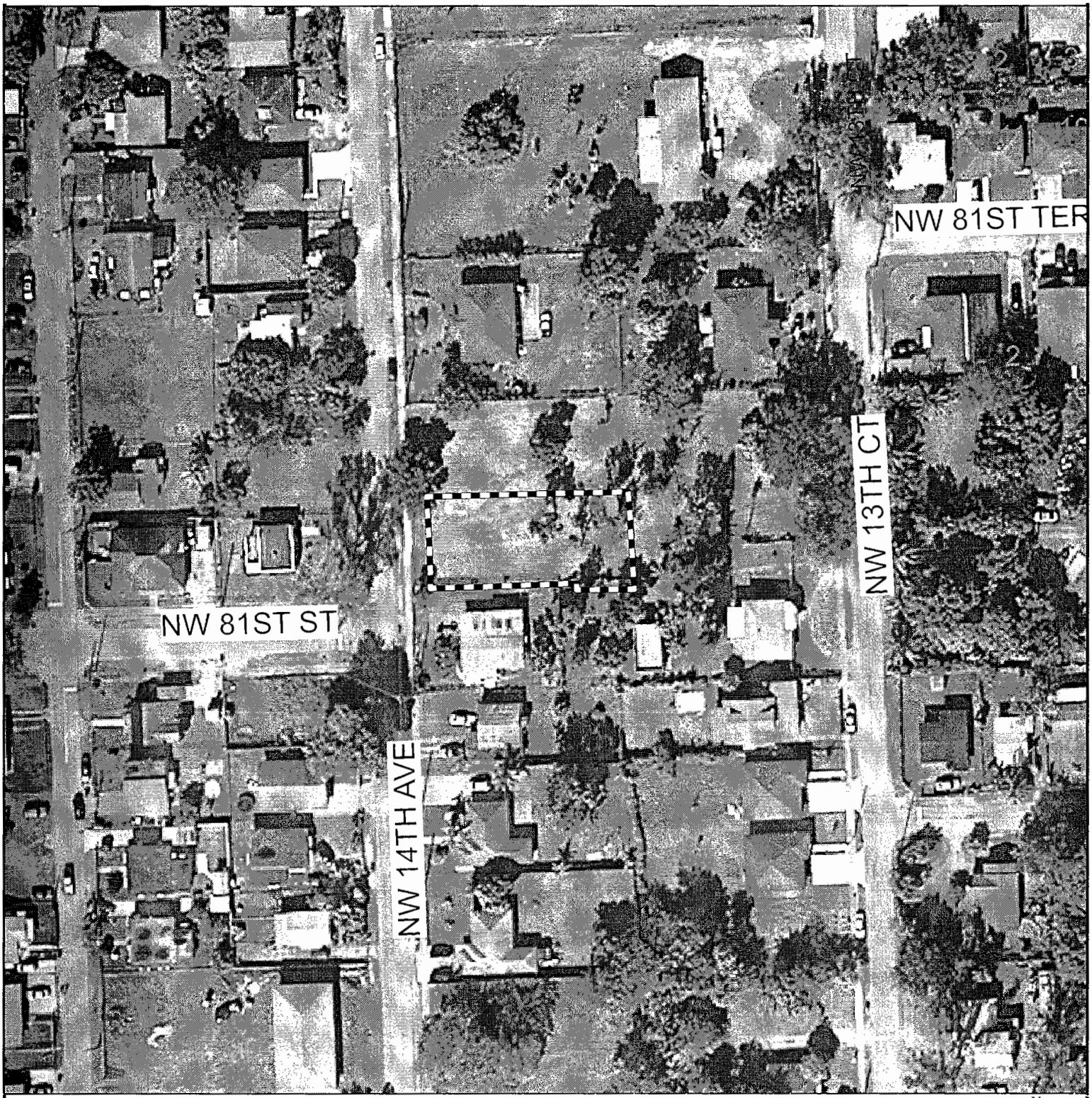
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, August 25, 2010

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




# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

## Z2010000111

N
W E
S

**Section: 11 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

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, August 25, 2010**

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

**11. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)**

**10-12-CZ8-11 (10-112)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| | No History | | | |

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development 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:** Z10-112 (10-12-CZ8-11)

**SECTION:** 11-53-41 **DATE:** December 14, 2010

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 11

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUEST:

This application will allow the construction of a single-family residence on a lot with less lot frontage than that required by the Zoning Code.

### o REQUEST:

Applicant is requesting to permit a parcel of land with a lot frontage of 52' (75' ft. required).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA Sheet "A-1", dated stamped received 9/24/10 and Sheet "A3" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying west of N.W. 13 Court and approximately 724.75' north of N.W. 79 Street, Miami-Dade County, Florida.

### o SIZE: 9,450 sq. ft.

## B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates subject property as being within the Urban Development Boundary for **Low Density Residential** use. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Single family housing, e.g., single family detached, cluster, and townhouses generally characterize this density category. 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.
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-1; Vacant | Low Density Residential, 2.5 to 6 dua |
| **Surrounding Properties:** | |
| **NORTH:** RU-1; single-family residence | Low Density Residential, 2.5 to 6 dua |
| **SOUTH:** RU-1; vacant | Low Density Residential, 2.5 to 6 dua<br>Low-Medium Density Residential 6 to 13 dua |
| **EAST:** RU-1; multi- family building | Low Density Residential, 2.5 to 6 dua |
| **WEST:** RU-1; vacant | Low Density Residential, 2.5 to 6 dua |

## E. 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 lies west of 13 Court and approximately 724.75' north of N.W. 79 Street. The surrounding area where the subject property lies is characterized by multi-family housing, single-family residences and vacant lots. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 9,450 sq. ft. subject site. The approval of this application will allow the applicant to construct a single-family residence on a lot with less lot frontage 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. 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 RU-1 zoning and the proposed single-family use is **consistent** with the LUP map of the CDMP, the UIA policy, the CDBG objective of the CDMP and the density threshold of the LUP map of the CDMP.

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 The approval of the request to permit a parcel of land with a lot frontage of 52' where 75' is required will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 1721 N.W. 81 Terrace was granted approval of a request to permit a lot frontage of 63' where 75' is required, pursuant to Resolution No. 4-ZAB-437-80. 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 the request 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 Victor E. Dekonschin, Architect AIA Sheet "A-1", dated stamped received 9/24/10 and Sheet "A3" dated stamped received 8/16/10 for a total of two sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

**DATE TYPED:** 10/25/10
**DATE REVISED:** 10/25/10
**DATE FINALIZED:** 11/15/12
MCL:GR:NN:NC:CI

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 7, 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 #Z2010000112
Habitat for Humanity of Greater Miami, Inc.
8070 N.W. 13th Court
To Permit Less Frontage than Required
(RU-1) (0.22 Acres)
11-53-41

---

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

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

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

Wastewater Disposal
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. Pursuant to Section 24-43.1(3), the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Inasmuch as the above-noted request does not comply with any of the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances from the aforesaid Code Sections before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition.

Therefore, DERM may approve this application and the same may be scheduled for public hearing before the Zoning Appeals Board.

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
Tree Removal Permit 2010-TREE-PER-00318 was issued for this property to Habitat for Humanity of Greater Miami Inc. on September 2, 2010 and is scheduled to expire on September 2, 2011. TP2010-TREE-PER-00318 requires the preservation of specimen-sized (Trunk diameter 18 inches or greater) Ficus Aurea (#6 and #14), Live Oak (#15 and #16) Royal Poinciana (#18) and Chinaberry (#3) trees, also the preservation of non specimen size avocado trees (#2,7,9 and 12)and Macarthur Palm (#19) as identified in DERM-approved permitted plans. The site plan submitted with this application for Parcel C depicts the trees #3, 9, 15 and 18 to remain as per the permit.

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.

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.

PH# Z2010000112
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: HABITAT FOR HUMANITY OF GREATER MIAMI

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required 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.
24-SEP-10

# Memorandum

**Date:** 20-SEP-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000112

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated August 16, 2010.

## Service Impact/Demand

Development for the above Z2010000112
located at LYING WEST OF N.W. 13 COURT & APPROX. 724.75' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0796 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: 6:15 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

Service impact calculated based on plan dated August 16, 2010.

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

**DATE:** 27-AUG-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 WEST OF N.W. 13 COURT & APPROX. 724.75' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000112

**HEARING NUMBER**

## HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: SIX (6) 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:



11

## DISCLOSURE OF INTEREST*

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

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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| 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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY JFH

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| 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 |
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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)

Sworn to and subscribed before me this 13 day of Aug. 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

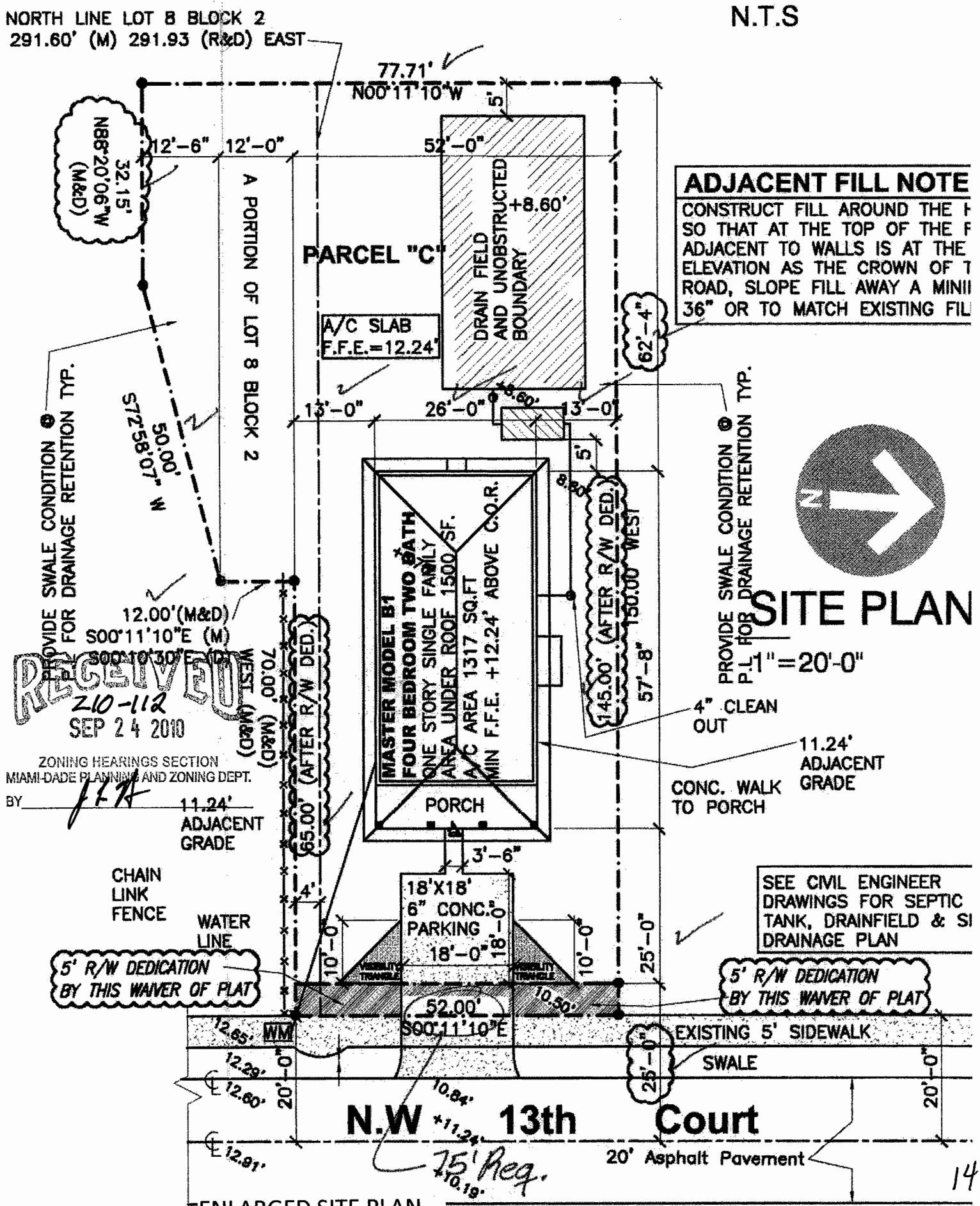
JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters
Seal

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.

# LOCATION

N.T.S

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

## ADJACENT FILL NOTE

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ELEVATION AS THE CROWN OF T
ROAD, SLOPE FILL AWAY A MINI
36" OR TO MATCH EXISTING FIL

SEE CIVIL ENGINEER DRAWINGS FOR SEPTIC TANK, DRAINFIELD & SI DRAINAGE PLAN

# SITE PLAN

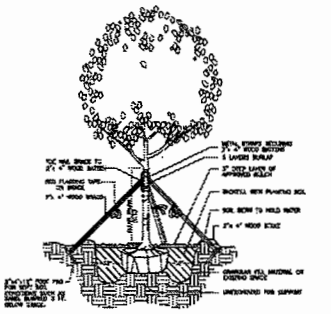
1"=20'-0"

ENLARGED SITE PLAN

14

## TREE SCHEDULE TABLE

| # | SYMBOL USED EXISTING | SYMBOL USED NEW | PLANT NAME SCIENTIFIC | PLANT NAME COMMON | NATIVE SPECIES YES | NATIVE SPECIES NO | DBH DETAILED OR EXISTING | HEIGHT INSTALLED | HEIGHT ESTIMATED AT MATURITY | CANOPY DIAMETER | QUANTITY | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1-A | | YES | Lysiloma latisiliquum | WIRE WOOD | YES | | | 12' | 30' | | 3 | TREE TO INSTALLED |
| 2-A | | YES | Conocarpus Erectus Var. Sericeus | Silver Buttonwood | YES | | 18" | | | | 9 | HEDGE TO BE INSTALLED |
| 3 | | YES | | China Berry | | NO | 20" | | 70' | 30' | 1 | TREE TO REMAIN |
| 4 | | YES | | Norfolk Island Pine | | NO | 18" | | 45' | 15' | 1 | TREE TO BE REMOVED |
| 6 | | YES | Persea Americana | Avocado | | NO | 6" | | 12' | 12' | 1 | TREE TO BE REMOVED |
| 8 | | YES | Persea Americana | Avocado | | NO | 18" | | 20' | 12' | 1 | TREE TO REMAIN |
| 15 | | YES | | Live Oak | YES | | 24" | | 35' | 12' | 1 | TREE TO REMAIN |
| 16 | | YES | | Bay Cedar | YES | | 16" | | 25' | 12' | 1 | TREE TO REMAIN |
| 18 | | YES | Pluchea odorata | Saltbush | | NO | 4" | | 25' | 6' | 1 | TREE TO REMAIN |



TREE PLANTING & GUYING DETAIL

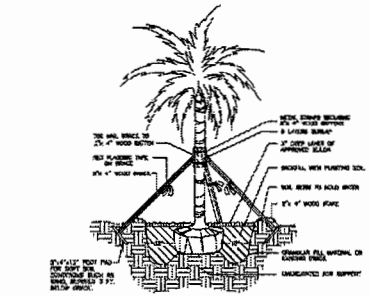
N.T.S.

## LANDSCAPE LEGEND

Zoning District: RU-1 Net Lot Area: 9,000 sq.ft. = 0.21 ac

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A. Square Feet of open space required by Chapter 33, as indicated on plans | (2,700) | (4,512) |
| Net Lot Area = 9,000 sf x 30.0% = 2,700 sf | | |
| B. Square Feet of parking lot area space required by Chapter 18A as indicated on Site Plan | N/A | |
| No. of parking Spaces ____ x 10 sf per parking space | | |
| C. Type I.A. of landscape open space required by Chapter 33 | N/A | |
| LAWN CALCULATION | | |
| A. N/A Total sf of landscape open space required by Chapter 33 | (450) | (450) |
| B. Maximum lawn area (sod) permitted (9' x 50%) | | |
| TREES | | |
| A. No. Trees required per 100 sf. Incl. existing protected vegetation requirements (e.g. 1 tree x 4 sod x 50 sod/tree) | 9 | 9 |
| B. If Other allowed, No. trees provided (9 x 20%) | N/A | N/A |
| C. If Buffers Required, No. trees provided x 200' | 1 | 1 |
| D. Street trees maximum average spacing of 30' o.c.) ____ linear feet during driveway) | N/A | N/A |
| E. Shrub area located directly adjacent street trees (maximum average spacing of 10' o.c.) ____ shrub area along driveway = | | |
| HEDGE | | |
| A. No. trees required x 10' = No. of shrubs allowed | 20 | 66 |
| B. No. shrubs allowed (100' = no. of native shrubs required | | |
| C. | N/A | N/A |

IRRIGATION PLAN is required by Chapter 33



PALM PLANTING DETAIL

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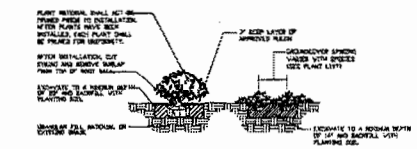

SHRUB & GROUNDCOVER PLANTING DETAIL

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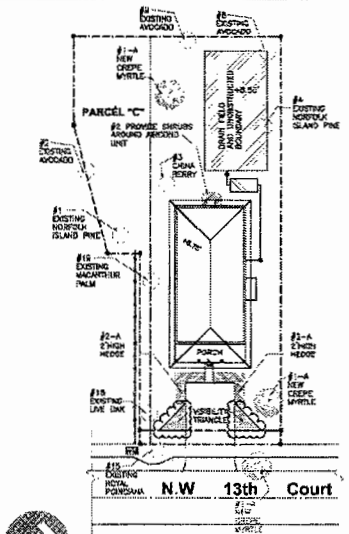



LANDSCAPE PLAN

1"=20'-0"

## ZONING PLATED AREA — R-U1

| | | YES | NO |
|---|---|---|---|
| ADDRESS: 1478 N.W 69th TERRACE, DADE COUNTY FLORIDA | | | |
| LOT LOCATION IN: (DADE-COUNTY) OR (CITY OF MIAMI) | DADE COUNTY | | |
| 1. LOT (DID) OR (DID NOT) REQUIRE WAIVER OF ZONING FOR SETBACKS OR LOT COVERAGE. | | YES | |
| | REQUIRED | PROVIDED | |
| 2. A MINIMUM FRONT LOT LINE DIMENSION | 75'-0" | 77.31' | |
| 3. LOT SIZE S.Q.F.T. | 7500 S.Q.F.T. | 9228 S.Q.F.T. | |
| 4. % OF LOT COVERAGE | (30%) | (18%) | |
| 5. CITY SEWER LINE EXISTING | | | NO |
| 6. CITY WATER LINE EXISTING | | YES | |
| 7. SEPTIC TANK REQUIRED | | YES | |
| 8. PARKING SPACES | 2 PARKINGS | 2 PARKINGS | |
| ZONED R-U1, R-U2, R-U3 DUPLEX | | R-U1 | |
| HEIGHT TO ROOF OF ROOF | 25'-0" | 18'-2" | |
| SETBACKS | | | |
| FRONT | 25'-0" | 25'-9" | |
| REAR | 20'-0" | 67'-4" | |
| LEFT SIDE | 5'-0" | 13'-9" | |
| RIGHT SIDE | 5'-0" | 13'-9" | |

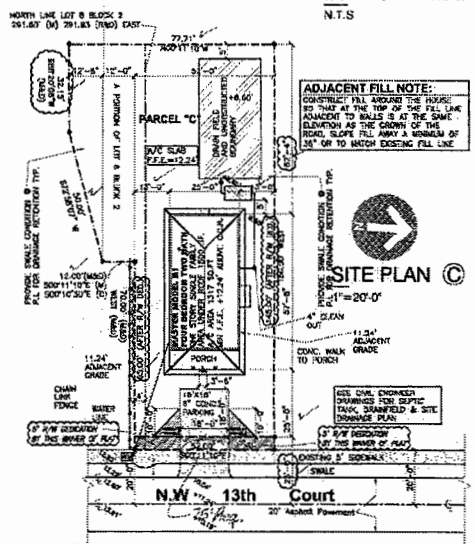
1. ZONING WAIVERS APPROVED FOR THIS LOT: SEE ENCLOSED LETTERS.
2. FILL GRADING ON THIS LOT SHALL BE INSTALLED SO IT WILL NOT SPILL WATER OFF THE LOT ON THE SIDES OR REAR OF PROPERTY LINES.
3. SEPARATE PERMIT REQUIRED FOR DRIVE WAY ON PUBLIC RIGHT OF WAY. PARKING SPACES PROVIDED TWO

## LANDSCAPE NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANTS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS PART II FOUND AND TREES STATE FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANTS MATERIALS AND GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY VIGOROUS, WELL ROOTED AND FREE OF INSECTS OR PEST, PLANT DISFIGUREMENTS AND INJURIES.
3. APPROXIMATE LOCATION OF ANY UNDERGROUND OR ABOVE GROUND UTILITIES, PROJECTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY BARRICADE TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS NOTICED, TO BE REMOVED/DAMAGE LITTERS AND ABOVE.
7. GRADE FILL DEPRESSIONS OR PLANTED OF SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND CONTOUR MATCH ALL SECTIONS LEADING TO A MINIMUM GRADE TO ADJACENT GROUND.
8. ALL SODDED AREAS SHALL BE NEATLY TRIMMED TO CONFORM TO NATURAL DEVELOPED FEAT SURFACE. REMOVE UNWANTED GRASS AND WEEDS FROM ALL PLANTED AREAS. FOR ITS PLANTED USE, FACE OF SIDEWALKS, DRIVEWAYS, FREE OF KUDZU, POISON WEED AND SPREADING GRASS, TURF EATER AND FREE OF INSECTS, STUMP, STONES OR LARGER THAN 1" IN ANY DIMENSION AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEAN/WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING POTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANT IS ESTABLISHED BUT NOT LESS THAN TWO WEEKS.
11. PROVIDE CIRCLE BARRIER AROUND TREES LESS THAN 10 INCHES IN DIAMETER AND PROVIDE 50-12 BARRIERS AROUND TREES 10" IN DIAMETER OR GREATER

Lot Coverage = 1,699.42 ft² / 9,228.78 ft² = 18%



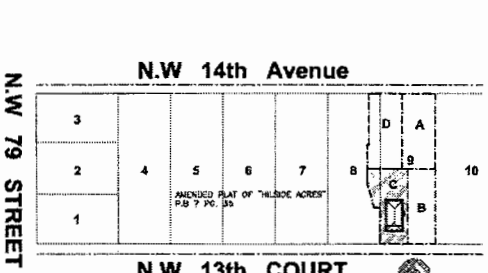

**ADJACENT FILL NOTE:**
CONSTRUCT FILL AROUND THE HOUSE SO THAT AT THE TYP OF THE FIL LINE ADJACENT TO WALLS IS AT THE SAME ELEVATION AS THE CROWN OF THE ROAD. SLOPE FILL AWAY A MINIMUM OF 36" OR TO MATCH EXISTING FILL LINE

LEGAL DESCRIPTION OF SUB-OUT PARCEL "C":
A PORTION OF LOT 8 AND 9, BLOCK 2, ACCORDING TO THE PLAT OF AMENDED PLAT OF HILLSIDE ACRES" AS RECORDED IN PLAT BOOK 7 AT PAGE 35, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 2, THENCE EAST(MEASURE) ALONG THE NORTH LINE OF SAIDLOT 9, BLOCK 2, FOR 291.83 FEET(MEASURE) 291.37 FEET (RECORD); THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST (MEASURE) SOUTH 00 DEGREES 12 MINUTES 30 SECONDS EAST (DEED) ALONG THE EASY LINE OF SAID LOT 9, BLOCK 2, FOR 52.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST (MEASURE) SOUTH 00 DEGREES 10 MINUTES 30 SECONDS EAST (DEED), ALONG THE EAST LINE OF SAID LOTS 9, AND 8, RESPECTIVELY, BLOCK 2, FOR 52.00 FEET; THENCE WEST (MEASURE AND DEED), ALONG A LINE THAT IS PARALLEL WITH AND 4.00 FEET SOUTH OF, AS MEASURE AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 8, BLOCK 2; FOR 70.00 FEET (MEASURE AND DEED); THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST, (MEASURE) SOUTH 00 DEGREES 10 MINUTES 30 SECONDS EAST (DEED), PARALLEL WITH THE EAST LINE OF SAID LOTS 9 AND 8, BLOCK 2, FOR 12.00 FEET (MEASURE AND DEED); THENCE SOUTH 72 DEGREES 58 MINUTES 07 SECONDS WEST (MEASURE) 90.00 FEET (DEED); THENCE NORTH 88 DEGREES 20 MINUTES 05 SECONDS WEST (MEASURE AND DEED) FOR 32.19 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS WEST FOR 77.31 FEET; THENCE, EAST, ALONG A LINE THAT IS PARALLEL WITH AND 52.00 FEET SOUTH OF, AS MEASURE AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 2, BLOCK 2, FOR 150.00 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 11, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI DADE-COUNTY, FLORIDA.

## DRAWING LEGEND

A1- SITE PLAN AND NOTES
A2- FOUNDATION & ROOF FRAMING PLAN
A3- FLOOR PLAN AND ELEVATION
A4- SECTION AND NOTES
A5- DETAILS AND NOTES
A6- PLUMBING PLANS
A7- AIRCOND PLAN
A8- ELECTRIC PLAN
A9- GENERAL NOTES AND SCHEDULES




LOCATION MAP

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

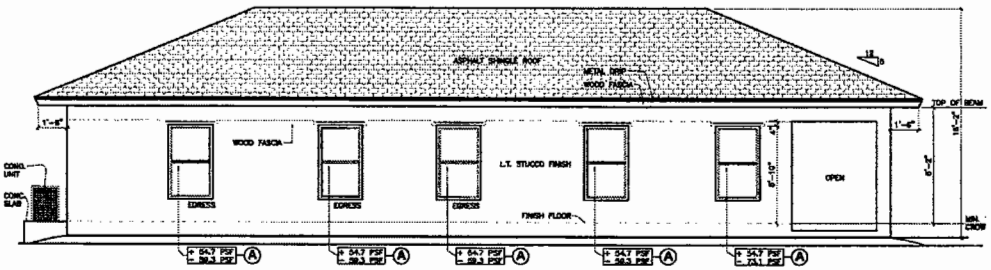
Z-10-112

SITE PLAN FOR MODEL B-1
ADDRESS OF LOT: 61XX N.W 13th COURT "PARCEL C"
MIAMI, FLORIDA
FOR HABITAT FOR HUMANITY
OF GREATER MIAMI INC.
3800 NW 22nd AVENUE, MIAMI, FLORIDA

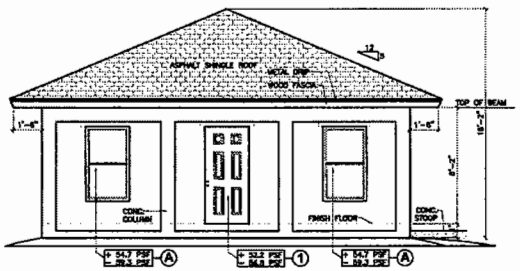
VICTOR E. DEKONSCHIN
ARCHITECT P.A.
8645 S.W. 104 STREET
MIAMI, FLORIDA 33156
FLA. REG. NO. AR0009781
CELL PHONE: (786)-402-9609
FAX (305) 971-1673

SHEET NO. A-1
9

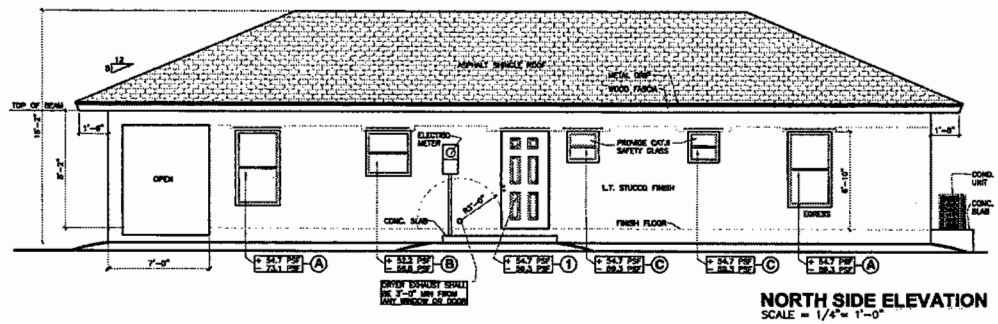
3R-3 corrections



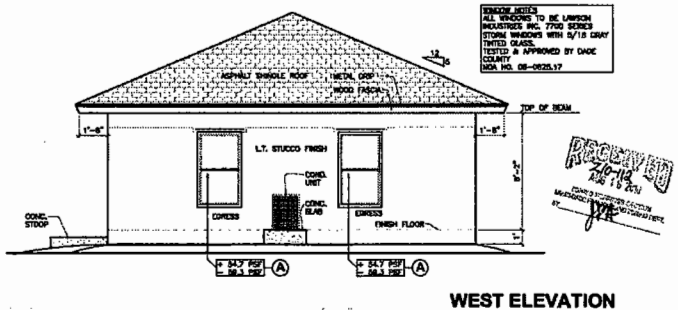

**SOUTH SIDE ELEVATION**
SCALE = 1/4"= 1'-0"



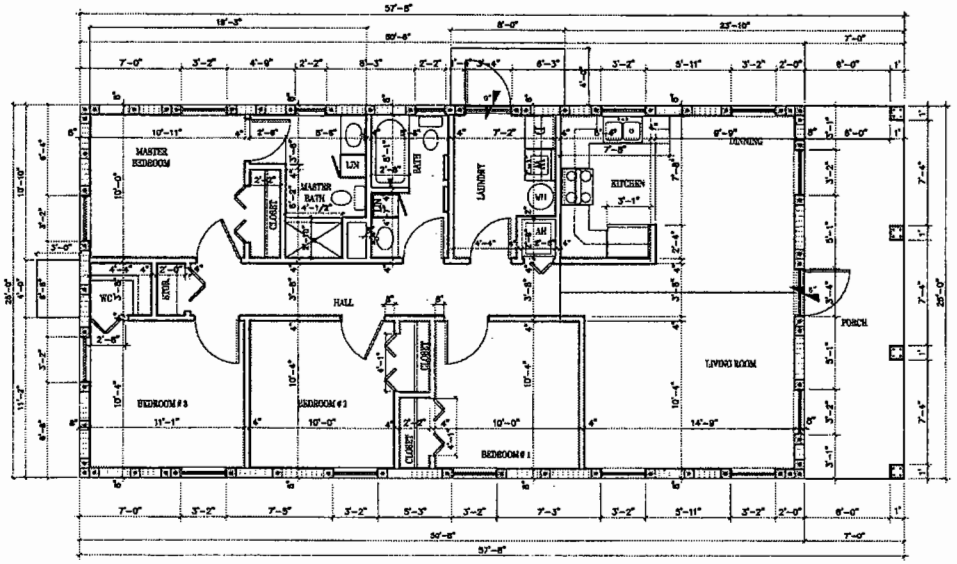

**EAST ELEVATION**
SCALE = 1/4"= 1'-0"



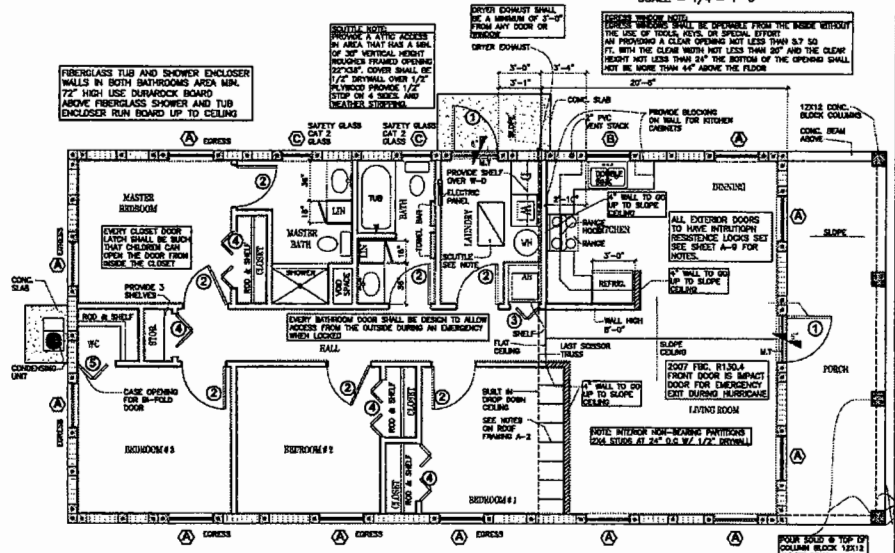

**NORTH SIDE ELEVATION**
SCALE = 1/4"= 1'-0"




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




**FLOOR PLAN DIMENSIONS**
SCALE = 1/4"= 1'-0"




**FLOOR PLAN NOTES**
SCALE = 1/4"= 1'-0"

214-3

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BY

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK
DRAWN BY: MAS
DATE: 06-11-2010

| MARK | REVISIONS | DATE |
|---|---|---|
| 1 | REVISED PER DADE COUNTY REVIEWS | 08-13-2010 |

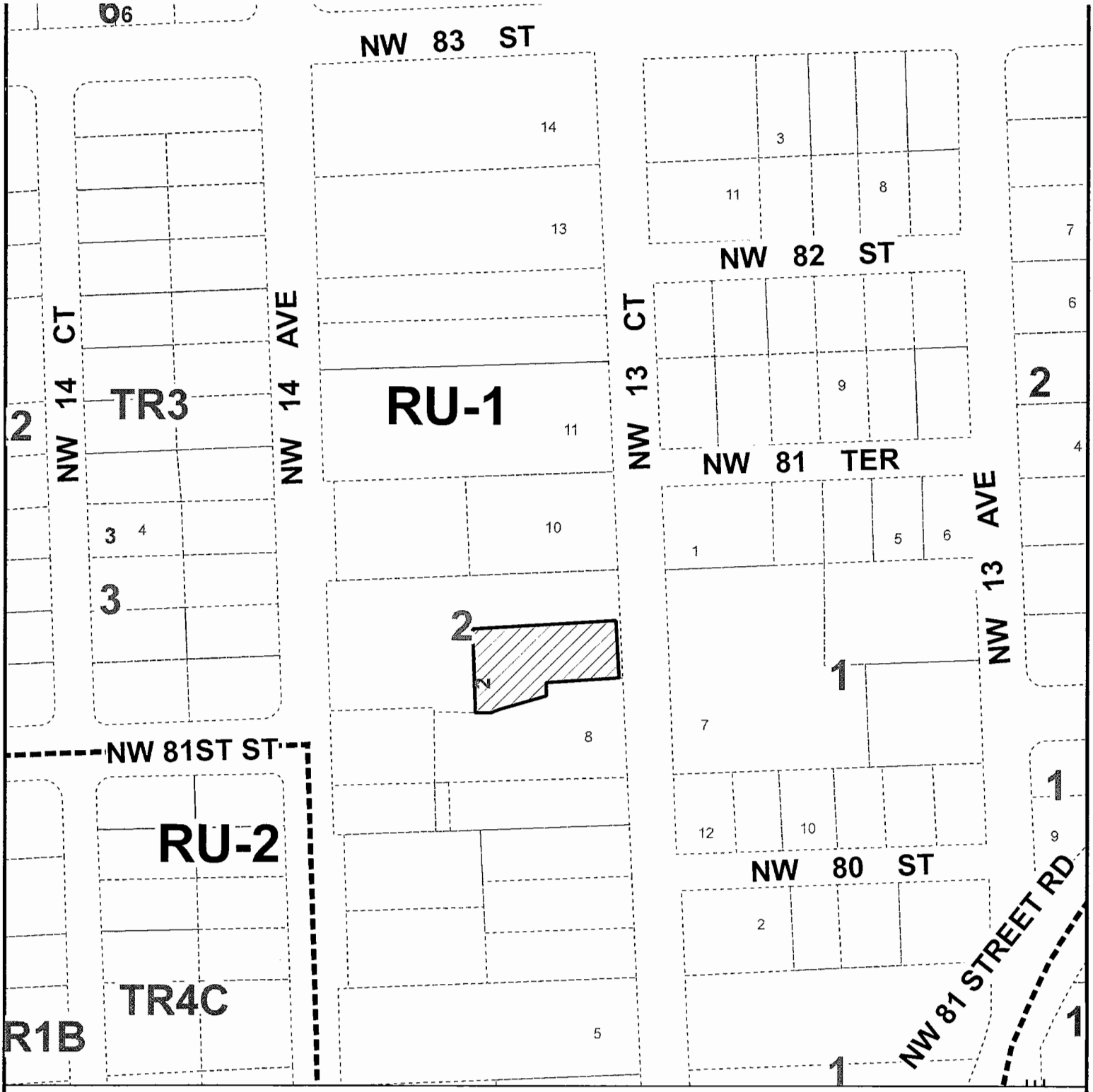
FOUR BEDROOM MASTER MODEL B-1

**2010 COOKIE CUTTER FOR HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI FLORIDA

VICTOR E. DEKONSCHIN
architect
8245 S.W. 106 STREET
MIAMI FLORIDA 33156
FLA. REG. NO. AR0003151
CELL PHONE (786)-402-5405
email-dekonarch@bellsouth.net
FAX# (305) 274-8879

SHEET NO.
A3
OF 9

214-3




# MIAMI-DADE COUNTY

HEARING MAP

**Process Number**

## Z2010000112

**Section: 11 Township: 53 Range: 41**
**Applicant: HABITAT FOR HUMANITY OF GTR MIAMI**
**Zoning Board: C8**
**Commission District: 2**
**Drafter ID: JEFFER GURDIAN**
**Scale: NTS**

N
W E
S

**Legend**

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

| REVISION | DATE | BY |
|---|---|---|
| | | 17 |

# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

## Z2010000112

Section: 11 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

N
W E
S

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

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

**12. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)**

**10-12-CZ8-12 (10-114)**
**Area 8/District 02**
**Hearing Date: 12/14/10**

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

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

Disclosure of interest form attached? Yes ☑ No ☐

**Previous Zoning Hearings on the Property:**

| Year | Applicant | Request | Board | Decision |
|---|---|---|---|---|
| | No History | | | |

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development 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:** Z10-114 (10-12-CZ8-12)

**SECTION:** 15-53-41 **DATE:** December 14, 2010

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 12

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

This application will allow the construction of a single-family residence on a lot with less lot frontage than that required by the Zoning Code. This application will also allow the applicant to preserve an existing tree located within the safe sight distance triangle along the front street property line that exceeds the maximum height permitted by the Zoning Code.

### o REQUESTS:

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 52' (75' required).

(2) Applicant is requesting to waive the zoning regulations prohibiting trees exceeding 2.5' in height when located within the safe sight distance triangle; to permit an existing tree within the safe sight distance triangle along the front street (east) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA Sheet "A-1" dated stamped received 09/22/10 with handwritten revision dated 10/20/10 and Sheet "A-3" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying west of N.W. 13 Court and approximately 776.75' north of N.W. 79 Street, Miami-Dade County, Florida.

### o SIZE: 52' x 145'

## 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 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.

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-1; Vacant | Low Density Residential, 2.5 to 6 dua |
| **Surrounding Properties:** | |
| **NORTH:** RU-1; Single-family residence | Low Density Residential, 2.5 to 6 dua |
| **SOUTH:** RU-1; Vacant | Low Density Residential, 2.5 to 6 dua |
| **EAST:** RU-1; Triplex | Low Density Residential, 2.5 to 6 dua |
| **WEST:** RU-1; Vacant | Low Density Residential, 2.5 to 6 dua |

## 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 west of N.W. 13 Court and approximately 776.75' north of N.W. 79 Street. Single-family residences, vacant lots and a triplex 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 Density Residential** use. This designation permits a density range of a minimum of 2.5 to a maximum of 6 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 7,540 sq. ft. (52' x 145') subject site. The approval of this application will allow the construction of a proposed single-family residence on a parcel of land that has less lot frontage than that required by the Zoning Code and will allow the preservation of an existing tree located within the safe sight distance triangle that exceeds the maximum height 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.

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 request #1, to permit a parcel of land with a lot frontage of 52' (75' 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 a request to permit a lot frontage of 50', pursuant to Resolution No. Z-32-07. The submitted plans and pictures submitted by the applicant depict an existing 35' high Live Oak tree located along the front (east) property line and encroaching within the safe sight distance triangle (request #2). Staff's research of properties in the surrounding area did not identify properties that were approved for a similar variance to allow a tree higher than 2.5' within the safe sight distance triangle. Notwithstanding the foregoing, staff opines that the existing tree's canopy is not at eye-level and will not obstruct the view of pedestrians and therefore will not result in a potential danger to pedestrians and vehicular traffic on the abutting dedicated right-of-way, NW 13 Court. It should be noted that the approval of request #2 will result in the preservation of an existing mature native tree species that has a 12' wide diameter canopy which staff opines will not only enhance the curb appeal of the proposed residence, but will also provide shade to said residence which will likely reduce energy consumption by said residence. 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 and #2 under Section 33-311(A)(4)(b) (NUV).

## I. RECOMMENDATION:

Approval with conditions.

## J. CONDITIONS:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Victor E. Dekonschin, Architect AIA Sheet "A-1" dated stamped received 09/22/10 with handwritten revision dated 10/20/10 and Sheet "A-3" dated stamped received 8/16/10 for a total of two sheets. Except as may be specified by any zoning resolution applicable to the subject property, any future additions on the property which conform to Zoning Code requirements will not require further public hearing action.

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

**DATE TYPED:** 11/05/10
**DATE REVISED:**
**DATE FINALIZED:** 11/15/10
MCL:GR:NN:TA:NC

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 29, 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 #Z2010000114-2nd Revision
Habitat for Humanity of Greater Miami, Inc.
8110 N.W. 13th Court
To Permit a Lot Frontage to be Less than Required
(RU-1) (0.18 Acres)
11-53-41

---

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.

Tree Preservation

Tree Removal Permit 2010-TREE-PER-00318 was issued for this property to Habitat for Humanity of Greater Miami Inc on September 2, 2010 and is scheduled to expire on September 2, 2011. TP2010-TREE-PER-00318 requires the preservation of specimen-sized (Trunk diameter 18 inches or greater) Ficus Aurea (#6 and #14), Live Oak (#15 and #16) Royal Poinciana (#18) and Chinaberry (#3)trees, also the preservation of non specimen size Avocado trees (#2,7,9 and 12)and Macarthur Palm (#19) as identified in DERM-approved permitted plans.

The revised site plan submitted with this application for Parcel B(northeast part of the lot)entitled "Habitat for Humanity" prepared by Victor Dekonschin, sheet A-1 of 9, dated September 21, 2009 (submitted on September 22, 20109)depicts tree #6 to remain as per the permit, however in the Tree Schedule Table tree #16 is depicted to be removed. As per Tree Removal Permit 2010-TREE-PER-00318 tree #16 is required to be preserved. Accordingly, the application may not be approved by DERM and consequently, should be deferred until such time as DERM issues its written approval, as required by the Code. The applicant is advised to submit a revised site plan indicating this tree to be preserved as per the permit.

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.

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

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

Wastewater Disposal
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. Pursuant to Section 24-43.1(3), the minimum lot size for a single family residence or duplex served by public water and a septic tank shall be 15,000 square feet (gross) or 20,000 square feet (gross), respectively.

Inasmuch as the above-noted request does not comply with any of the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances from the aforesaid Code Sections before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board approved the applicant's petition. Therefore, DERM may approve this application and the same may be scheduled for public hearing before the Zoning Appeals Board.

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.

It was noted that the house placed on the lot B comprises of .2 Acres or the respective folio located in the West side adjoining NW 13 Ct.

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.

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.

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

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

PH# Z2010000114
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: HABITAT FOR HUMANITY OF GREATER MIAMI

This Department has no objections to this application.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any road dedications and improvements required 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.
24-SEP-10

# Memorandum

**Date:** 17-SEP-10

**To:** Marc LaFerrier, Director
Department of Planning and Zoning

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

**Subject:** Z2010000114

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated August 16, 2010.

## Service Impact/Demand:

Development for the above Z2010000114
located at LYING WEST OF N.W. 13 COURT & APPROX. 776.75' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0797 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: 6:12 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

Service impact calculated based on plan date stamped August 18, 2010.

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

10

**DATE:** 27-AUG-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 WEST OF N.W. 13 COURT & APPROX. 776.75' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000114

**HEARING NUMBER**

## HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: SIX (6) 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:



11

## DISCLOSURE OF INTEREST*

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

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

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| 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 _____

| NAME AND ADDRESS | Percentage of Interest |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

RECEIVED
Z10-114
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING & 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: _____

| NAME AND ADDRESS | Percentage of Ownership |
|---|---|
| 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 |
| | |
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AUG 16 2010
ZONING HEARINGS
MIAMI-DADE PLANNING & 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)

Sworn to and subscribed before me this 13 day of Aug, 2010. Affiant is personally know to me or has produced _____ as identification.

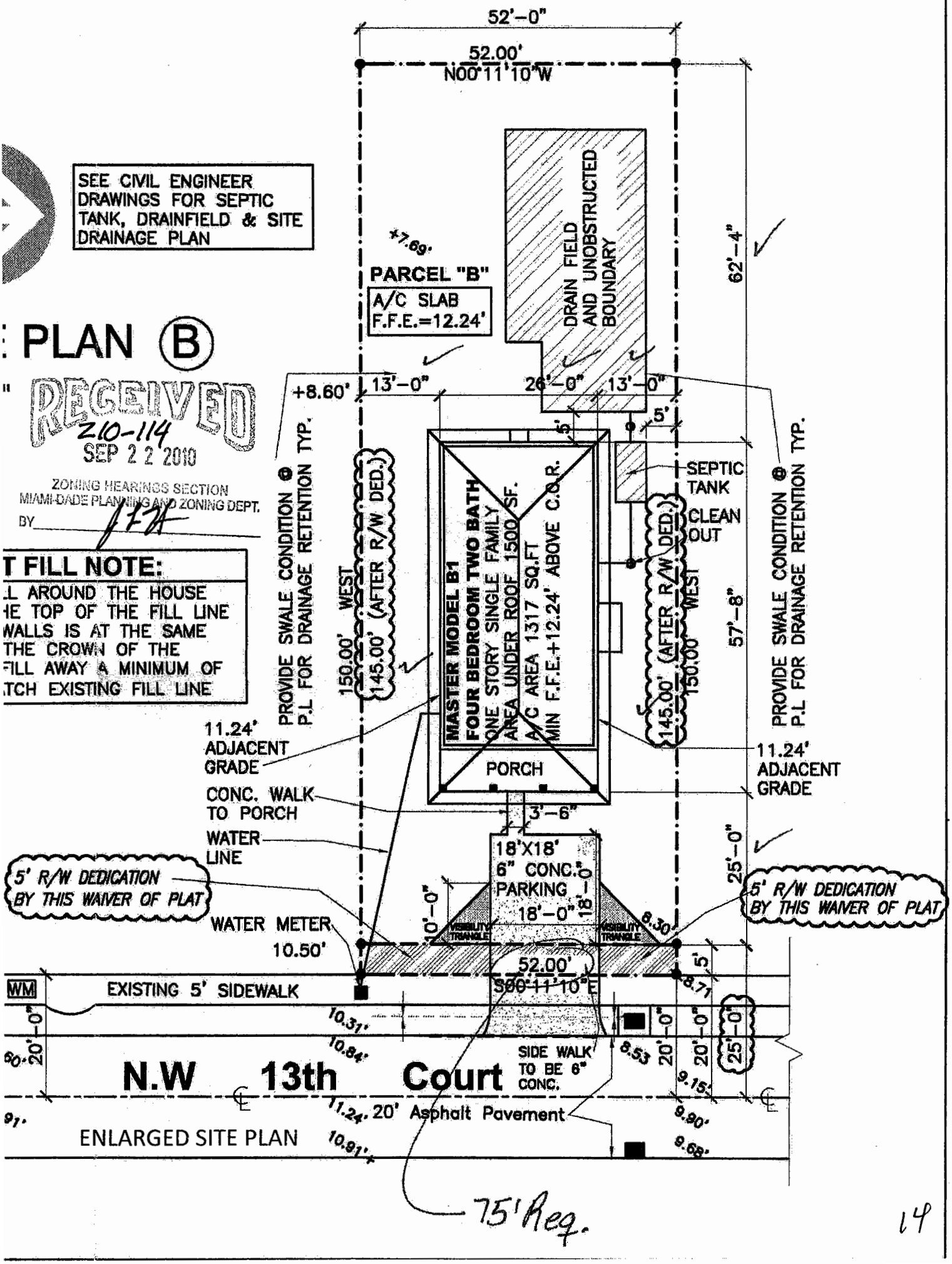
_____
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters

Seal

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.


52'-0"
52.00'
N00°11'10"W
SEE CIVIL ENGINEER DRAWINGS FOR SEPTIC TANK, DRAINFIELD & SITE DRAINAGE PLAN
+7.69'
PARCEL "B"
A/C SLAB
F.F.E.=12.24'
DRAIN FIELD AND UNOBSTRUCTED BOUNDARY
62'-4"
PLAN (B)
RECEIVED
Z10-114
SEP 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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T FILL NOTE:
L AROUND THE HOUSE
HE TOP OF THE FILL LINE
WALLS IS AT THE SAME
THE CROWN OF THE
FILL AWAY A MINIMUM OF
TCH EXISTING FILL LINE
+8.60'
13'-0"
26'-0"
13'-0"
5'
5'
PROVIDE SWALE CONDITION @ P.L FOR DRAINAGE RETENTION TYP.
150.00' WEST
145.00' (AFTER R/W DED.)
MASTER MODEL B1
FOUR BEDROOM TWO BATH
ONE STORY SINGLE FAMILY
AREA UNDER ROOF 1500 SF.
A/C AREA 1317 SQ.FT
MIN F.F.E.+12.24' ABOVE C.O.R.
SEPTIC TANK
CLEAN OUT
145.00' (AFTER R/W DED.)
150.00' WEST
57'-8"
PROVIDE SWALE CONDITION @ P.L FOR DRAINAGE RETENTION TYP.
11.24' ADJACENT GRADE
PORCH
11.24' ADJACENT GRADE
CONC. WALK TO PORCH
3'-6"
WATER LINE
18'X18' 6" CONC. PARKING
18'-0"
18'-0"
10'-0"
25'-0"
5' R/W DEDICATION BY THIS WAIVER OF PLAT
5' R/W DEDICATION BY THIS WAIVER OF PLAT
VISIBILITY TRIANGLE
VISIBILITY TRIANGLE
8.30'
WATER METER
10.50'
52.00'
S00°11'10"E
5'
8.71'
WM
EXISTING 5' SIDEWALK
10.31'
10.84'
20'-0"
20'-0"
20'-0"
25'-0"
8.53'
9.15'
SIDE WALK TO BE 6" CONC.
N.W 13th Court
11.24'
20' Asphalt Pavement
9.90'
9.68'
10.91'+
ENLARGED SITE PLAN
75' Req.
14

## TREE SCHEDULE TABLE

| # | SYMBOL USED: SYMBOL | SYMBOL USED: NEW | SYMBOL USED: EXISTING | PLANT NAME: SCIENTIFIC | PLANT NAME: COMMON | NATIVE SPECIES: YES | NATIVE SPECIES: NO | DBH: INSTALLED OR EXISTING | HEIGHT: INSTALLED | HEIGHT: ESTIMATED AT MATURITY | CANOPY DIAMETER | QUANTITY | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1-A | | YES | | Lagerstroemia indica | CREPE MYRTLE | YES | | | 12' | 20' | | 4 | TREE TO INSTALLED |
| 2-A | | YES | | Conocarpus Erectus Var. Sericeus | Silver Buttonwood | | | 18" | | | | 9 | HEDGE TO BE INSTALLED |
| 5 | | | YES | | Orange | YES | | 8" | | 13' | 12' | 1 | TREE TO BE REMOVED |
| 8 | | | YES | | Ficus | | NO | 30" | | 32' | 40' | 1 | TREE TO REMAIN |
| 16 | | | YES | | Live Oak | YES | | 30" | | 35' | 12' | 1 | ~~TREE TO BE REMOVED~~ REMAIN |
| 17 | | | YES | | Sapodilla | | NO | 24" | | 28' | 12' | 1 | TREE TO BE REMOVED |

## LANDSCAPE LEGEND

Zoning District RU-1 Net Lot Area (7540) acres = (.17) of

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A. Square Feet of open space required by Chapter 33, as indicated on plans: Net Lot Area = 7540 s.f. x 35 % = 2639 s.f. | (2639) | (2639 + [illegible]) |
| B. Square Feet of parking lot open space required by Chapter 18A as indicated on Site Plan: No. of parking Spaces ___ x 10 s.f. per parking space = | N/A | |
| C. Total s.f. of landscape open space required by Chapter 33: A+B= | N/A | |
| LAWN CALCULATION | | |
| A. N/A total s.f. of landscape open space required by Chapter 33 | | |
| B. Maximum lawn area (sod) permitted = 20 % x 7540 s.f. [illegible] | (3770) | ([illegible]) |
| TREES | | |
| A. No. trees required per net lot acre = 9 [illegible] | 3 | 8 |
| B. % Palms allowed: No. trees provided /3 x 30% [illegible] | N/A | N/A |
| C. % Natives Required: No. trees provided x 30% = | N/A | N/A |
| D. Street trees (maximum average spacing of 35' o.c.) ___ [illegible] | 1 | 1 EXISTING STORM DRAIN PREVENTS SECOND TREE |
| E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) ___ [illegible] | | |
| SHRUBS | | |
| A. No. trees required x 10 = No. of shrubs allowed | 30 | 60 |
| B. No. shrubs allowed x30% = No. of native shrubs required | | |
| IRRIGATION PLAN, if required by Chapter 33 | N/A | N/A |

TREE PLANTING & GUYING DETAIL

N.T.S.

PALM PLANTING DETAIL

N.T.S.

SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.

SITE PLAN B

1"=20'-0"

## ZONING PLATED AREA — R-U1

| | REQUIRED | PROVIDED | YES | NO |
|---|---|---|---|---|
| ADDRESS: 1470 N.W 69th TERRACE, DADE COUNTY FLORIDA | | | YES | NO |
| LOT LOCATION IN: (DADE-COUNTY) OR (CITY OF MIAMI) | DADE COUNTY | | | |
| 1. LOT (DO) OR (DO NOT) REQUIRE WAIVER OF ZONING FOR SETBACKS OR LOT COVERAGE. | | | YES | |
| 2. A MINIMUM FRONT LOT LINE DIMENSION | 75'-0" | 52'-0" | | |
| 3. LOT SIZE S.Q.F.T | 7500 S.Q.F.T | 7540 S.Q.F.T | | |
| 4. % OF LOT COVERAGE | (35%) | (19.9%) | | |
| 5. CITY SEWER LINE EXISTING | | | | NO |
| 6. CITY WATER LINE EXISTING | | | YES | |
| 7. SEPTIC TANK REQUIRED | | | YES | |
| 8. PARKING SPACES | 2 PARKINGS | 2 PARKINGS | | |
| ZONING: R-U1, R-U2, R-U3 DUPLEX. | | R-U1 | | |
| HEIGHT TO RIDGE OF ROOF | 25'-0" | 16'-2" | | |
| SETBACKS | | | | |
| FRONT | 25'-0" | 25'-0" | | |
| REAR | 20'-0" | 62'-4" | | |
| LEFT SIDE | 5'-0" | 13'-0" | | |
| RIGHT SIDE | 5'-0" | 13'-0" | | |

1. ZONING WAIVERS APPROVED FOR THIS LOT, SEE ENCLOSED LETTERS.
2. FILL GRADING ON THIS LOT SHALL BE INSTALLED SO IT WILL NOT SPILL WATER OFF THE LOT ON THE SIDES OR REAR OF PROPERTY LINES.
3. SEPARETE PERMIT REQUIRED FOR DRIVE WAY ON PUBLIC RIGHT OF WAY, PARKING SPACES PROVIDED TWO

## LANDSCAPE NOTES

STANDARD FOR TREES, TREES & SHRUBS
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARS FOR NURSERY PLANTS PART I AND GRADES AND STANDARS FOR NURSERY PLANTS PART II PALMS AND TREES GRADE FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANTS MATERIALS AND GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY VIGOROUS, WELL ROOTED AND FREE OF INSECTS OR PEST, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATION OF ANY UNDERGROUND OR ABOVE GROUND UTILITIES. PROJECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED, REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND COMPACT MATERIAL IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK FINELY DIVIDED, NON FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE, FREE OF NEMATODES REASONABLY FREE OF SUBSOIL, BRUSH, WEED AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFULL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATED BY HAND USING POTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANT ESTABLISHED BUT NOT LESS THAN 120 DAYS.
11. PROVIDE 6-8 BARRIERS AROUND TREES LESS THAN 18 INCHES IN DIAMETER AND PROVIDE 10-12 BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER.

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BY [signature]

Rev#1
Z10-114

LOCATION MAP

N.T.S

SEE CIVIL ENGINEER DRAWINGS FOR SEPTIC TANK, DRAINFIELD & SITE DRAINAGE PLAN

SITE PLAN (B)

1"=20'-0"

**ADJACENT FILL NOTE:**
CONSTRUCT FILL AROUND THE HOUSE SO THAT AT THE TOP OF THE FILL LINE ADJACENT TO WALLS IS AT THE SAME ELEVATION AS THE CROWN OF THE ROAD, SLOPE FILL AWAY A MINIMUM OF 38" OR TO MATCH EXISTING FILL LINE

LEGAL DESCRIPTION OF CUT-OUT PARCEL "B":
A PORTION OF THE LOT 9, BLOCK 2, ACCORDING TO THE PLAT OF "AMENDED PLAT OF HILLSIDE ACRES" AS RECORDED IN PLAT BOOK 7 AT PAGE 35, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 2: THENCE EAST (MESUARED), ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 2, FOR 141.02 FEET TO THE POINT OF BEGINING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE EAST, ALONG THE LAST DESCRIBED COURSE, FOR 150.00' FEET: THENCE SOUTH 00 DEGREES 11 MINUTES 10 SECONDS EAST (MEASURE) SOUTH 00 DEGREES 10 MINUTES 30 SECONDS EAST (DEED), ALONG THE EAST LINE OF SAID LOT 9, BLOCK 2, FOR 52.00 FEET; THENCE WEST, ALONG A LINE THAT IS PARALLEL WITH AND 52.00 FEET SOUTH OF AS MEASURE AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 9, BLOCK 2, FOR 150.00' FEET; THENCE NORTH 00 DEGREES 11 MINUTES10 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 150.00' FEET WEST OF, AS MEASURE AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 9, BLOCK 2, FOR 52.00 FEET TO THE POINT OF BEGINING ALL LYING AND BEING IN SECTION 11, TOWNSHIP 53 SOUTH RANGE 41 EAST, MIAMI DADE COUNTY, FLORIDA.

## DRAWING LEGEND


A1- SITE PLAN AND NOTES
A2- FOUNDATION & ROOF FRAMING PLAN
A3- FLOOR PLAN AND ELEVATION
A4- SECTION AND NOTES
A5- DETAILS AND NOTES
A6- PLUMBING PLANS
A7- AIRCOND PLAN
A8- ELECTRIC PLAN
A9- GENERAL NOTES AND SCHEDULES



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SITE PLAN FOR MODEL B-1
ADDRESS OF LOT: 81XX N.W 13th COURT "PARCEL B"
MIAMI-DADE COUNTY FLORIDA
**HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI FLORIDA

| DATE | REVISIONS |
|---|---|
| 03-09-10 | [illegible] |
| 05-28-10 | [illegible] |
| 08-01-10 | [illegible] |
| 08-11-10 | [illegible] |
| 09-21-10 | [illegible] |

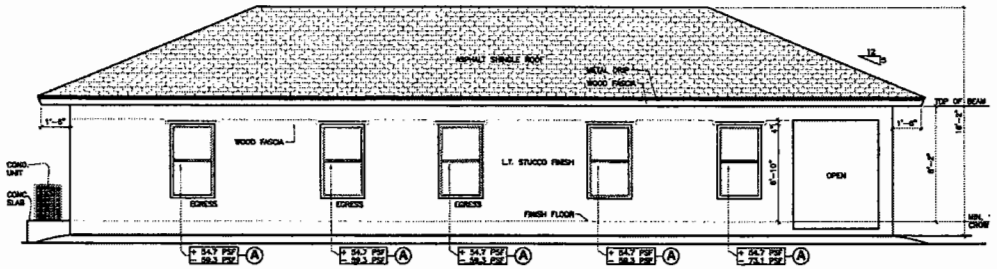
2 / B
214-2

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

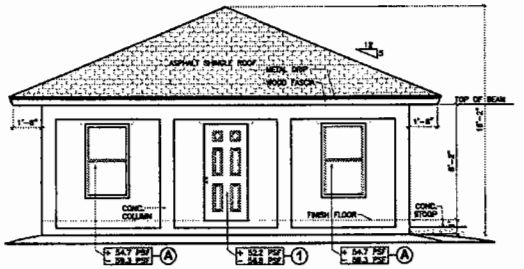
DRAWN BY M.A.C
DATE 09-21-09

SHEET NO A-1 OF 9

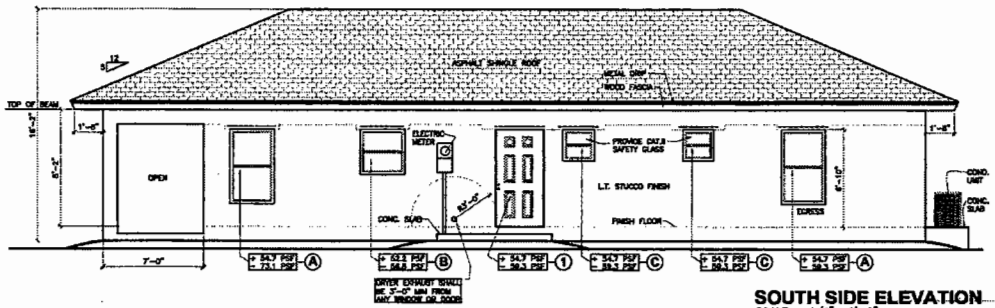
15



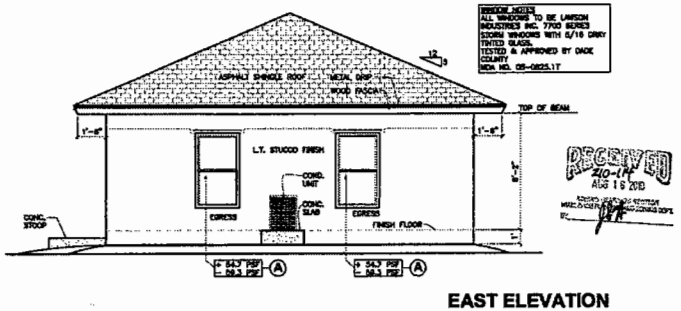

**NORTH SIDE ELEVATION**
SCALE = 1/4"= 1'-0"



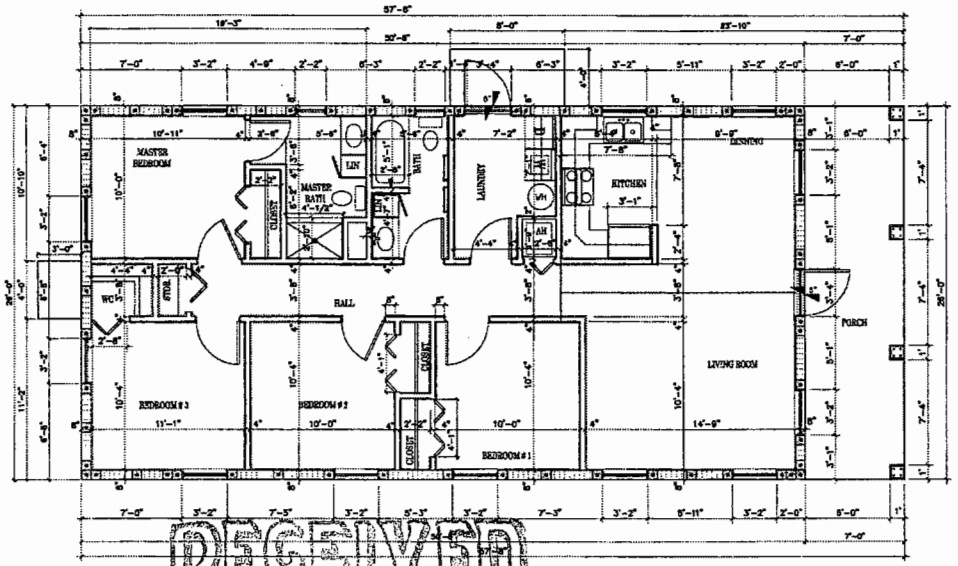

**WEST ELEVATION**
SCALE = 1/4"= 1'-0"



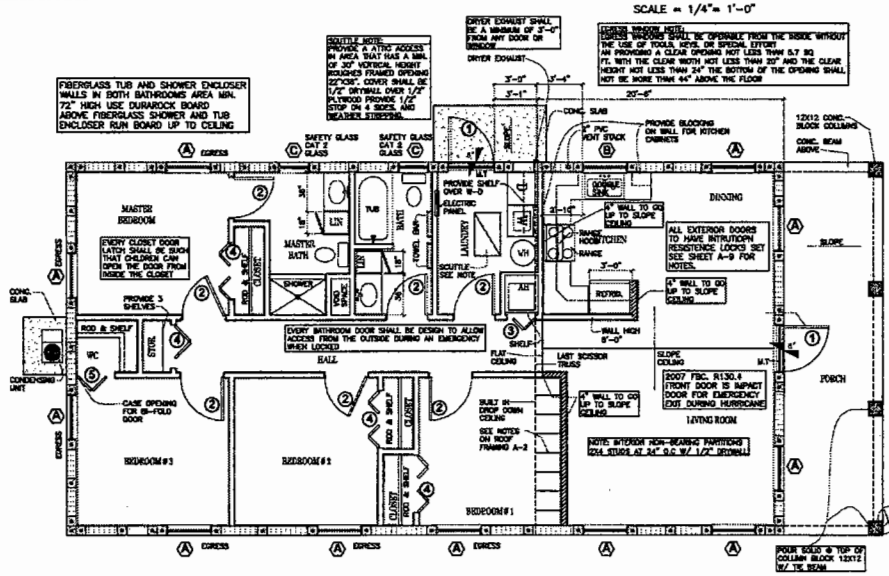

**SOUTH SIDE ELEVATION**
SCALE = 1/4"= 1'-0"




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




**FLOOR PLAN DIMENSIONS**
SCALE = 1/4"= 1'-0"




**FLOOR PLAN NOTES**
SCALE = 1/4"= 1'-0"

214-2

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BY

FOUR BEDROOM MASTER MODEL B-1

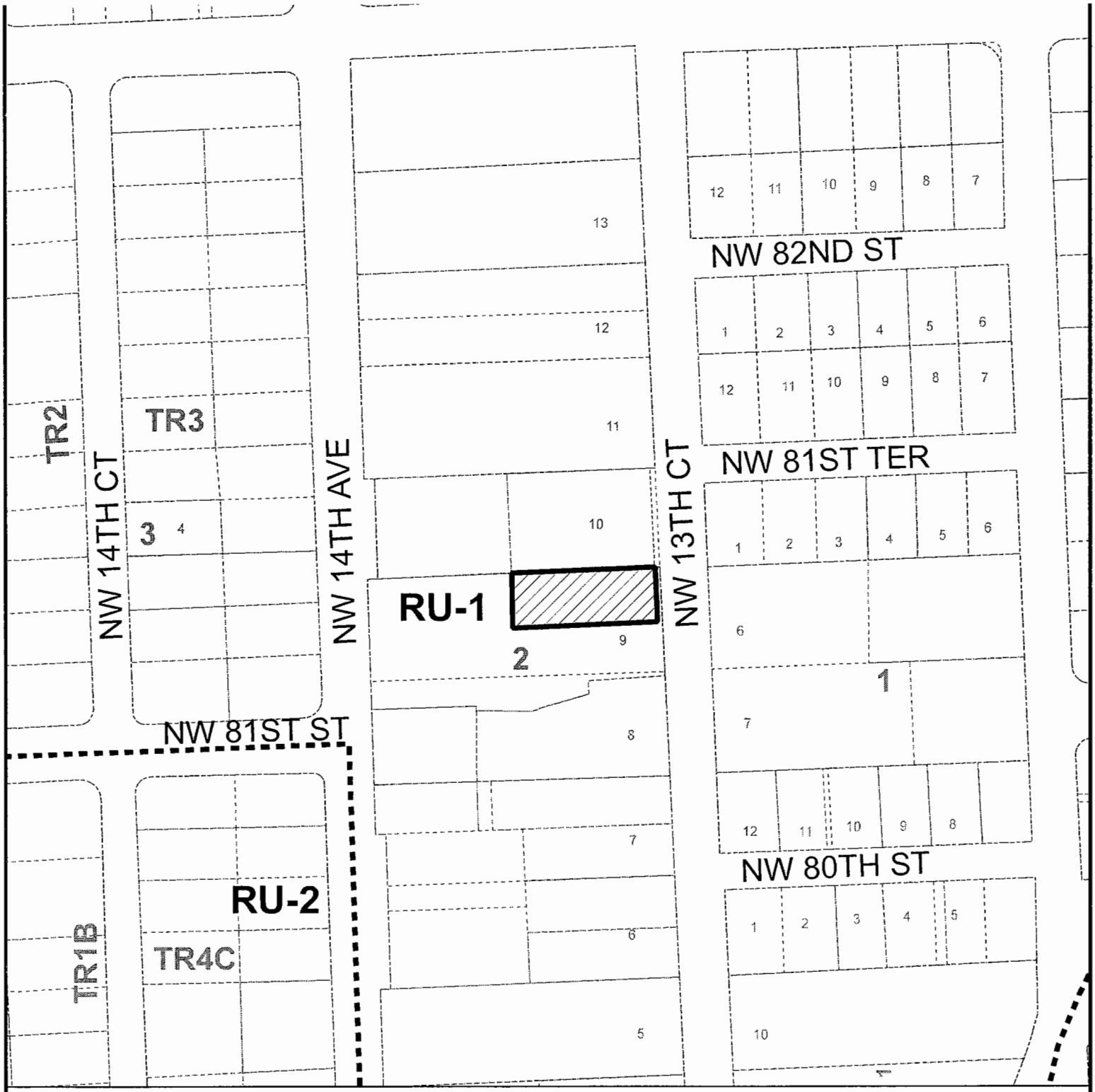
**2010 COOKIE CUTTER FOR HABITAT FOR HUMANITY**
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI, FLORIDA

VICTOR E. DEKONSCHIN
architect
8249 S.W. 186 STREET
MIAMI, FLORIDA 33156
CELL PHONE (786)-402-3605
FAX (305) 274-1679

SHEET NO.
A3
9

16

2-114




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000114

**Section: 11 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

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, August 25, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 17 |

# MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

## Z2010000114

Section: 11 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GTR MIAMI
Zoning Board: C8
Commission District: 2
Drafter ID: KEELING
Scale: NTS

N
W E
S

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, August 25, 2010

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