KITS

12-15-2010 Version # 2

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, January 19, 2011 at 7:00 p.m.

PREVIOUSLY DEFERRED

A.	10-9-CZ8-1	MARC AMEDA	08-231	02-53-41
B.	10-12-CZ8-1	MONTESSORI SCHOOL OF MIAMI SHORES, INC.	08-228	31-52-42
C.	10-12-CZ8-2	FREDDIS HERRERA	09-166	04-53-41
D.	10-12-CZ8-3	9101 NW 7TH AVENUE, LLC.	10-45	01-53-41
E.	10-12-CZ8-4	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-65	15-53-41
F.	10-12-CZ8-5	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-97	15-53-41
G.	10-12-CZ8-6	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-107	10-53-41
H.	10-12-CZ8-7	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-108	15-53-41
I.	10-12-CZ8-8	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-109	11-53-41
J.	10-12-CZ8-9	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-110	15-53-41
K.	10-12-CZ8-10	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-111	11-53-41

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wednesday, January 19, 2011 at 7:00 p.m.

PREVIOUSLY DEFERRED

L.	10-12-CZ8-11	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-112	11-53-41	
M.	10-12-CZ8-12	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-114	11-53-41	

CURRENT

1.	11-1-CZ8-1	TROPICAL LAND INVESTORS INC.	08-181	12-53-41	N
2.	11-1-CZ8-2	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-113	15-53-41	N
3.	11-1-CZ8-3	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-115	15-53-41	N
4.	11-1-CZ8-4	HABITAT FOR HUMANITY OF GREATER MIAMI INC.	10-116	15-53-41	N
5.	11-1-CZ8-5	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-117	15-53-41	N
6.	11-1-CZ8-6	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-118	15-53-41	N
7.	11-1-CZ8-7	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-119	15-53-41	N
8.	11-1-CZ8-8	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-120	15-53-41	N

MIAMI-DADE COUNTY

COMMUNITY ZONING APPEALS BOARD 8
HENRY REEVES ELEMENTARY SCHOOL
2005 NW 111 Street, Miami
Wedresday, January 19, 2011 at 7:00 p.m.

CURRENT

9.	11-1-CZ8-9	OLCDC WESTVIEW TERRACE, LLC	10-124	27-52-41	N
10.	11-1-CZ8-10	HABITAT FOR HUMANITY OF GREATER MIAMI, INC	10-125	15-53-41	N
11.	11-1-C8-11	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-126	15-53-41	N
12.	11-1-CZ8-12	HABITAT FOR HUMANITY OF GREATER MIAMI, INC.	10-127	11-53-41	N
13.	11-1-CZ8-13	HABITAT FOR HUMANITY OF GREATER MIAMI. INC.	10-128	15-53-41	N
14.	11-1-CZ8-14	HABITAT FOR HUMANITY FOR GREATER MIAMI, INC	10-129	15-53-41	N

Official Zoning Agenda

COMMUNITY ZONING APPEALS BOARD

COMMUNITY ZONING APPEALS BOARD - AREA 8

MEETING OF WEDNESDAY, JANUARY 19, 2011

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

I. ELECTION OF CHAIR AND VICE-CHAIR

II. APPROVAL OF SUNSET REVIEW

III. APPLICATIONS:

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: 12/14/2010

B. 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: _____ _____

Deferred from: 12/14/2010

C. 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: _____

Deferred from: 12/14/2010

D. 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% 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).

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

Deferred from: 12/14/2010

E. 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: _____

Deferred from: 12/14/2010

F. 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: _____
Deferred from: 12/14/2010

G. 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: _____
Deferred from: 12/14/2010

H. 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: _____
Deferred from: 12/14/2010

I. 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: _____ _____
Deferred from: 12/14/2010

J. HABITAT FOR HUMANITY OF (10-12-CZ8-9/10-110) GREATER MIAMI, INC. **15-53-41 Area 8/District 2**

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

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

(3) Applicant is requesting to permit a 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: _____

Deferred from: 12/14/2010

K. HABITAT FOR HUMANITY OF (10-12-CZ8-10/10-111) GREATER MIAMI, INC. **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: _____

Deferred from: 12/14/2010

L. 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: _____

Deferred from: 12/14/2010

M. 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: _____

Deferred from: 12/14/2010

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1. TROPICAL LAND INVESTORS INC. (11-1-CZ8-1/08-181) **12-53-41**
Area 8/District 3

(1) BU-1 to BU-1A

(2) Applicant is requesting to permit 85 parking spaces (86 required).

(3) Applicant is requesting to permit a 5' wide greenbelt (7' required) along the right-of-way.

(4) Applicant is requesting to waive the required wall set in 10' from the right-of-way with a 10' wide landscaped strip along the rear (west) property line where said lot lies across the street from RU zoned property.

(5) Applicant is requesting to permit a landscaped open space of 4,350 sq. ft. (13,708 sq. ft. required).

(6) Applicant is requesting to permit an existing building setback a minimum 9.17' (15' required) from the side street (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Tropical Land Investors, Inc. FH Change of Use to BU-1A," as prepared by Juan C. David, R.A., Design Development and dated stamped received 10/18/10 for a total of 4 pages. Plans may be modified at public hearing.

LOCATION: 8080 North Miami Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.46 Acres

Department of Planning and Zoning Recommendation: Approval or request #1; approval with conditions of requests #2 through #4 and #6 and denial without prejudice of request #5.

Protests: 2 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ _____

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2. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-2/10-113) **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, 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. 65 Street; approximately 109' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-3/10-115) **15-53-41 Area 8/District 2**

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

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

(3) Applicant is requesting to permit the residence with a 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, dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 63 Street, approximately 212' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-4/10-116) **15-53-41 Area 8/District 2**

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

(2) Applicant is requesting to permit the residence with a 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, dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 68 Street, approximately 252' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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5. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-5/10-117) **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 the residence with a lot coverage of 35.88% (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 9/8/10 and Sheet "A-2" dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 62 Terrace, approximately 160' 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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6. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-6/10-118) **15-53-41 Area 8/District 2**

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

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

(3) Applicant is requesting to permit the residence with a 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, dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 63 Street, approximately 172.4' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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7. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-7/10-119) **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 the residence with a 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 "A1" dated stamped received 9/22/10 and Sheet "A2" 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 150' 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. (11-1-CZ8-8/10-120) **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 the residence with a 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, consisting of 2 sheets 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 80' 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: _____ _____

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9. <u>OLCDC WESTVIEW TERRACE, LLC (11-1-CZ8-9/10-124)</u> 27-52-41
Area 8/District 2

(1) MODIFICATION of previously approved plans, approved pursuant to resolution #Z-211-63 passed and adopted by Board of County Commissioners, only as it applies to subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Residential Development King's Terrace,' as prepared by Behar Font and Partners, consisting of 21 sheets; 'Sheet A-0.2.1, LA-1 through LA-4 dated stamped received 12/14/10 with sheet A-0.2.1 last handwritten revision dated 12/16/10, Sheet A-0.3 dated stamped received 12/10/10, Sheets A-1.1 through A-1.6 and A-3.1 dated stamped received 11/09/10 and the remaining 8 sheets dated stamped received 10/25/10."

(2) RECISSION and REVOCATION of Resolutions #3-ZAB-395-68 and #4-ZAB-502-70 both passed and adopted by the Zoning Appeals Board.

(3) DELETION of Agreement recorded in Official Record Book 7093, Pages 920–922.

(4) DELETION of Agreement recorded in Official Record Book 6141, Pages 743–749.

(5) DELETION of Agreement recorded in Official Record Book 4367, Pages 389-392.

(6) DELETION of Agreement recorded in Official Record Book 4353, Pages 37-43.

The purpose of Requests #1 thru #6 is to allow the applicant to submit a new site plan showing a multi-family development, rescind prior resolutions which approved with conditions a multi-family housing project and to delete covenants tying the site to previously approved plans.

(7) Applicant is requesting to permit 450 parking spaces (541 parking spaces required).

(8) Applicant is requesting to permit parking and drives within 25' of an official right-of-way (not permitted).

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: 12401, 12501, 12601, 12801 N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 16 Acres

Department of Planning and Zoning Recommendation: Approval with conditions of requests #1 through #5, #7, #8 and of request #6 on a modified basis only as it applies to the subject property.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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10. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-10/10-125) **15-53-41 Area 8/District 2**

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

(2) Applicant is requesting to permit the residence with a 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, dated stamped received 8/18/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 68 Street, approximately 200' east of N.W. 18 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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11. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-11/10-126) **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 the residence with a 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 "A1" dated stamped received 9/22/10 and Sheet "A2" dated stamped received 8/18/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 64 Street, approximately 350' east of N.W. 18 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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12. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-12/10-127) **15-53-41**
Area 8/District 2

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

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

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity Of Greater Miami," as prepared by Buckler Architects, consisting of 3 sheets, Sheet "A1" dated stamped revised 9/24/10 and the remaining 2 sheets dated stamped received 8/18/10. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 73 Street, approximately 66' east of N.W. 17 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' 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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13. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-13/10-128) **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' 2" (25' required) from the rear (north) property line.

(3) Applicant is requesting to permit the residence with a 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, dated stamped received 8/18/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 64 Street, approximately 212' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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14. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-1-CZ8-14/10-129) **15-53-41**
Area 8/District 2

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

(2) Applicant is requesting to permit the residence with a 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 Metropolitan Architecture, Sheet "A1" dated stamped received 9/22/10 and Sheet "A2" dated stamped received 8/18/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 68 Street, approximately 212' west of N.W. 17 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

NOTICE

****

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

****

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

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

A. MARC AMEDA
(Applicant)

10-9-CZ8-1 (08-231)
Area 8/District 2
Hearing Date: 01/19/11

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:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-9-CZ8-1 (08-231)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYSS: **DENNIS KERBEL & DARON FITCH**

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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**

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**

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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**

5

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:** January 19, 2011

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. Subsequently, the item was deferred from the December 14, 2010 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/10
MCL:GR:NN:CXH:CI

For

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

NDN

11

Memorandum

MIAMI-DADE COUNTY

Date: Decemeber 1, 2010

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

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

Subject: C-08 #Z2008000231-3rd Revision
Marc Ameda
1396 N.W. 102nd Street
Non-Use Variance Setbacks, Frontage and Area
(RU-2) (0.36 Acres)
02-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that 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(3) of the Code provides that no County or municipal officer, agent, employee or Board shall approve, grant or issue any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any residential land use served or to be served by any source of potable water supply and a septic tank, unless it has been ascertained that the proposed residential land use complies with one or more of the provisions contained therein, and also that the property is not within feasible distance for a public water main or a public sanitary sewer main. The same Code Section further provides that the minimum lot size for a duplex residence served by public water and a septic tank shall be 20,000 square feet (gross).

The subject application seeks to subdivide the parcel into two lots with a duplex residence on each parcel of land. The subject property is currently served by public water and a septic tank. The closest point of connection to a public sanitary sewer is an 8-inch force main approximately 1,150 feet from the subject property located at N.W. 102nd Street and N.W. 12th Avenue. This sewer main is owned and operated by the City of North Miami Water and Sewer Department.

The applicant proposes to subdivide the subject property, which contains approximately 22,925 square feet (gross), into two (2) lots. Lot 1 would contain an existing 2,971 square foot triplex to be converted into a duplex that is served by public water and a septic tank. The proposed subdivided lot would be 14,436 square feet or 72% of what the Code requires. Staff notes that Section 24-43.1 (3) of the Code requires the minimum lot size shall be 20,000 square feet for a duplex residence served by public water and a septic tank.

As proposed, Lot 2 would contain an existing 1, 617 square foot duplex that is served by public water and a septic tank. The proposed subdivided lot would contain approximately 8,489 square feet or 42% of what the Code requires. Staff notes that the applicant is not proposing new construction and consequently, no new environmental impacts will be created by the proposed subdivision.

Inasmuch as the above-noted request did not comply with the noted Code Section, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances 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
DERM has no objection to the approval of this application.

Tree Preservation
According to the site 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.

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# 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

APPLICANT

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

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 #: Z2008000231 **Applicant's Name** MARC AMEDA

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

Size: 150' X 106' **Folio #:** 3031020060340

Request:

1 Applicant is requesting to permit a duplex residence setback a minimum 19.27' (25' required) from the front (north), setback 5' (7.50' required) from the interior side (east) and setback 22.16' (25' required) from the rear (south) property lines. (§33-50)
2 Applicant is requesting to permit a duplex residence with a lot coverage 38.4% (35% allowed). (§33-49)

Requests #1 & #2 on Parcel 1
3 Applicant is requesting to permit a duplex residence setback 5' (6.48' required) from the interior side (west) property line. (§33-50)
4 Applicant is requesting to permit a lot frontage of 64.80' (75' required) and a lot area of 6,868.8 sq. ft. (7,500 sq. ft. required). (§33-49)

Requests #3 & #4 on parcel 2

EXISTING ZONING

Subject Property RU-2,

EXISTING USE RESIDENTIAL

SITE CHARACTERISTICS

STRUCTURES ON SITE:

ONE 1 STORY BUILDING & ONE 2 STORY BUILDING.

USE(S) OF PROPERTY:

MULTIFAMILY USE (APARTMENTS)

FENCES/WALLS:

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

LANDSCAPING:

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

BUFFERING:

NONE

VIOLATIONS OBSERVED:

ZONING INSPECTION REPORT

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

OTHER:

THERE IS A 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

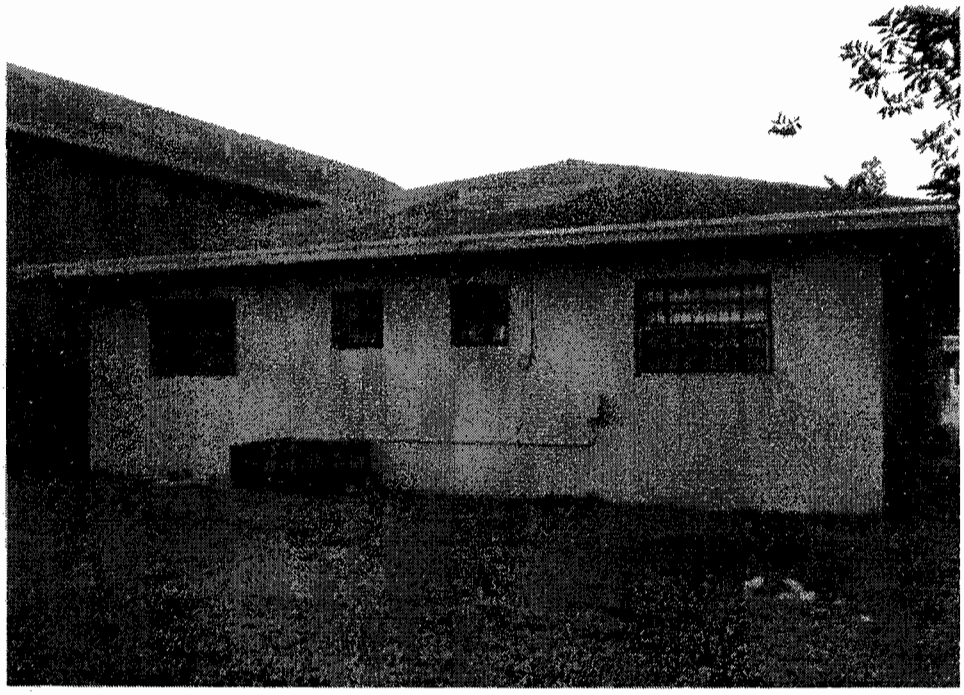
THIS AREA A MOSTLY DUPLEXS AND SINGLE FAMILY RESIDENCES AND TOWARDS THE NORTH, A BLOCK AWAY ON NW 103 STREET NORTH SIDE, THERE IS A HIGHER DENSITY WITH APARTMENT BUILDINGS.

NEIGHBORHOOD CHARACTERISTICS

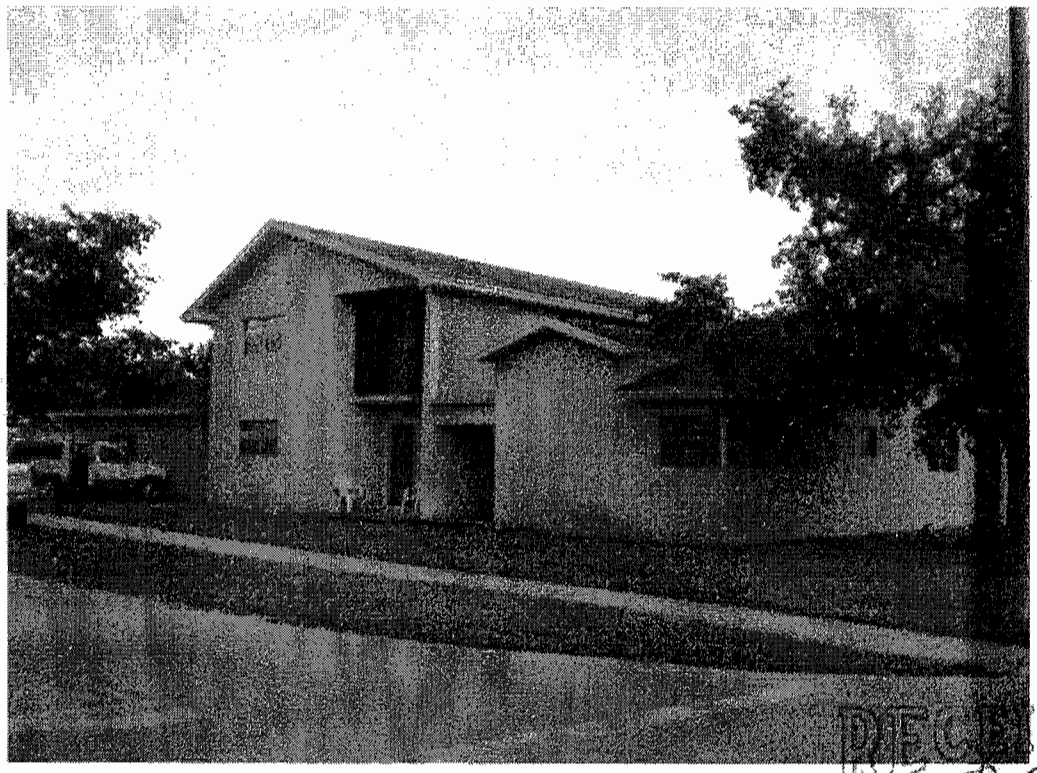
THIS IS MAINLY A RESIDENTIAL COMMUNITY BUT REQUIRING A GREAT NEED OF MORE STREET TREES.

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.



REAR (SOUTH ELEVATION)



FRONT (NORTH ELEVATION)

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2008 231
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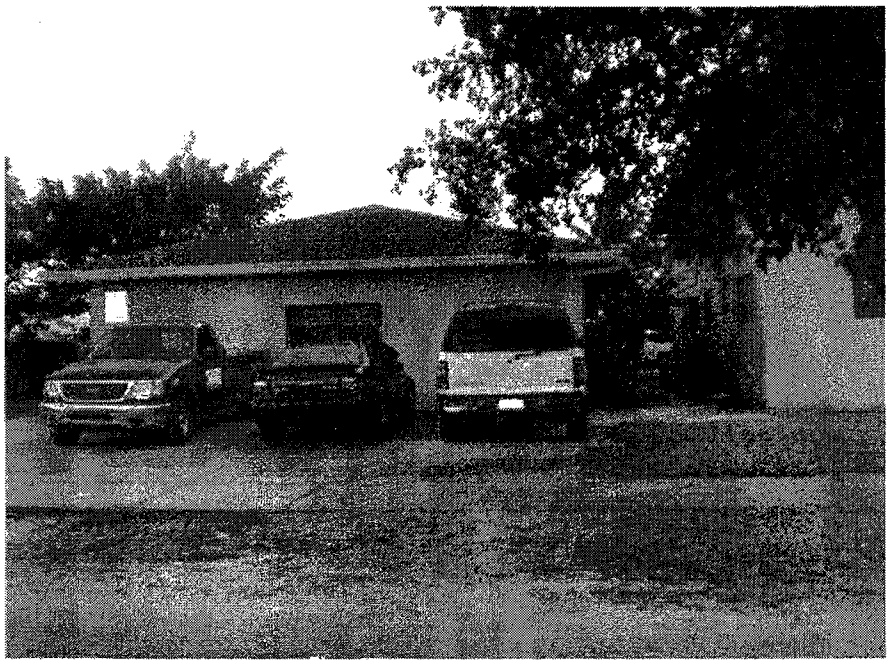
ZONING HEARINGS
MIAMI-DADE PLANNING AND ZONING DEPT.



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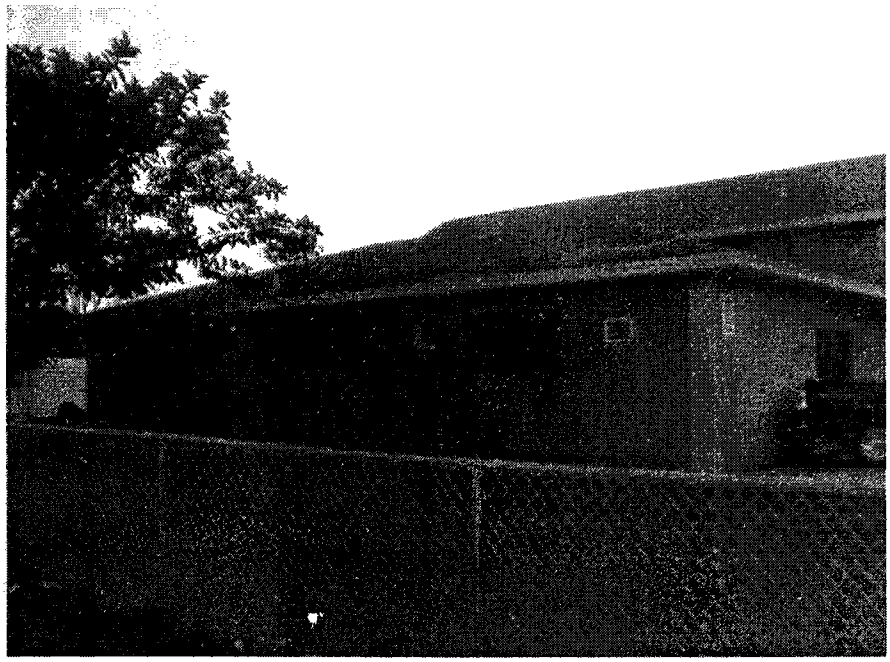

WEST ELEVATION

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208 231
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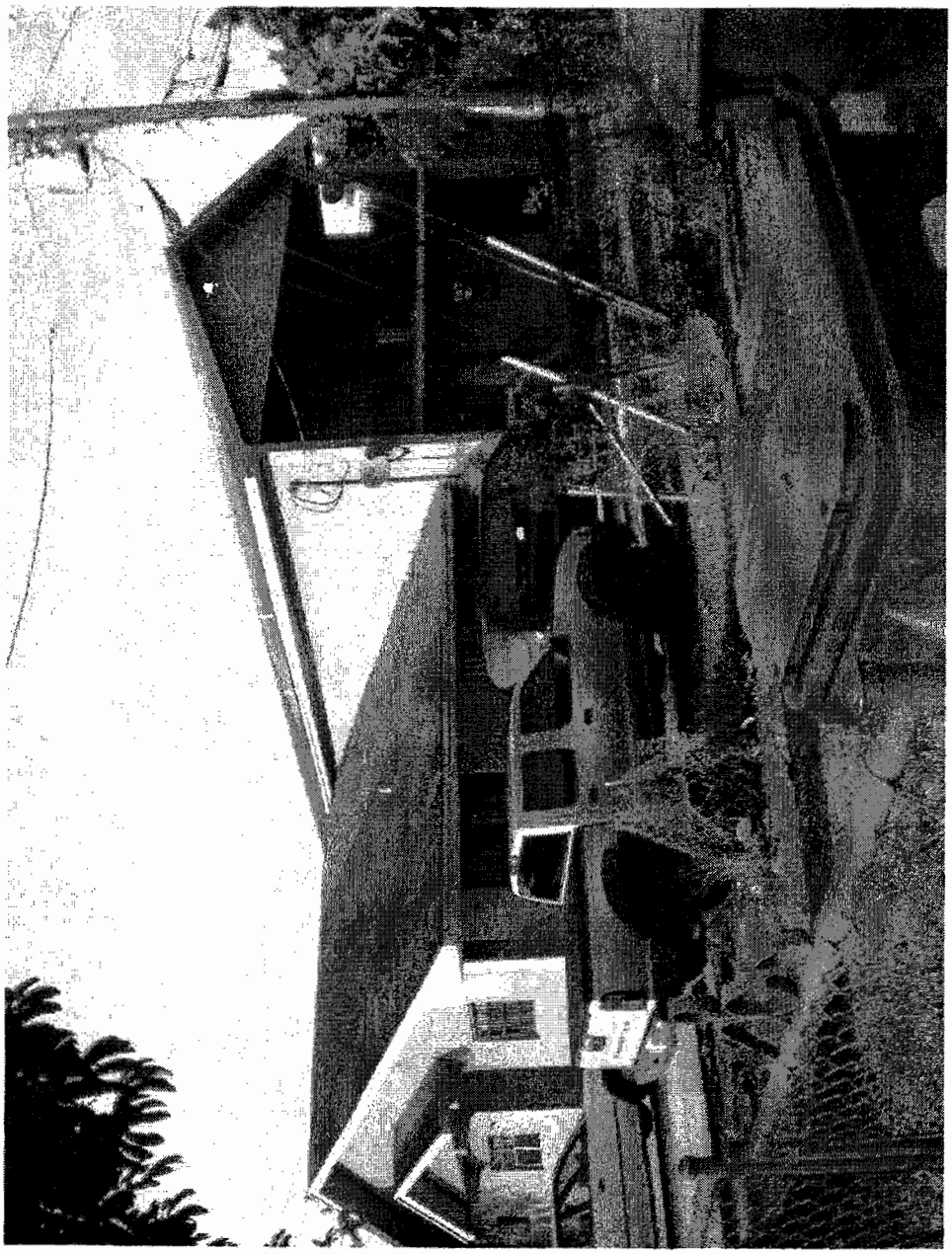

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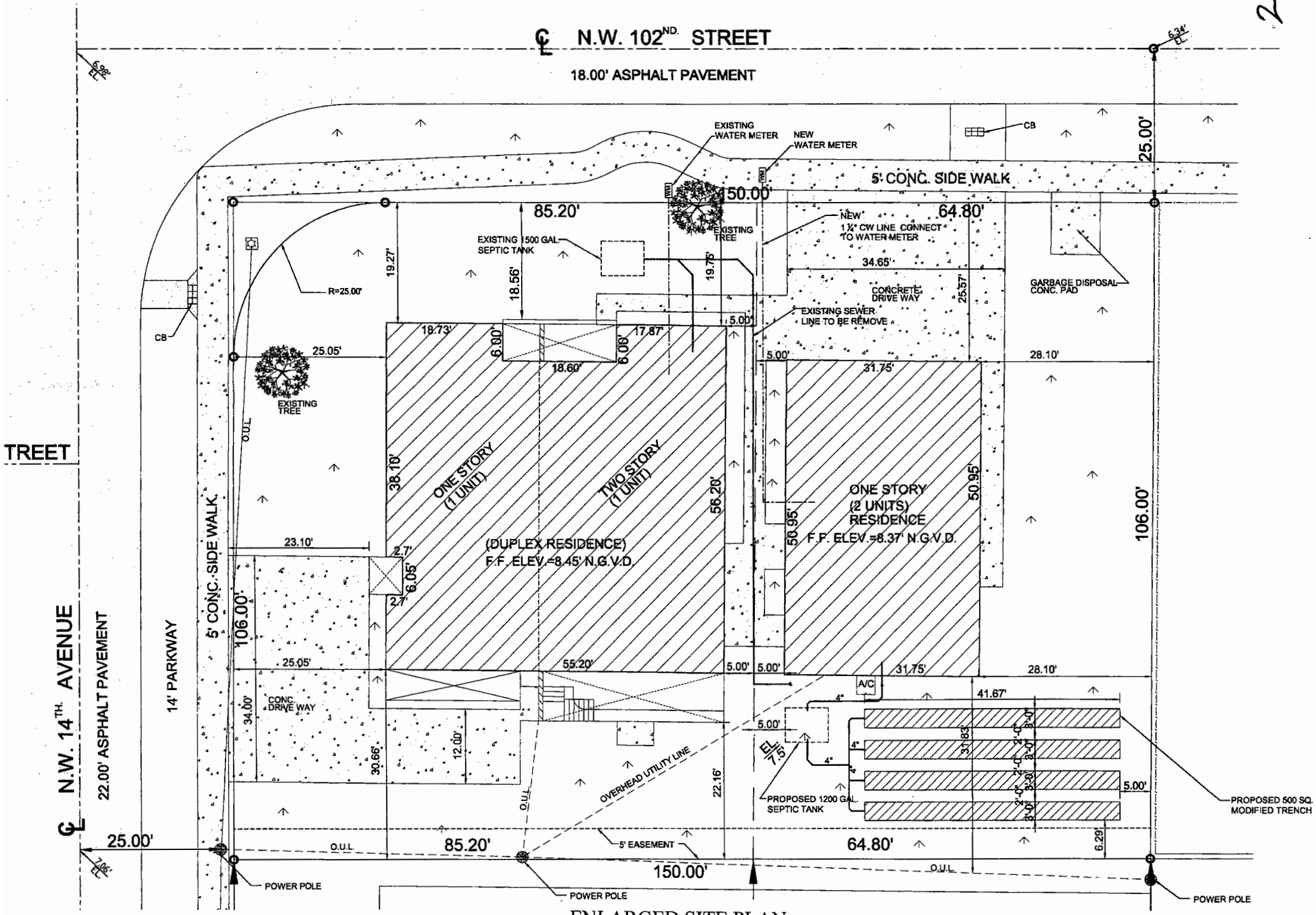
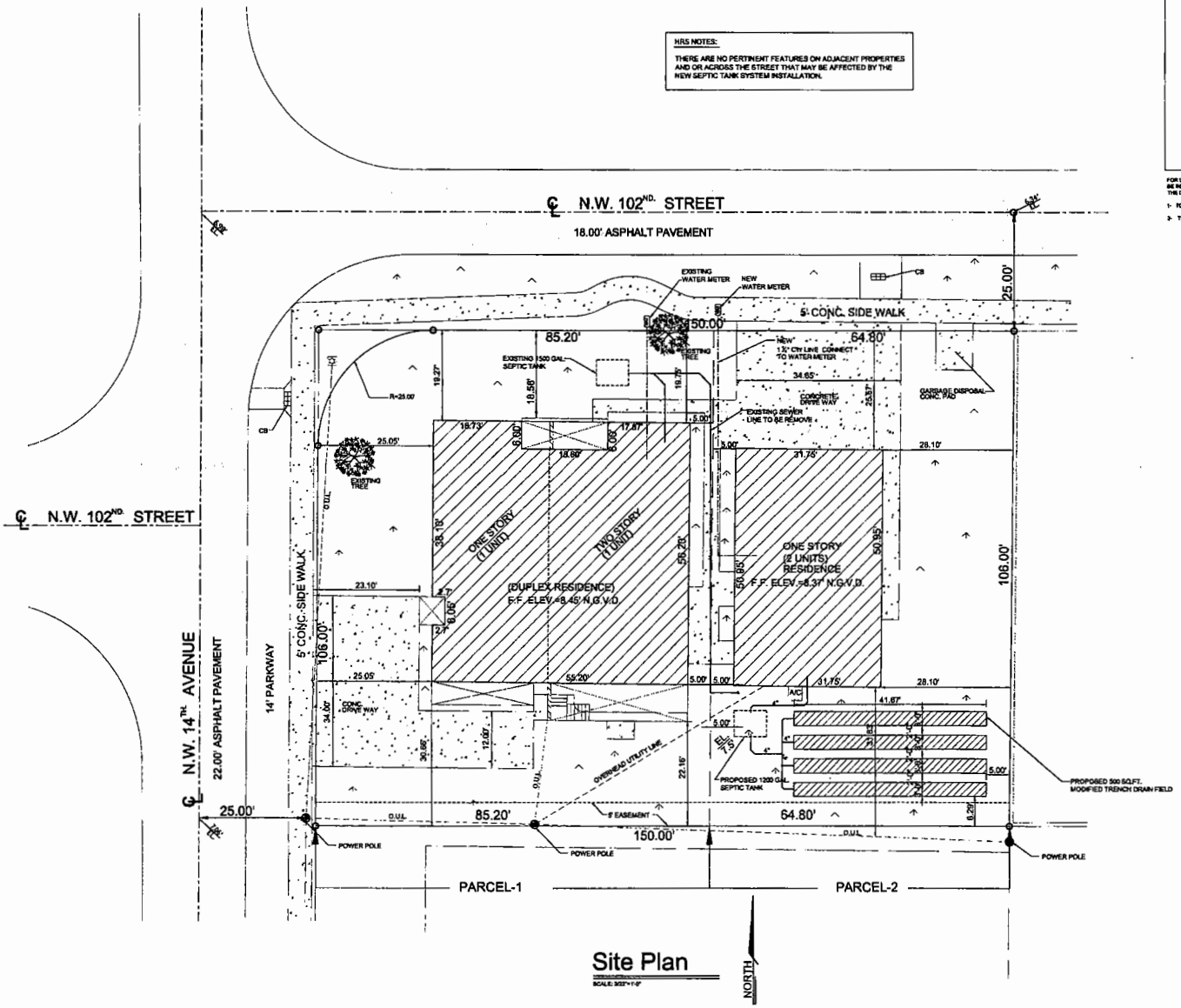
Z08-231
DEC 15 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



ENLARGED SITE PLAN

24



Site Plan

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

HRS NOTES:

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

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

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

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

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

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

SIZING OF DRAIN FIELD DETERMINATION AS PER TABLE NO. III

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

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

1- TOTAL DRAIN FIELD =500 S.F.

2- TOTAL RESERVE AREA =250 S.F.

PARENT TRACT

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

PARCEL 1

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

PARCEL 2

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

Flood Criteria = 5.50'

SITE DATA TABLE

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

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

Aew#1
RECEIVED
2-08-2011
JUL 05 2012

Sheet Title

SITE PLAN
(PROPOSED SEPARATION OF PARCEL 1 &2)

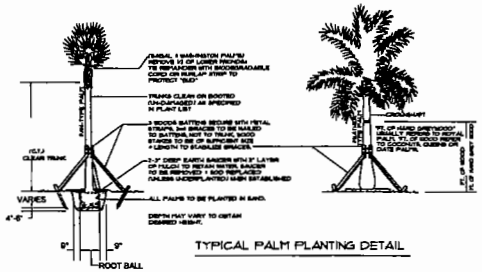
NO.	REVISION	DATE

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

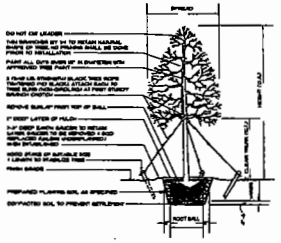
OWNER NAME & ADDRESS

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

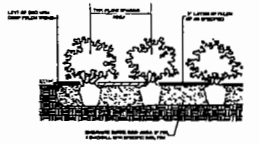
DATE:	04:15:08
SCALE:	AS NOTED
DRAWN BY:	D.FRANKS
CHECKED BY:	
SHEET:	SP-1



TYPICAL PALM PLANTING DETAIL



TYPICAL TREE PLANTING DETAIL



SHRUBS & GROUND COVER DETAIL

ZONING INFORMATION

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

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

FOOTPRINT
MAX.PERMITTED 30% =2670 SQ. FT.
PROVIDED =3484 SQ.FT.

GREEN AREA
MIN. REQUIRED 15% =1335 SQ. FT.
PROVIDED 4126 SQ. FT.

SET BACKS

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

LANDSCAPE LEGEND :

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

	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	4,136
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON S/TE PLAN: THE NUMBER OF PARKING SPACES ____ x10 SQUARE FEET PER PARKING SPACE=	2	2
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A + B =		
LAWN AREA CALCULATION		
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33		
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 50 % x 8,900 SQUARE FEET= (MINUS)	4450	3,500
TREES		
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE	3	
LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS	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 35' O.C.): ____ LINEAR FEET ALONG STREET =35=	8	8
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 =	8	9
SHRUBS		
A. THE TOTAL NUMBER OF TREES REQUIRED x 10 = THE NUMBER OF SHRUBS RSUIRED	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 BID 2 PROVIDED.

LANDSCAPE NOTES:

1. ALL PLANTING MATERIAL SHALL BE GRADED FLORIDA No.1 OR BETTER, AS OUTLINED UNDER "GRADES AND STANDARDS FOR NURSERY PLANTS," STATE PLANT BOARD OF FLORIDA.
2. PLANTING SOIL FOR ALL PLANTINGS SHALL CONSIST OF 50 % FLORIDA PEAT MIXED WITH 50 % EXISTING SOIL UNLESS OTHERWISE NOTED. AND SHALL DEFREE 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 "FLORANTAM," 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*	
QV	X		QUERCUS VIRGINIANA LIVE OAK	X		10'		2
IX	X		IXORA COCCINEA IXORA		X	3'		6
SHRUBS	X		SYZIGIUM PANICULATUM BRUSH CHERRY		X	3'		90
SE	X		CASSIA SORANTENSIS GLAUCOUS CASSIA		X	10'		6

NEW

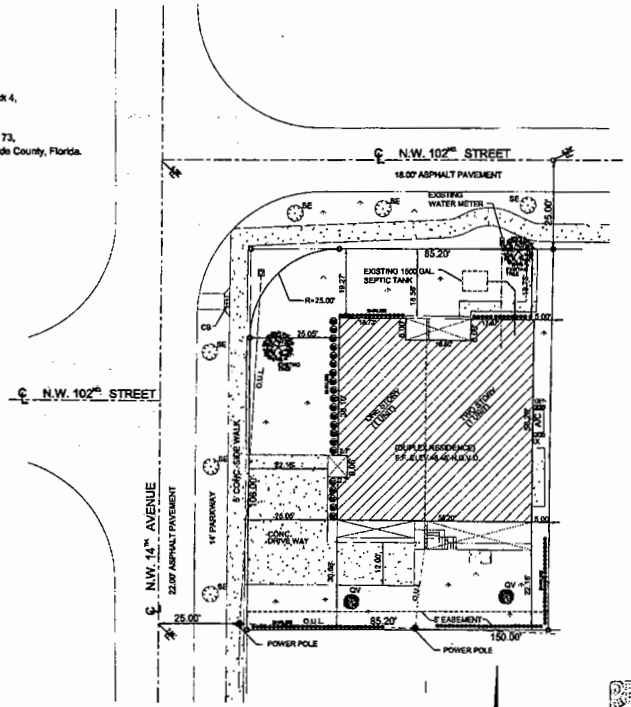
* REQUIRED FOR TREES LOCATED UNDERNEATH OR ADJACENT TO POWER LINES AND PALMS USED AT 1:1 RATIO

PARENT TRACT

PARCEL 1
Lot 1 less the East 84.50 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)	3484	39.1%
IMPERVIOUS AREA	4886	54.9%
PERVIOUS AREA	4126	46.4%



Site Plan

Rev#1
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208-231
JUL 06 2012

Sheet Title

PROPOSED SITE PLAN
PARCEL 1

NO.	REVISION	DATE

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

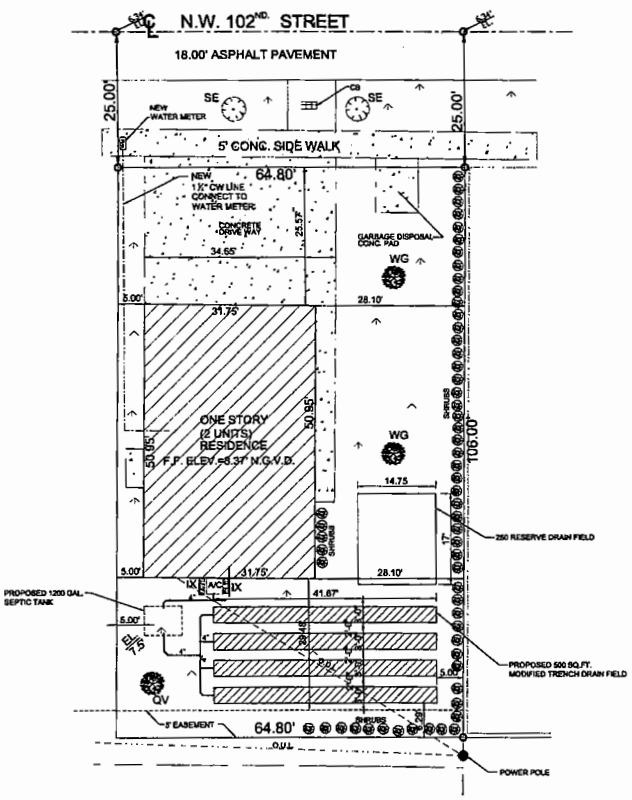
OWNER NAME & ADDRESS
MARC AMEDA
1396 N.W. 102 ND. ST.
MIAMI, FLORIDA
33147

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

26

PARENT TRACT

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



Site Plan

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

NORTH

HRS NOTES:

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

LANDSCAPE LEGEND :

ZONING DISTRICT: RU2 NET LOT AREA: .18 ACRES 6,869 SQUARE FEET

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA= 6,869 SQUARE FEET x 50%= 3434.5 SQUARE FEET	3434.5	4,111
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 18A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES _____ x10 SQUARE FEET PER PARKING SPACE=	2	2
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A + B =		
LAWN AREA CALCULATION		
A. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33		
B. MAXIMUM LAWN AREA (ST. AUGUSTINE SOD) PERMITTED = 50 % x 6,869 SQUARE FEET= (MINUS)	3434.5	3,000
TREES		
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE	3	
LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS =	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 35' O.C.): _____ LINEAR FEET ALONG STREET =35=	2	2
PALMS AS STREET TREES (MAX. AVERAGE SPACEING 25' O.C.): _____ LINEAR FEET ALONG STREET =25=		
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.): _____ LINEAR FEET ALONG STREET ÷ 25=		
F. TOTAL NUMBER OF TREES PROVIDE =	5	5
SHRUBS		
A. THE TOTAL NUMBER OF TREES REQUIRED x 10 = THE NUMBER OF SHRUBS 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 B/D 2 PROVIDED.

ZONING INFORMATION

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

GROSS LOT AREA =6489 SQ.FT.
NET LOT AREA =6869 SQ. FT.

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

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

SET BACKS

	FRONT	REAR	SIDE	SIDE
REQUIRED	25'	25'	8'	8'
PROVIDED	25'-6"	29'-0½"	4'-11"	28'-0"

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

DATA: TOTAL S.F. OF LIVING AREA =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 TASLE NO. III

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

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

1- TOTAL DRAIN FIELD =500 S.F
3- TOTAL RESERVE AREA =250 S.F.

SITE DATA TABLE

GROSS LOT AREA =6489 SQ.FT. (0.19 ACRES)
NET LOT AREA =6869 SQ. FT. (0.16 ACRES)
ZONING DISTRICT: RU-2

STRUCTURE	SQ. FT.	% OF LOT COVERED
EXISTING (ROOFED STRUCTURE)	1618	23.5%
IMPERVIOUS AREA	4886	71.1%
PERVIOUS AREA	4128	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 *	
QV	X		QUERCUS VIRGINIANA LIVE OAK	X		10'		1
WG	X		CORDIA BOISSIERI WHITE CORDIA		X	10'		2
IX	X		IXORA COCCINEA IXORA		X	3'		5
SHRUBS	X		SYZIGIUM PANICULATUM BRUSH CHERRY		X	3'		50
SE	X		CASSIA SURATTENSIS GLAUCOUS CASSIA		X	10'		2

NEW

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

Rev#1
Z08-231
JUL 06 2011

Sheet Title

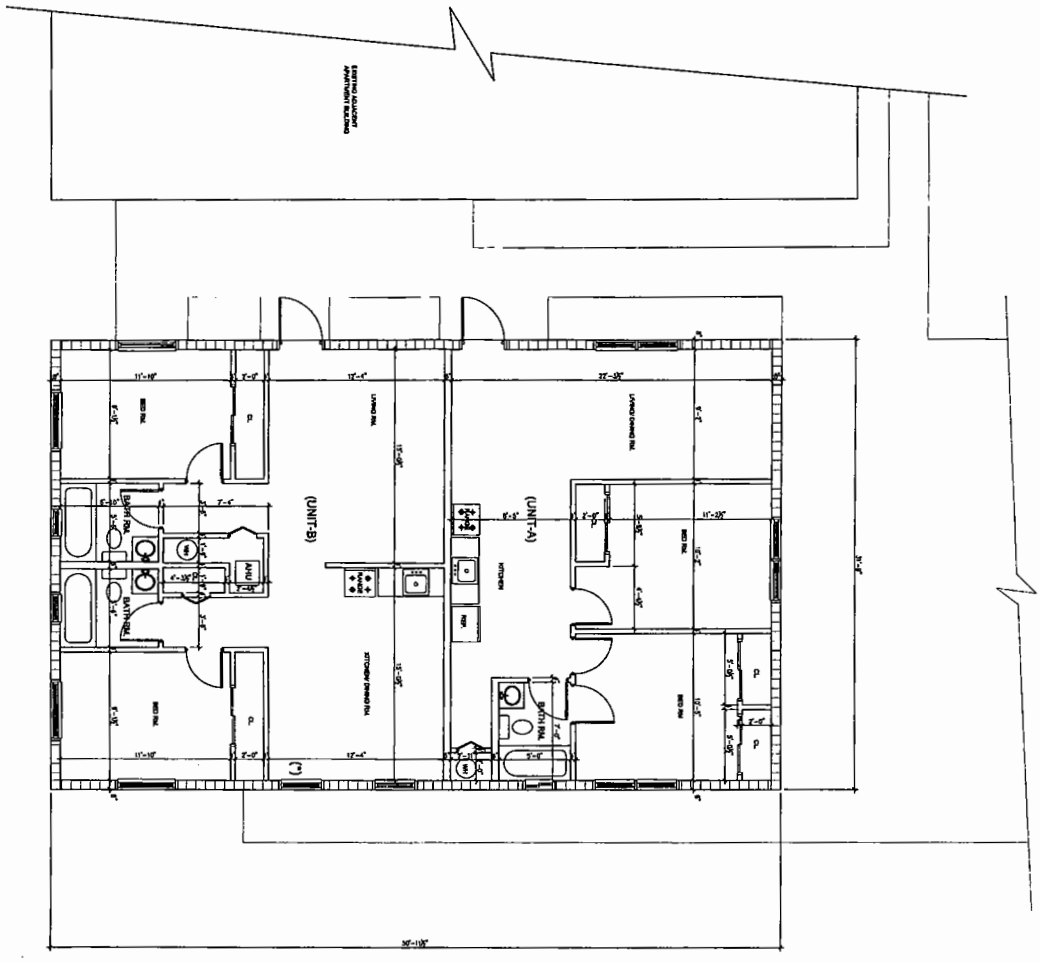
PROPOSED SITE PLAN FOR PARCEL 2

NO.	REVISION	DATE

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

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

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



Existing Floor Plan

Revised
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JUL 1 6 2013

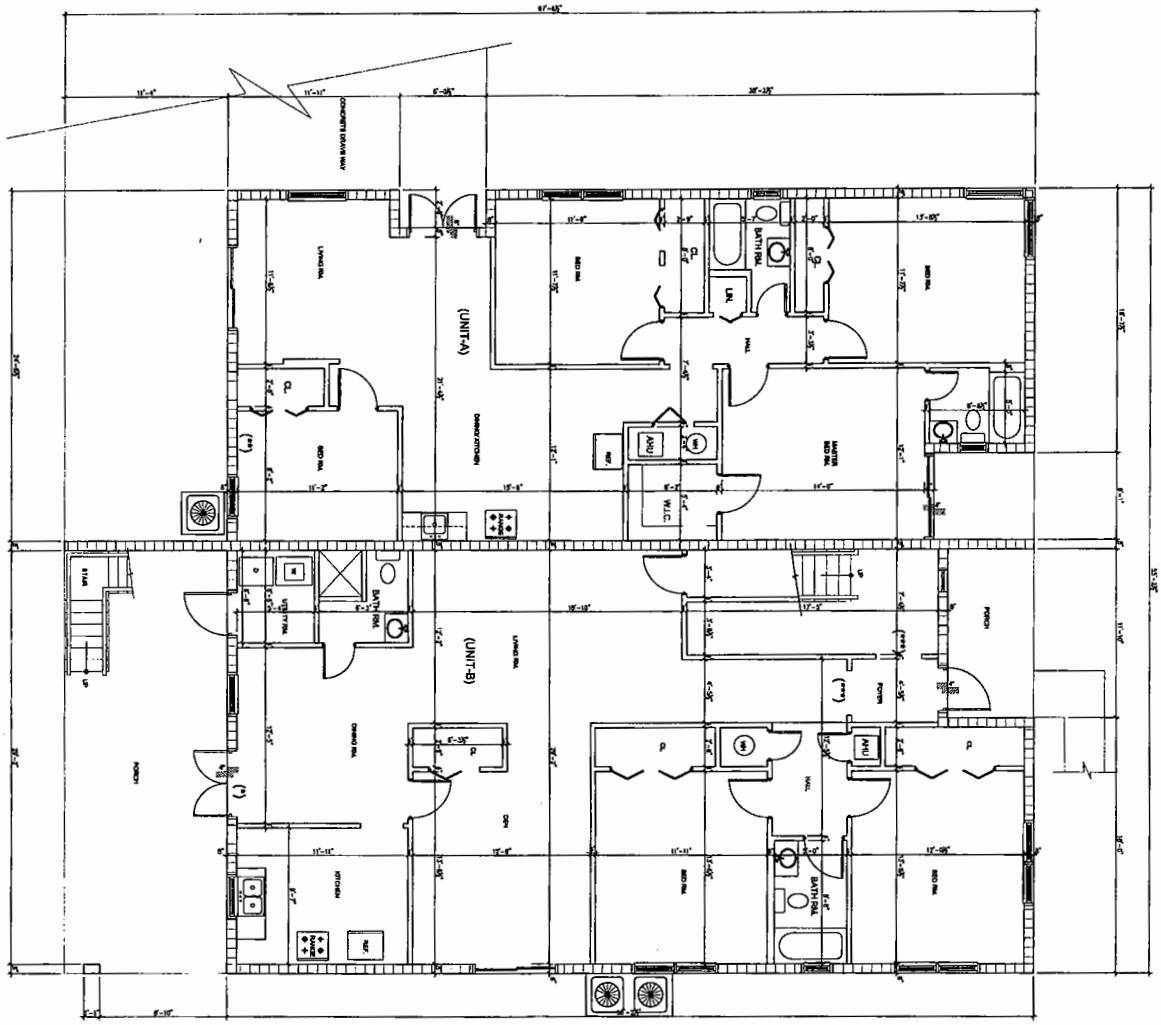
DATE:	04:15:08	OWNER NAME & ADDRESS	JUAN VIZCARRA STRUCTURAL ENGINEER 10936 SW 137 TH. PLACE MIAMI, FLORIDA 33186 FLORIDA REGISTER P.E.# 56988
SCALE:	AS NOTED	MARC AMEDA 1396 N.W. 102 ND. ST. MIAMI, FLORIDA 33147	
DRAWN BY:	D.FRANKS		
CHECKED BY:			
SHEET:	A-1		

NO.	REVISION	DATE

EXISTING FLOOR PLAN

Sheet Title

27



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JUL 05 2010

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SHEET:	A-3

OWNER NAME & ADDRESS

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

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

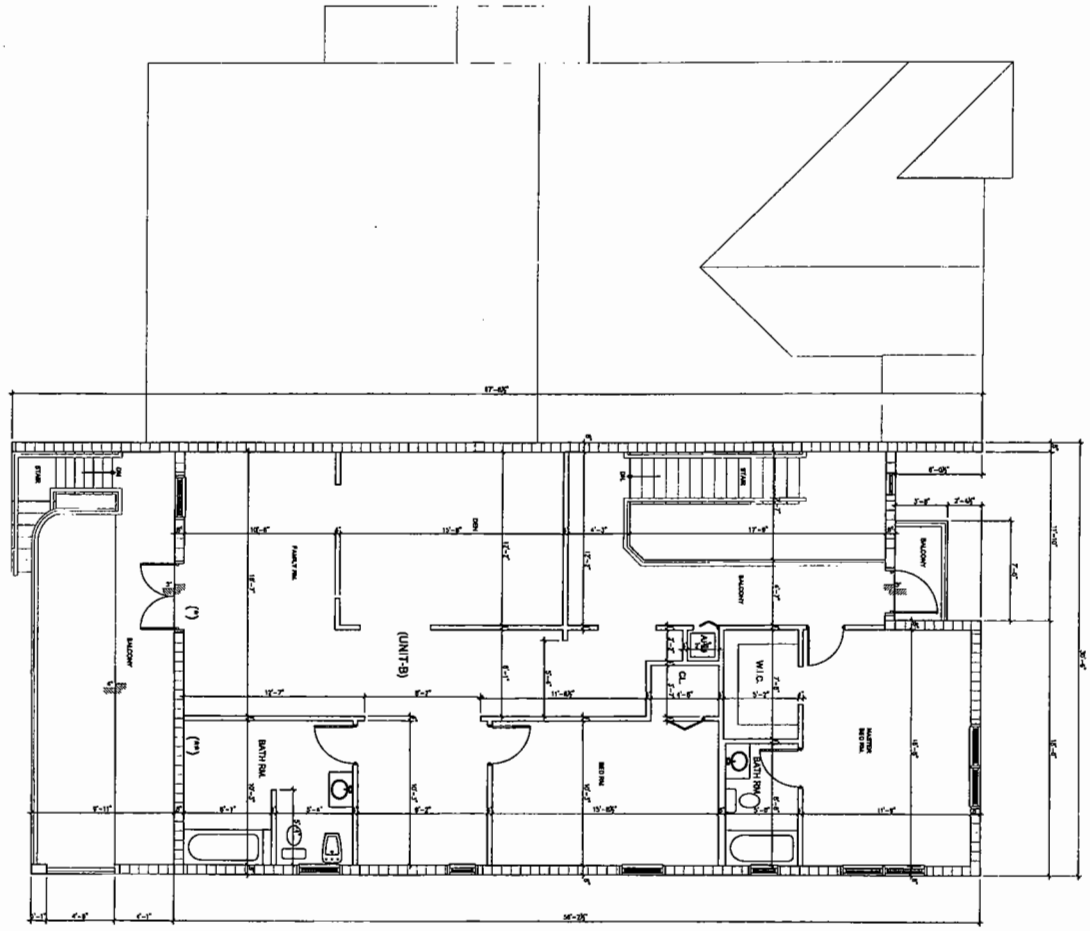
FLORIDA REGISTER
P.E.# 56988

NO.	REVISION	DATE

EXISTING GROUND FLOOR PLAN

Sheet Title

28



Existing Second Floor Plan

Rev#2
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208-231
JUL 0 6 2010
PROJECT MANAGER & SECTION
MAINTENANCE DEPARTMENT
BY

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

OWNER NAME & ADDRESS

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

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

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NO.	REVISION	DATE

EXISTING SECOND FLOOR PLAN

Sheet Title

29

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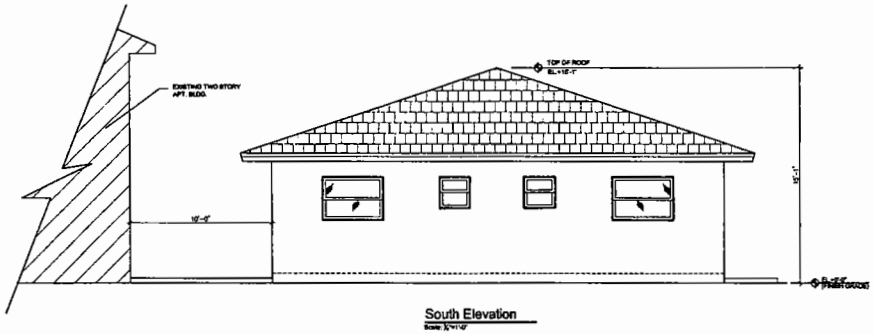
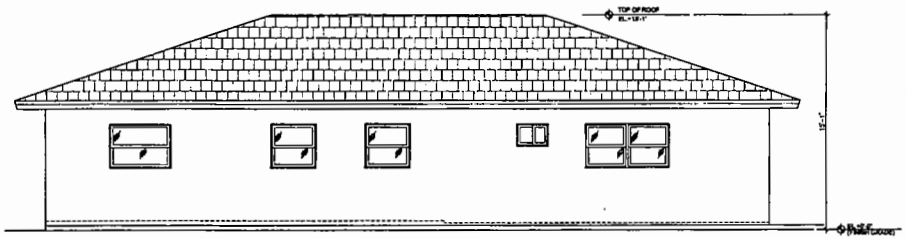
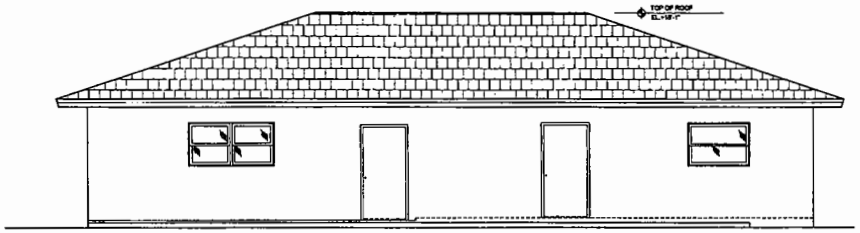


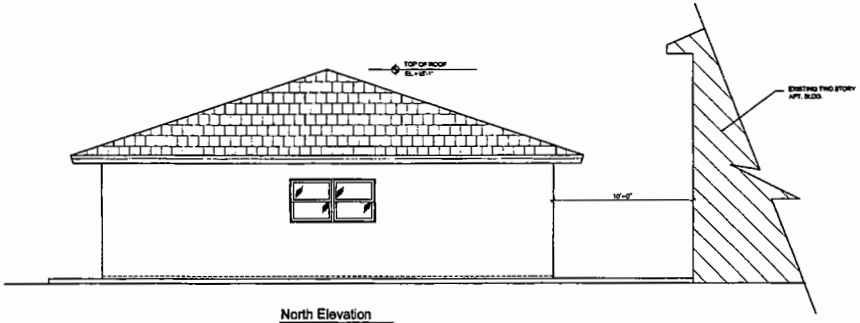
South Elevation



East Elevation



West Elevation



North Elevation

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Sheet Title

EXISTING- Duplex ELEVATIONS

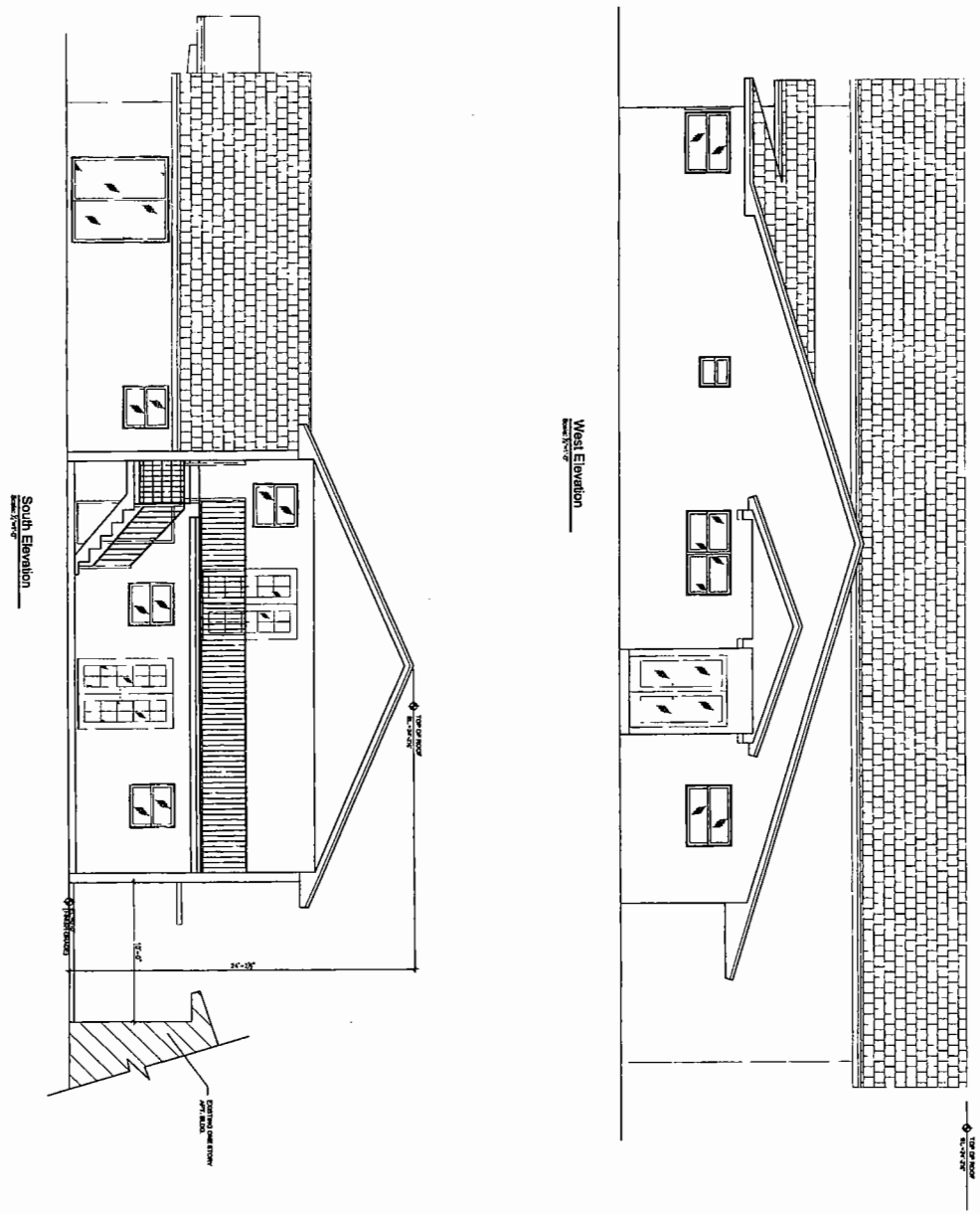
NO.	REVISION	DATE

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

OWNER NAME & ADDRESS

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

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



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

OWNER NAME & ADDRESS

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

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

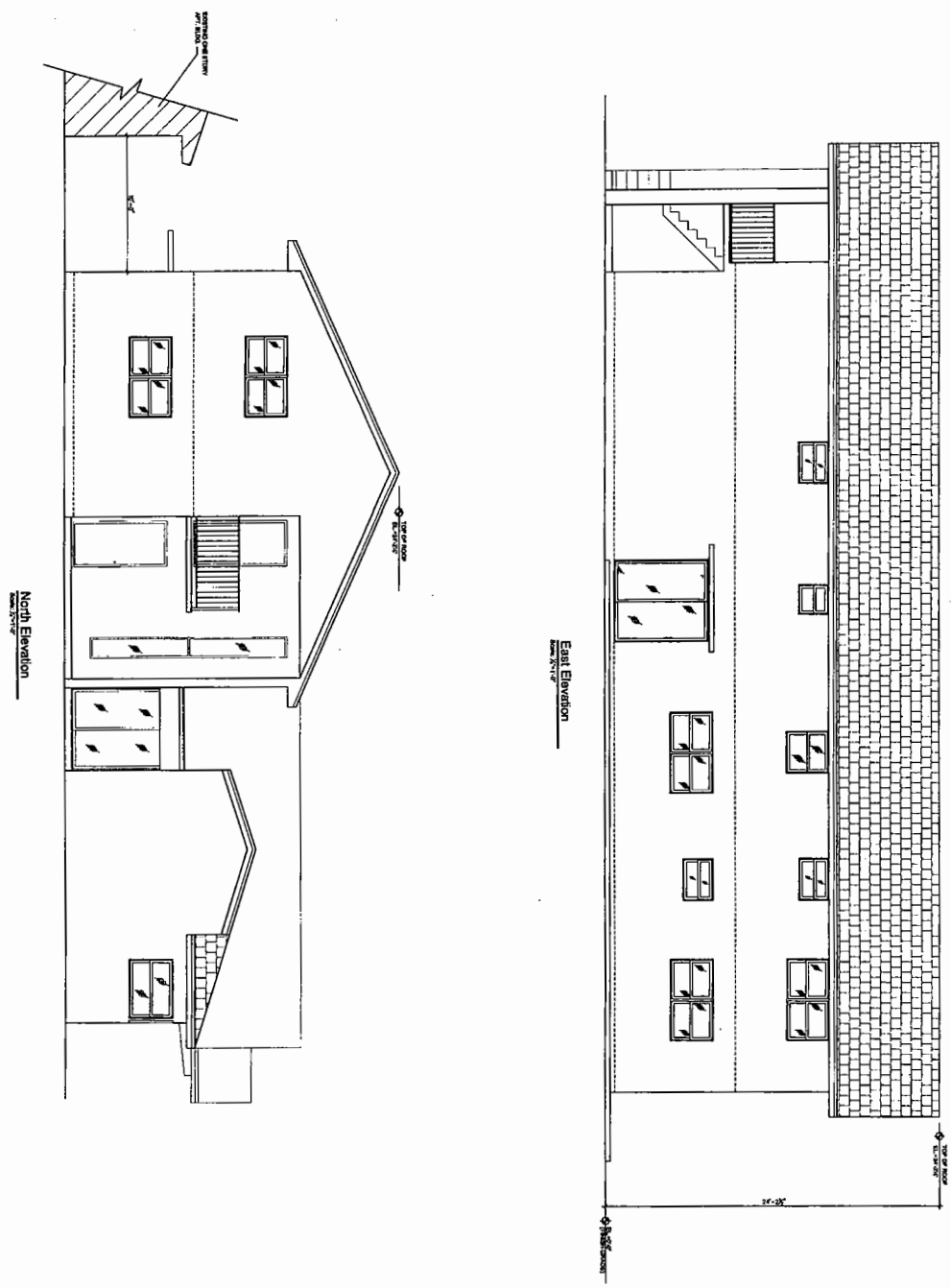
FLORIDA REGISTER
P.E.# 56988

NO.	REVISION	DATE

EXISTING TWO STORY Duplex
ELEVATIONS

Sheet Title

31



Revised
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JUL 06 2010

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

OWNER NAME & ADDRESS

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

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

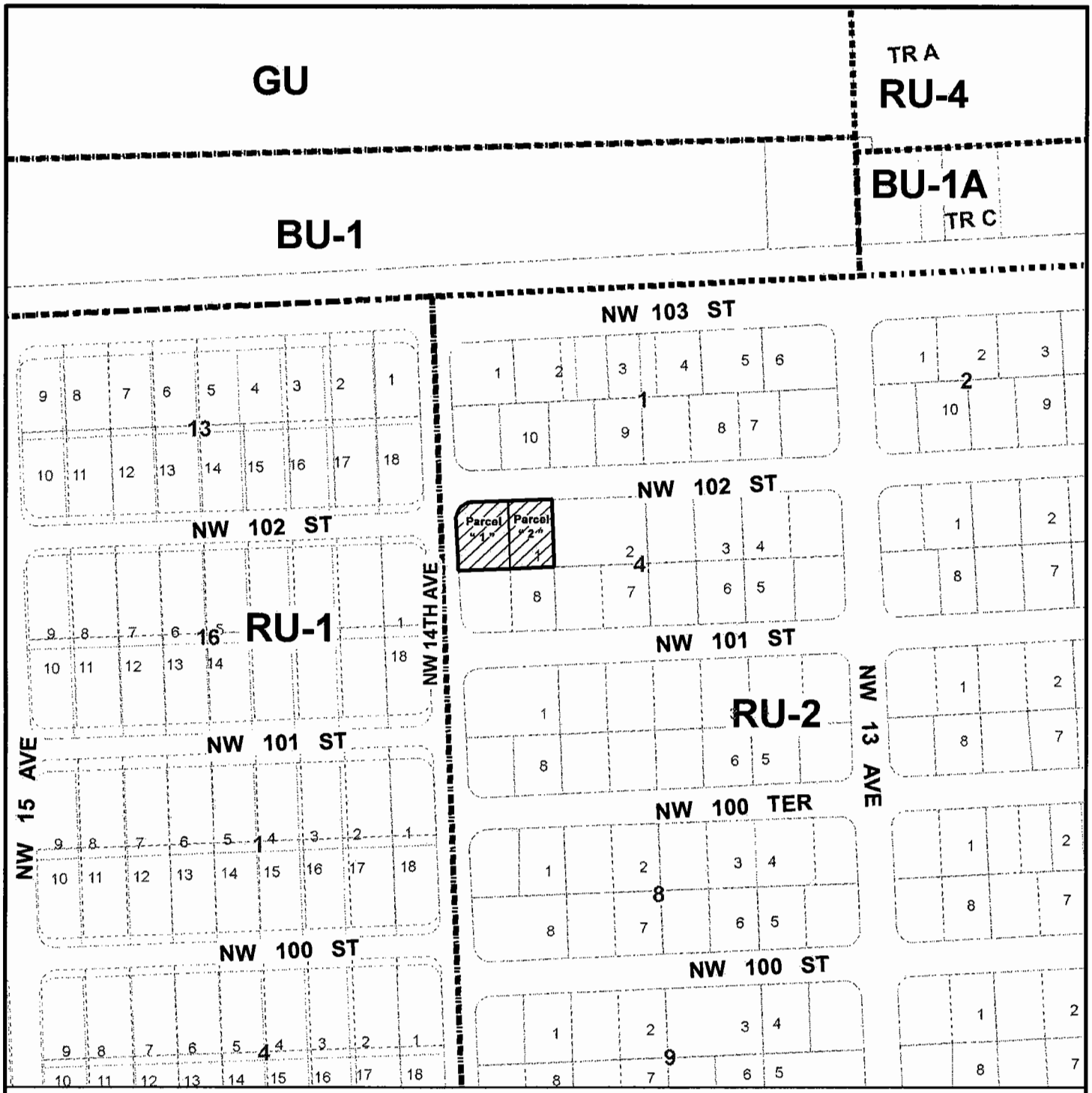
FLORIDA REGISTER
P.E.# 56988

NO.	REVISION	DATE

EXISTING TWO STORY ELEVATIONS Duplex

Sheet Title

32



MIAMI-DADE COUNTY

HEARING MAP

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

Process Number

08-231

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/24/08

REVISION	DATE	BY
		33

MIAMI-DADE COUNTY

AERIAL YEAR 2008

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

Process Number

08-231

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/24/08

REVISION	DATE	BY

B. MONTESSORI SCHOOL OF MIAMI SHORES, INC.
(Applicant)

10-12-CZ8-1 (08-228)
Area 8/District 03
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#1

APPLICANT'S NAME: **MONTESSORI SCHOOL OF MIAMI SHORES, INC.**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-1 (08-228)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

☐ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYSS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

==========

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:

This item was deferred from the December 14, 2010 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/10
MCL:GR:NN:AA:CH

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

NDN
GR

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

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, revised 10/15/10; 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.

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:

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.

10-NOV-10

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: 90 Total 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).

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208-228
JUN 29 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

16

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.

SLA 12/8/10

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 3,150 S.F..
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: 2,025.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVEDED: 2,080.

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: 2,080 S.F.

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

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Z08-228
JUN 29 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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# DD0651117
Expires 3/15/2011
Florida Notary Assn., Inc

RECEIVED
208-228
JUN 29 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

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.

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

APPLICANT

575-577 N.E. 107 STREET, MIAMI-DADE COUNTY, FLORIDA.

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:

ZONING INSPECTION REPORT

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

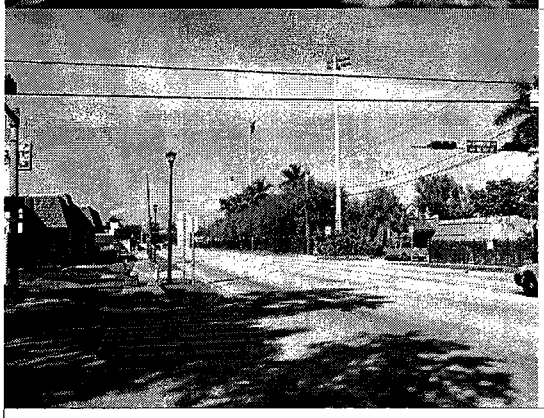
Inspector *DIAZ, ROBERT*
Evaluator *N/A*
Process Number: *Z2008000228* **Applicant Name** *MONTESSORI SCHOOL OF MIAMI SHORES*

Date: 15-DEC-08

Comments: VIEW OF MIAMI COUNTRY DAY SCHOOL INTERSECTION OF NE 107 ST AND NE 6TH AVE WEST LOOKING EAST

Date: 15-DEC-08

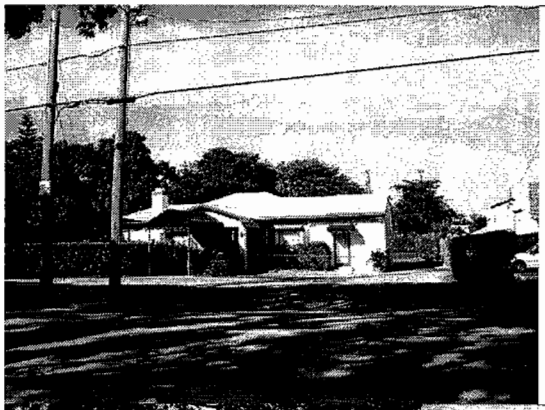
Comments: VIEW OF COMMERCIAL PROP THAT IS EAST OF 577 NE 107 ST (MONTESSORI SCHOOL OF MIAMI SHORES) SOUTH LOOKING NORTH



Date: 15-DEC-08

Comments: VIEW OF COMMERCIAL AREA ALONG NE 6 AVE NORTH OF 107 ST. SOUTH LOOKING NORTH

Inspector *DIAZ, ROBERT*
Evaluator *N/A*
Process Number: *Z2008000228* **Applicant Name** *MONTESSORI SCHOOL OF MIAMI SHORES*



Date: 15-DEC-08

Comments: VIEW OF THE PROP THAT IS EAST OF SUBJECT PROP (577 MONTESSORI SCHOOL OF MIAMI SHORES) SOUTH LOOKING NORTH

Date: 15-DEC-08

Comments: VIEW OF SUBJECT PROP SOUTH EAST LOOING NORTHWEST

Date: 15-DEC-08

Comments: VIEW OF PROP THAT IS TO THE SOUTH OF SUBJECT PROP NORTH LOOKING SOUTH

Inspector *DIAZ, ROBERT*
Evaluator *N/A*
Process Number: *Z2008000228* **Applicant Name** *MONTESSORI SCHOOL OF MIAMI SHORES*

Date: 15-DEC-08

Comments: VIEW OF THE WEST PROP LINE WEST LOOKING EAST

Date: 15-DEC-08

Comments: VIEW OF THE NORTH PROP LINE SOUTH LOOKING NORTH

Date: 15-DEC-08

Comments: VIEW OF THE EAST PROP LINE WEST LOOKING EAST

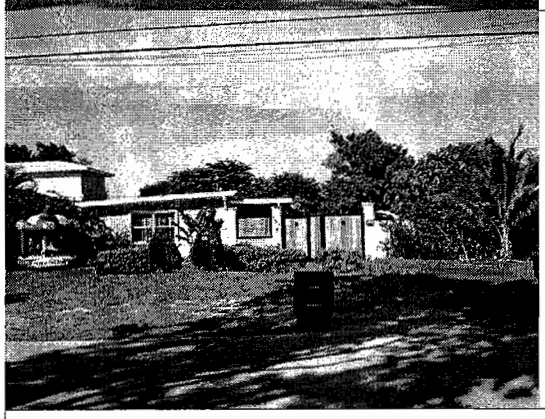
Inspector ***DIAZ, ROBERT***
Evaluator ***N/A***
Process Number: ***Z2008000228*** **Applicant Name** ***MONTESSORI SCHOOL OF MIAMI SHORES***

Date: 15-DEC-08

Comments: VIEW OF THE REAR OF SUBJECT PROP NORTH LOOKING SOUTH

Date: 15-DEC-08

Comments: VIEW OF PROP THAT IS TO THE SOUTHEAST OF SUBJECT PROP NORTHWEST LOOKING SOUTHEAST



Date: 15-DEC-08

Comments: VIEW OF THE PROP THAT IS TO THE WEST OF SUBJECT PROP SOUTH LOOKING NORTH

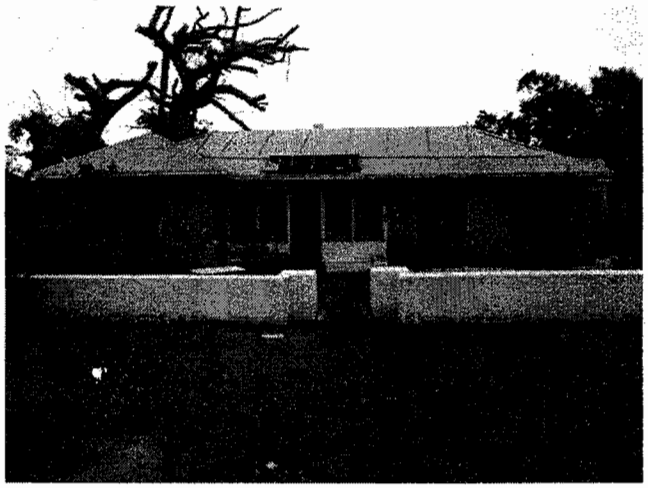
Inspector ***DIAZ, ROBERT***
Evaluator ***N/A***
Process Number: ***Z2008000228*** **Applicant Name** ***MONTESSORI SCHOOL OF MIAMI SHORES***

Date: 15-DEC-08

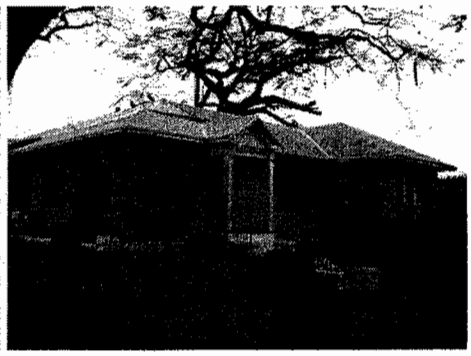
Comments: VIEW OF PROP THAT IS TO THE NORTH OF SUBJECT PROP NORTH LOOKING SOUTH

PHOTOGRAPHS

FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

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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: 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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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

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

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

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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208228
JAN 20 2009
ZONING HEARINGS
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

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

NAME OF PURCHASER: _____

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

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# DD0551117
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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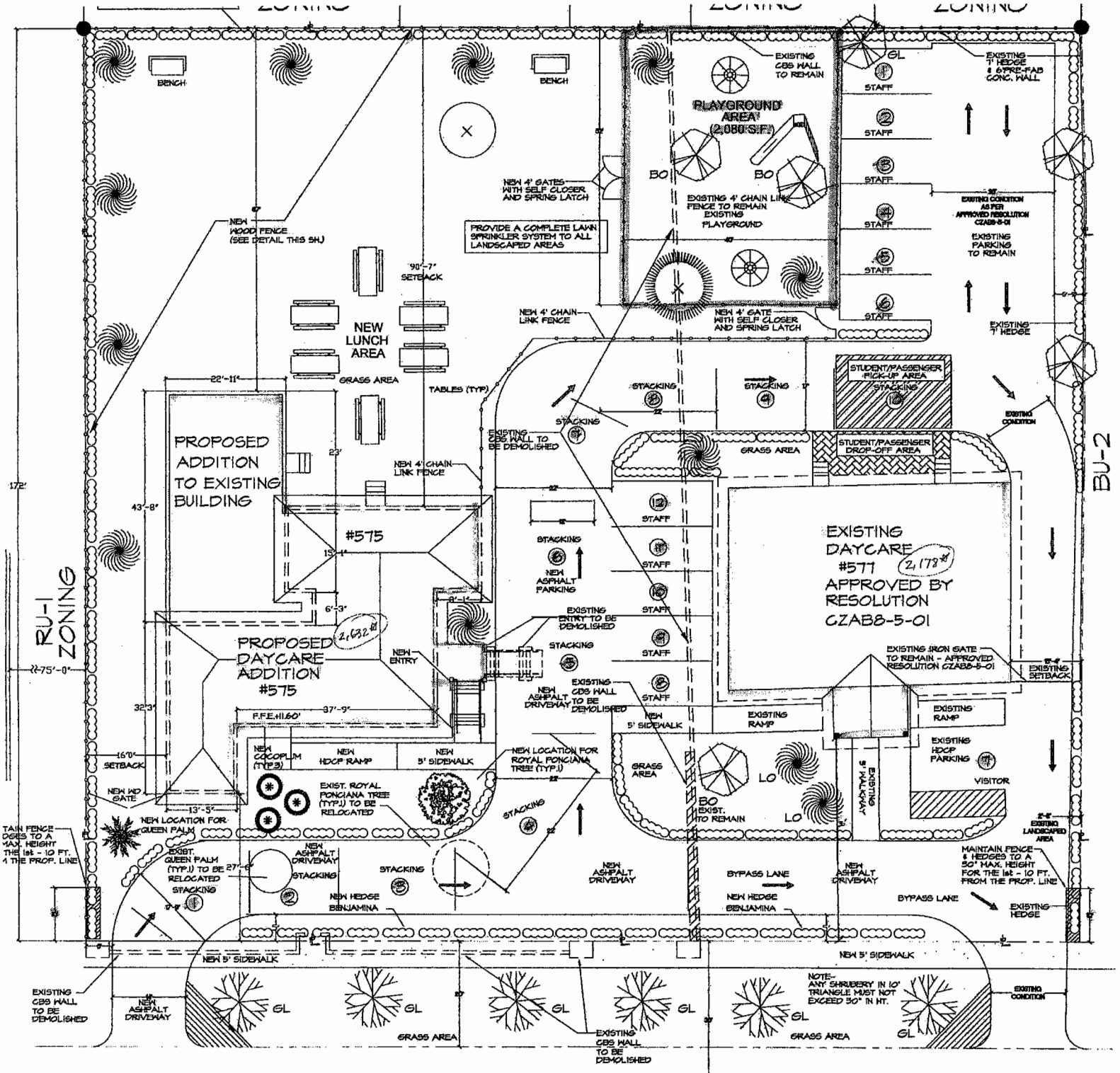
BY ____



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ENLARGED SITE PLAN

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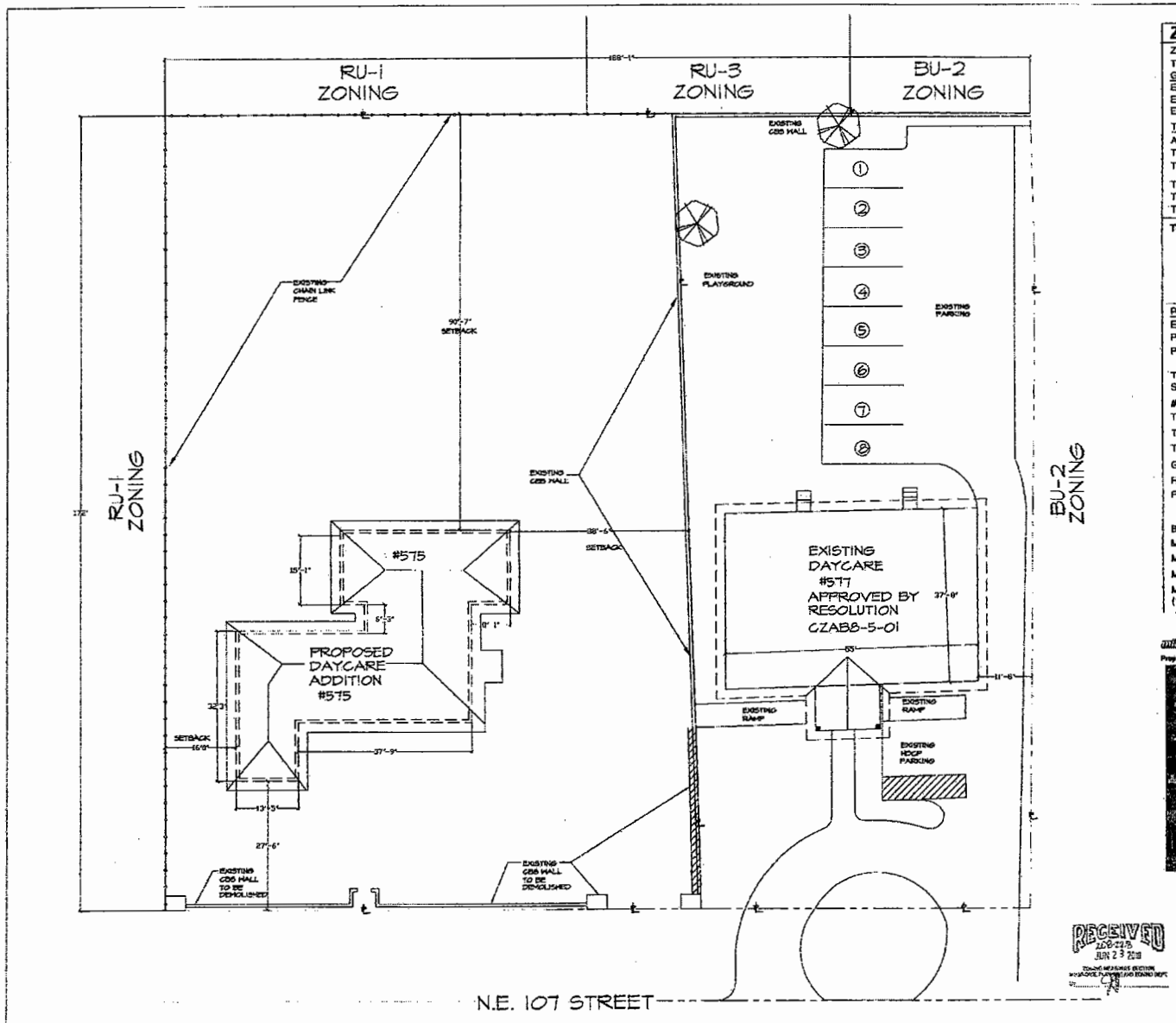


EXISTING SITE PLAN
1"=10'

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 -

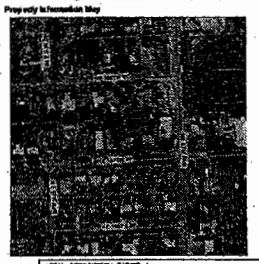
	REQUIRED	PROVIDED
STAFF PARKING REQUIRED	11	12
FACILITY VEHICLES PARKING	-0-	-0-
HANDICAPPED PARKING	1	1
VEHICLE STACKING	5	10

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 MIAMI-DADE

Property Information Map



LEGAL DESCRIPTION PARCEL 1:

LEGAL DESCRIPTION PARCEL 2:

REVISIONS	BY

LUIS SOLAR-BUSTOS
P.E. #13723
ARCHITECTURAL

6-25-10

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

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

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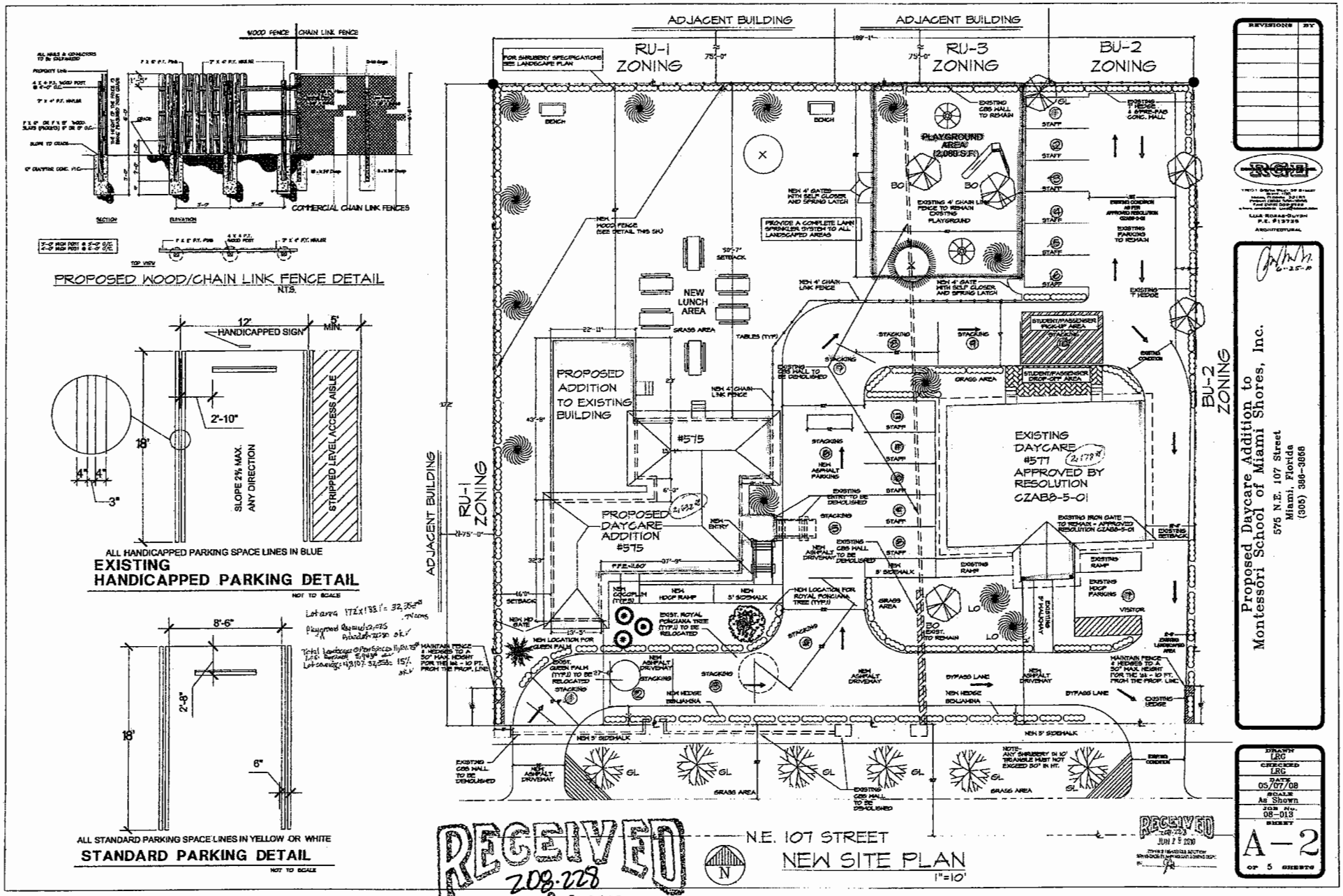

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JUN 29 2010

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BY_____

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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: 577 N.E. 107 STREET, MIAMI, FL. 33161 Tax Folio # 30 - 3111-036-0060

1. Is this an expansion to an existing school ☒ Yes ☐ No If yes, indicated the number of students: 45 and age and grade ranges originally approved: 2 YO & TODDLER
2. Total size of site: 198.1 x 179 = 35,455 = 43,560 sq. ft. = 0.76 acres
3. Number of children or students requested: 45 (PRESENT) 45 NEW TO 5 TODDLER
4. Number of teachers: 10 Number of administrative & clerical personnel: 1
5. Number of classrooms: 10 Total square footage of classroom area: 4424.34 S.F.
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 861.32 S.F.
7. Amount of outdoor recreation/play area in square footage: 2,000 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 5 required.
11. Proposed height for the structure(s): 23'-3" 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 SAT. FRIDAY - 7:30AM to 6:00PM
14. Does the subject facility share the site with other facilities? Yes NO 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 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 38.1 (number of children) = 3,159 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: 3,159 S.F.
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 4,424 S.F.

OUTDOOR RECREATION SPACE:

a. Day nursery/kindergarten, preschool and after school care
45 sq. ft. x 45 (% 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: 2,000 S.F.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 2,000 S.F.

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

a. 25 trees are required per net acre. Trees required: 27 (Back acreage: 1.12) 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: 2,000 S.F.

d. Lawn area in square feet (exclusive of organized sports/play area): 1,11,111.75 S.F.

4.

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 ATTUYA LAGREE 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.R. CLERGO
Commission DD621175
Expires 3/18/2011
Florida Notary Service, Inc.

REVISIONS	BY

LUIS SOLAR-SUAREZ
P.E. #13728

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	CKLST
OF 1 SHEETS	

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2008-226
JUN 29 2010

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ZHS-223
JUN 29 2010
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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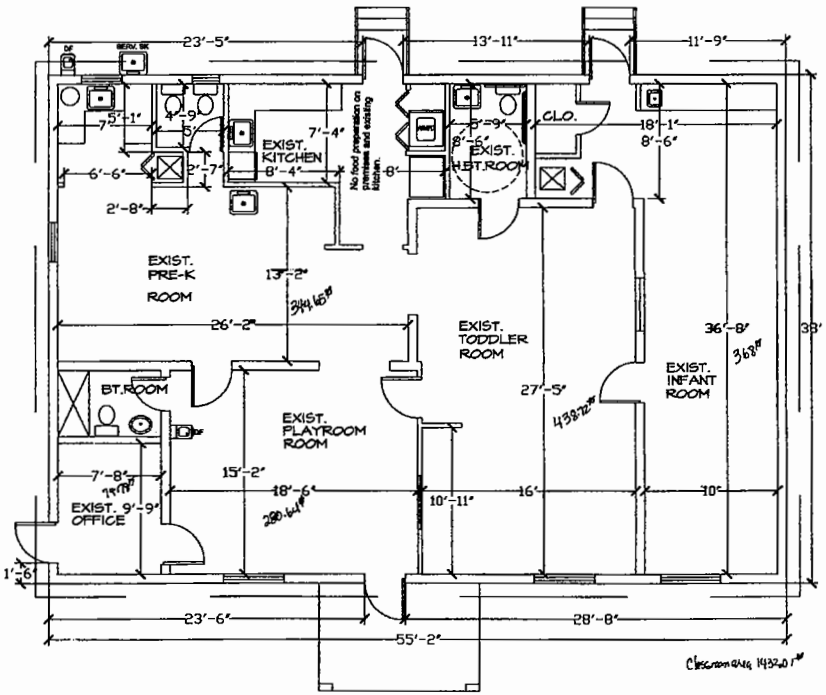
DAYCARE OCCUPANT LOAD
TOTAL DAYCARE AREA= 155 SF.
42 CHILDREN ALLOWED UNDER RESOLUTION
NO. CZAB8-5-01

CALCULATIONS FOR DAY CARE AS PER F.B.C. 403.1			
OCCUPANCY COUNT: 42 CHILDREN			
	RATIO	REQUIRED	PROVIDED
WATER CLOSETS	1/5 CHILDREN	3	4
LAVATORIES	1/5 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.



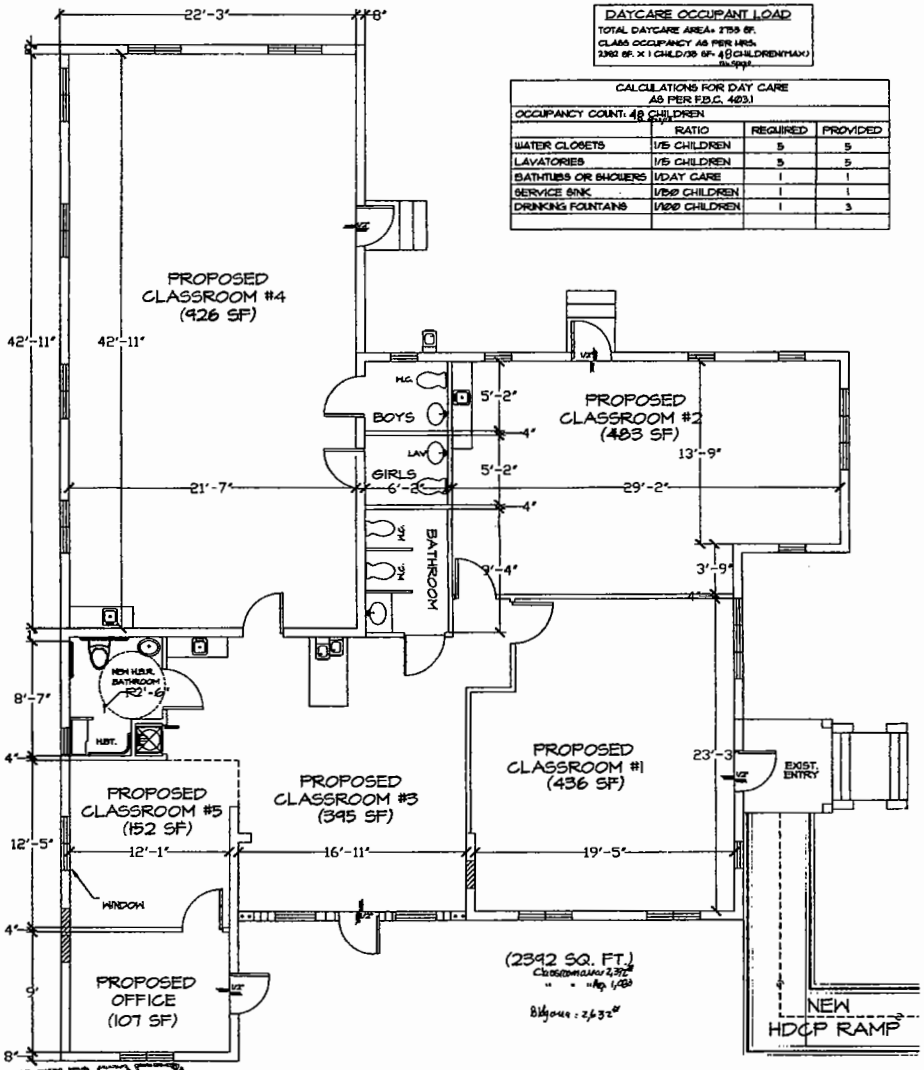
Classroom area 1432.01#

Bldg area 2,178#

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

DAYCARE OCCUPANT LOAD
TOTAL DAYCARE AREA= 2755 SF.
CLASS OCCUPANCY AS PER HRS.
2392 SF. X 1 CHILD/35 SF= 48 CHILDREN(MAX)

CALCULATIONS FOR DAY CARE AS PER F.B.C. 403.1			
OCCUPANCY COUNT: 48 CHILDREN			
	RATIO	REQUIRED	PROVIDED
WATER CLOSETS	1/5 CHILDREN	5	5
LAVATORIES	1/5 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



Classroom area 2,392#
" " " Ap. 1,083
Bldg area: 2,632#

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

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JUN 29 2010
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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISIONS	BY

Proposed Daycare Addition to
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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-3 OF 5 SHEETS

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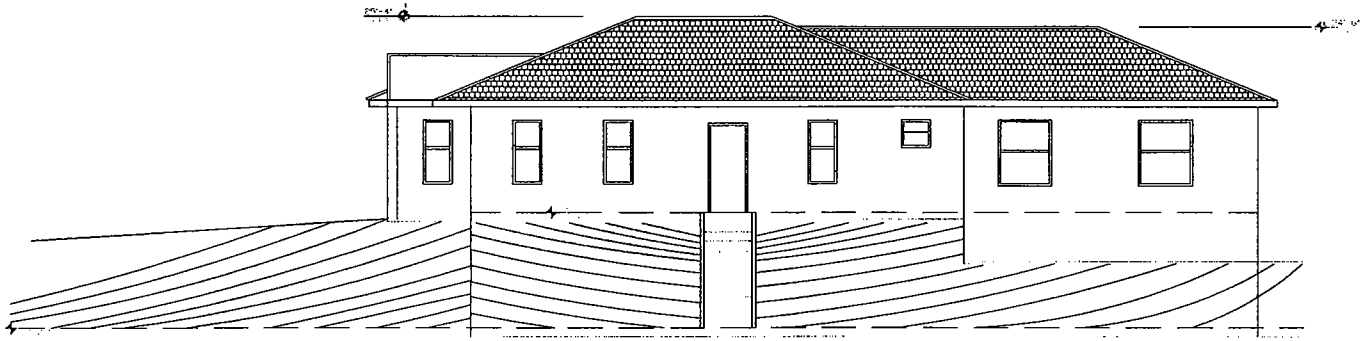
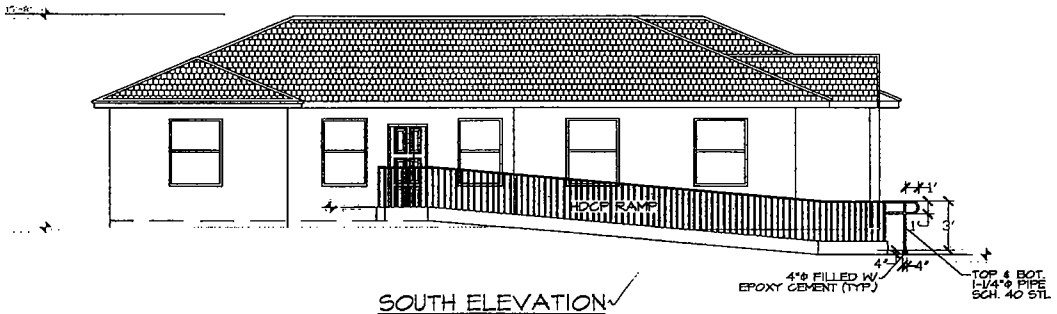
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

38



NORTH ELEVATION
1/4"=1'



SOUTH ELEVATION
1/4"=1'

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REVISIONS	BY

RGE

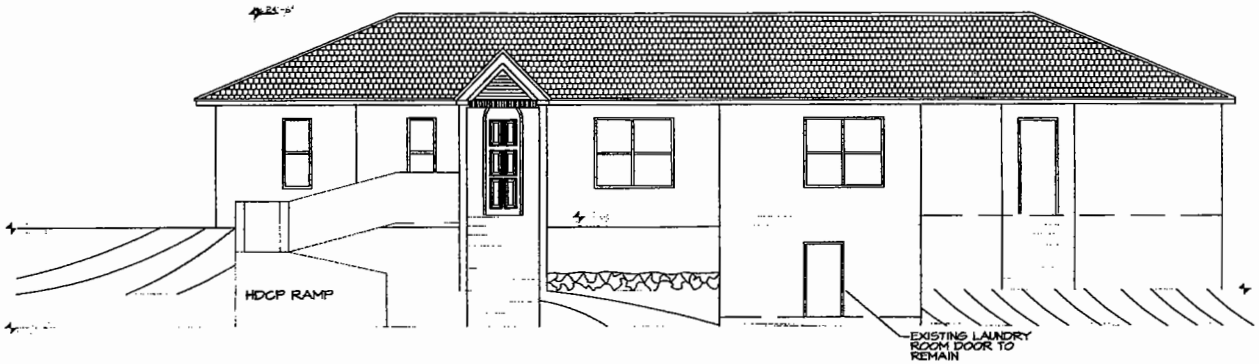
LUIS ROSAS-GUYON
P.E. #13788
ARCHITECTURAL

6-10-10

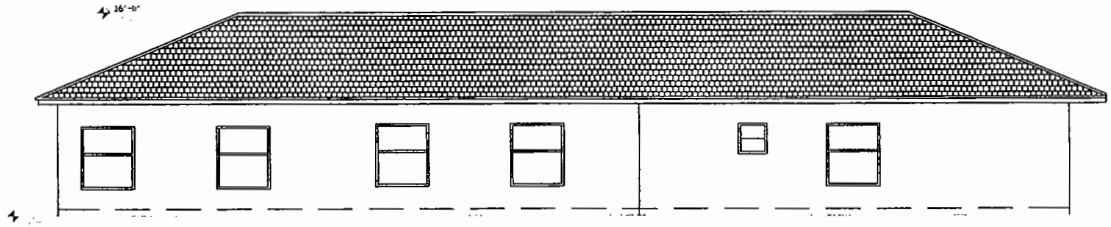
Proposed Daycare Addition to
Montessori School of Miami Shores, Inc.
575 N.E. 107 Street
Miami, Florida
(305) 386-3858

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

39



EAST ELEVATION ✓
1/4"=1'



WEST ELEVATION ✓
1/4"=1'

REVISIONS	BY

RGE

LUIS ROMAN-SUYON
P.E. #13735
ARCHITECTURAL

6-10-10

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

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SHEET A-5
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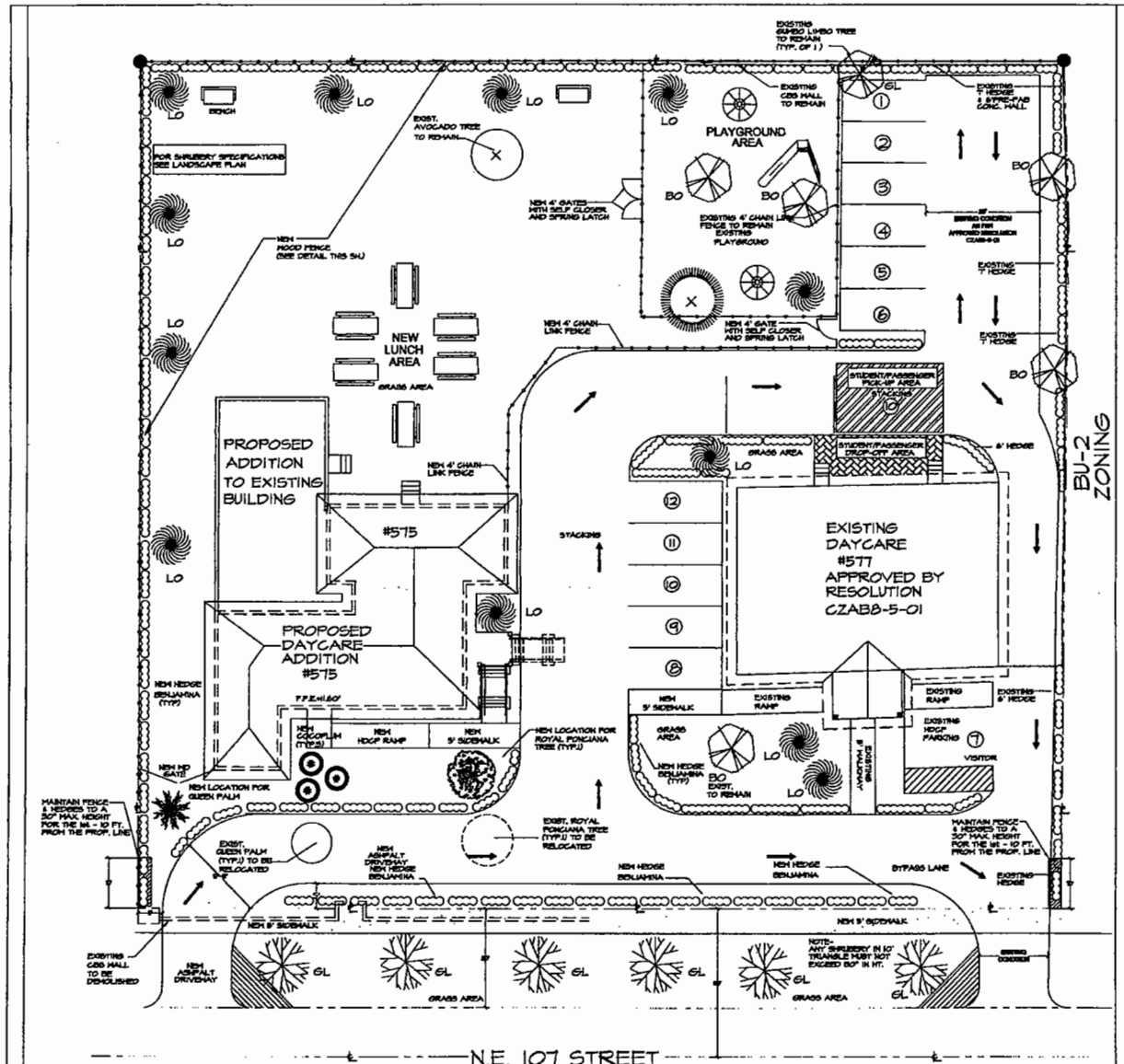


LANDSCAPE PLAN

1"=10'

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY APPROVED TO PLAN

ZONING DISTRICT: BU-1 / BU-2 NET LOT AREA: 51,369.4 SQ.FT. 3.74 ACRES

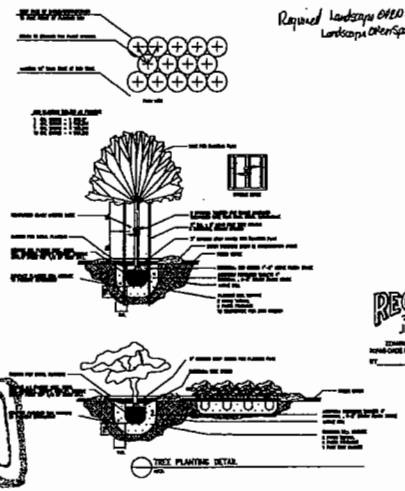
TREES	REQUIRED	PROVIDED
A. No. TREES REQUIRED PER NET LOT ACRE = 25 TREES/ACRE X 3.74 AC =	21	23
LESS: EXISTING NUMBER OF TREES MEETING MINIMUM REQUIREMENTS = 3 TREES X NET LOT = 3 X2 = 6	15	18
B. % NATIVES REQUIRED: No. TREES PROVIDED X 30 X = 22 x 0.3 = 6.3	7	8
C. STREET TREES REQUIRED: 1 (1 EVERY 30 FT OF FRONTAGE)	6	6
D. OPEN SPACE REQUIRED = 51,369 X 0.35	6,088 S.F.	
E. LAWN AREA REQUIRED = 32,103 X 0.10 =	3,211 S.F.	
PALMS	3	4
SHRUBS		
A. No. TREES REQUIRED X 10 = No. OF SHRUBS ALLOWED	230	343
B. No. SHRUBS ALLOWED X 20% = No. OF NATIVE SHRUBS REQUIRED	53	72
IRRIGATION PLAN IF REQUIRED BY CHAPTER 33	—	—
TABLE CONTAINING INFORMATION AS INDICATED IN SAMPLE:	(NO)	(NO)

SYMBOL USED ON PLAN				PLANT NAME		NATIVE SPECIES		PLANT TYPE	HEIGHT		CANOPY DIAMETER		QUANTITY
Symbol	Nor	Scie	Mark	Scientific	Common	Yes	No		Installed	Estimated at maturity	Installed	Estimated at maturity	
		Yes	M		Existing Mango		No	Evergreen	30'-35'		5'		1
		Yes		Delonix Regia	Existing Royal Poinciana	Yes		Subtrop	30'-35'		5'		1
	Yes	Yes	SO	Swietia Macrophylla	Mexic Cibo	Yes		Deciduous	30'-40'		3'		5
		Yes		Syzygium cumminiflorum	Green Pulm	Yes		Evergreen	10'-15'				1
		Yes			Existing Avocado	Yes		Evergreen	30'-35'		3'		1
		Yes	GL	Swietia Urbica	Quebra Limbo	Yes		Semi-deciduous	30'-35'		5'		7
	Yes	Yes		Ficus Benjamina	Benjamina Hedge		No	Evergreen	3'	8'			343
	Yes		LO	Quercus Virginiana	Live Oak	Yes		Evergreen	5'-6'	10'-15'	3'		13
	Yes		CI	Chrysobal Icaco	Cocoplum	Yes			5'-6'	6'-10'			3

LANDSCAPE NOTES SPECIFICATION SHEETS:

1. LANDSCAPE CONTRACTOR ("LC") TO VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO PLANTING. ANY DISCREPANCIES TO BE REPORTED TO THE OWNER.
2. ANY DAMAGE ON OWNER'S PROPERTY TO BE REPLACED IN KIND.
3. ALL PLANT MATERIAL SHALL BE SUPPLIED AS PER PLANTING SPECIFICATIONS. LC IS RESPONSIBLE FOR VISUAL QUALITY OF SUPPLIED MATERIAL. BY SIGNING THE SPECIFICATION SHEET, LC IS AGREEING TO BE 2' SHORT A SIMILAR TYPE OF MATERIAL.
4. PLANT LIST AND QUANTITIES ARE A REFERENCE ONLY. LC IS FOLLOWING THE PLAN. LC TO VERIFY LIST AND QUANTITIES PRIOR TO BID. ALSO, REPORT DISCREPANCY OF DIFFERENCE (MISSING, SHORTED, OR SURPLUS) ITEMS.
5. ALL REPLACEMENTS WILL BE ACCEPTED UNLESS OF SIZE AND SPECIES DIFFERENT FROM ORIGINAL PLANT, OR ARE OTHERWISE DEEMED TO LACK THE ORIGINAL VIGOR OR QUALITY OF THE ORIGINAL PLANT, AND AT WHICH TIME THEY WILL BE REPLACED AT LC'S EXPENSE.
6. ALL PLANT MATERIAL, AND SOD TO BE FRESH AND FREE FREE.
7. PLANT MATERIAL SHALL BE STANDARD, OR THE TYPICAL FOR SIZE, DESCRIPTION, AS SPECIFIED IN STANDARD GRADE PLANTING SPECIFICATIONS. STANDARD GRADE OF PLANTS, SHALL CONFORM WITH THE MINIMUM STANDARDS FOR GRADE FLORIDA FANCY AND NO. 1 GRADES AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA. ALL PLANTS TO BE FREE FROM DISEASE AND INSECT EGGS, LARVAE AND PUPAE. SHOULD DEFECTS FROM TO BE FOUND DURING PLANTING, REPLACEMENTS WILL BE MADE.
8. PLANT BEDS SHALL BEGIN, BE PROFESSIONALLY AND FINE GRADED, AND MAINTAINED THE PLANT MATERIALS, SODS.
9. ALL SODS TO BE SOUND-TEXTURED SOD. BLADE GRASS AND FALSE SOD.
10. HAND-WATER OR BACK-FILL SODS TO BE REMOVED. PLANTS REMOVED OR PLANT OR SUCCESSIVE SHOULD BEGIN.
11. ALL PLANTS REMOVED AND TRUCK TRAVEL SHOULD TO BE FREED FROM SUCH TRUCK AND TRAVEL. ALL SODS AND SODS SHOULD BE REMOVED AND FREE.
12. PLANTS FOR THE PLANT BEDS 1.5" AND MORE, AND SHRUBS AND PLANTS SHALL BE SOLD FOR THE PLANTING SITE FROM A LOCAL NURSERY, SUCH SOLD, SOD, SOIL, AND SOD, AND SHALL BE FREE FROM DISEASE AND INSECTS.
13. ALL PLANTS SHALL BE PLANTED IN THE PLANTING SOIL, AND SHALL BE FREE FROM DISEASE AND INSECTS. PLANTS TO BE PLANTED AND MAINTAINED.
14. ALL PLANTING SODS TO BE SPRAYED WITH "GRASS OFF" PRIOR TO INSTALLATION.
15. ALL SOD TO BE SOUND-TEXTURED SODDING.
16. ALL PLANTING AREAS SHALL BE SUPPLIED BY AN AUTOMATIC IRRIGATION SYSTEM WITH THREE SEPARATE AND SEE DISPLAY. THE LAWN SHALL BE SUPPLIED WITH A MINIMUM OF 1 INCH OF WATER PER WEEK. THE SOD SHALL BE SUPPLIED AT ALL MAINTENANCE TIMES. DURING MAINTENANCE, IRRIGATION SHALL TO BE ADJUSTED TO ADJUST SUPPLIED WITH 1" WEEK.

Required landscape area 0.40 of 5,943 sq
Landscape other open space provided = 11,157.5 sq
OK



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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISIONS	BY

RGB

Luis Rodriguez
P.E. #13728
LANDSCAPE

6-25-10

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

DRAWN	LRG
CHECKED	LRG
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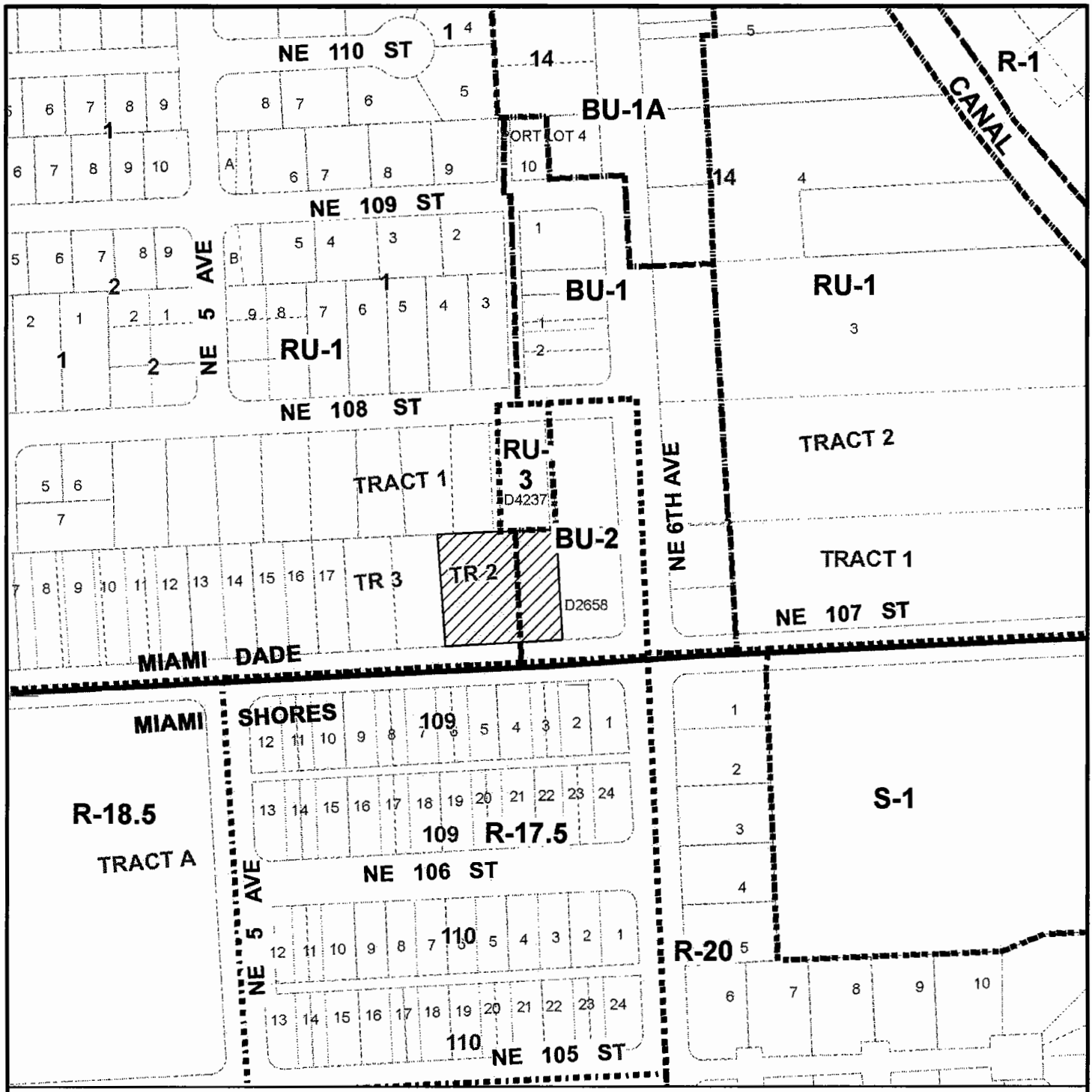
SHEET	L-1
OF	1 SHEETS



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

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/18/08

REVISION	DATE	BY
		41

MIAMI-DADE COUNTY

HEARING MAP

Process Number
08-228

Section: 31 Township: 52 Range: 42
Applicant: MONTESSORI SCHOOL OF MIAMI SHORES
Zoning Board: C08
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---------- Zoning

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 12/18/08

REVISION	DATE	BY

C. FREDDIS HERRERA
(Applicant)

10-12-CZ8-2 (09-166)
Area 8/District 02
Hearing Date: 01/19/11

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

#2

APPLICANT'S NAME: **FREDDIS HERRERA**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-2 (09-166)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

☐ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYSS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

==========

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:

This item was deferred from the December 14, 2010 meeting due to a lack of quorum. 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; 12/15/10
DATE FINALIZED: 12/15/10
MCL:GR:NN:AA:NC

For

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

NON

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

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

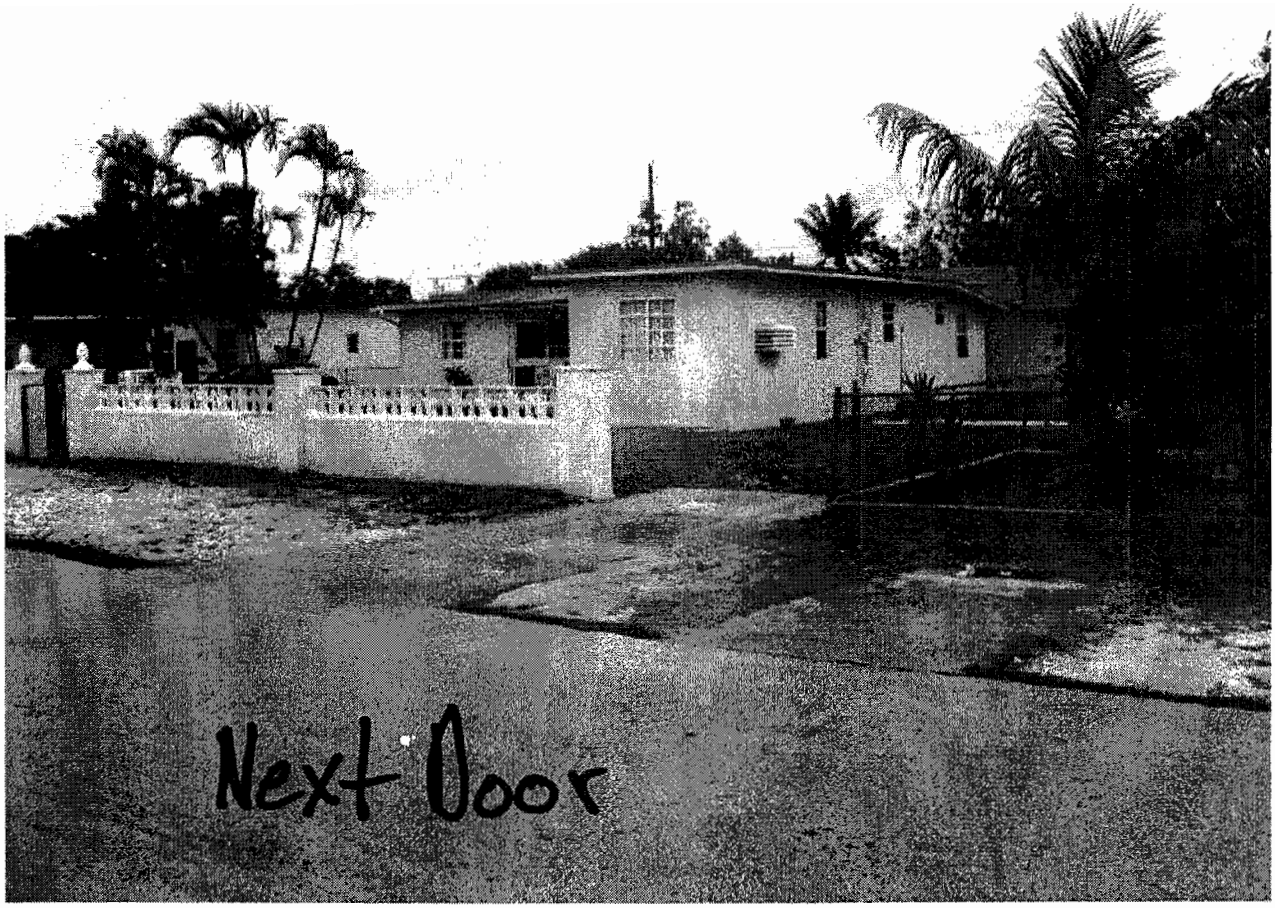
Z2009000166

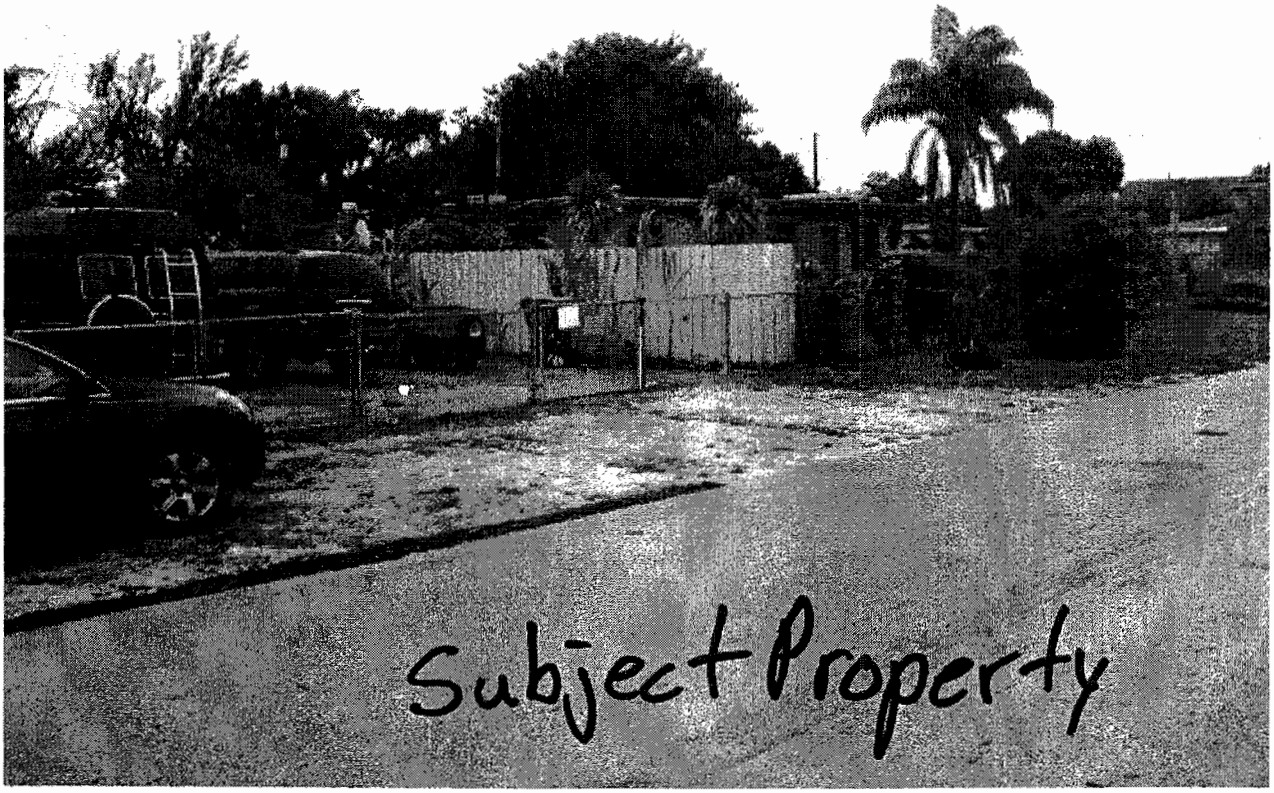
HEARING NUMBER

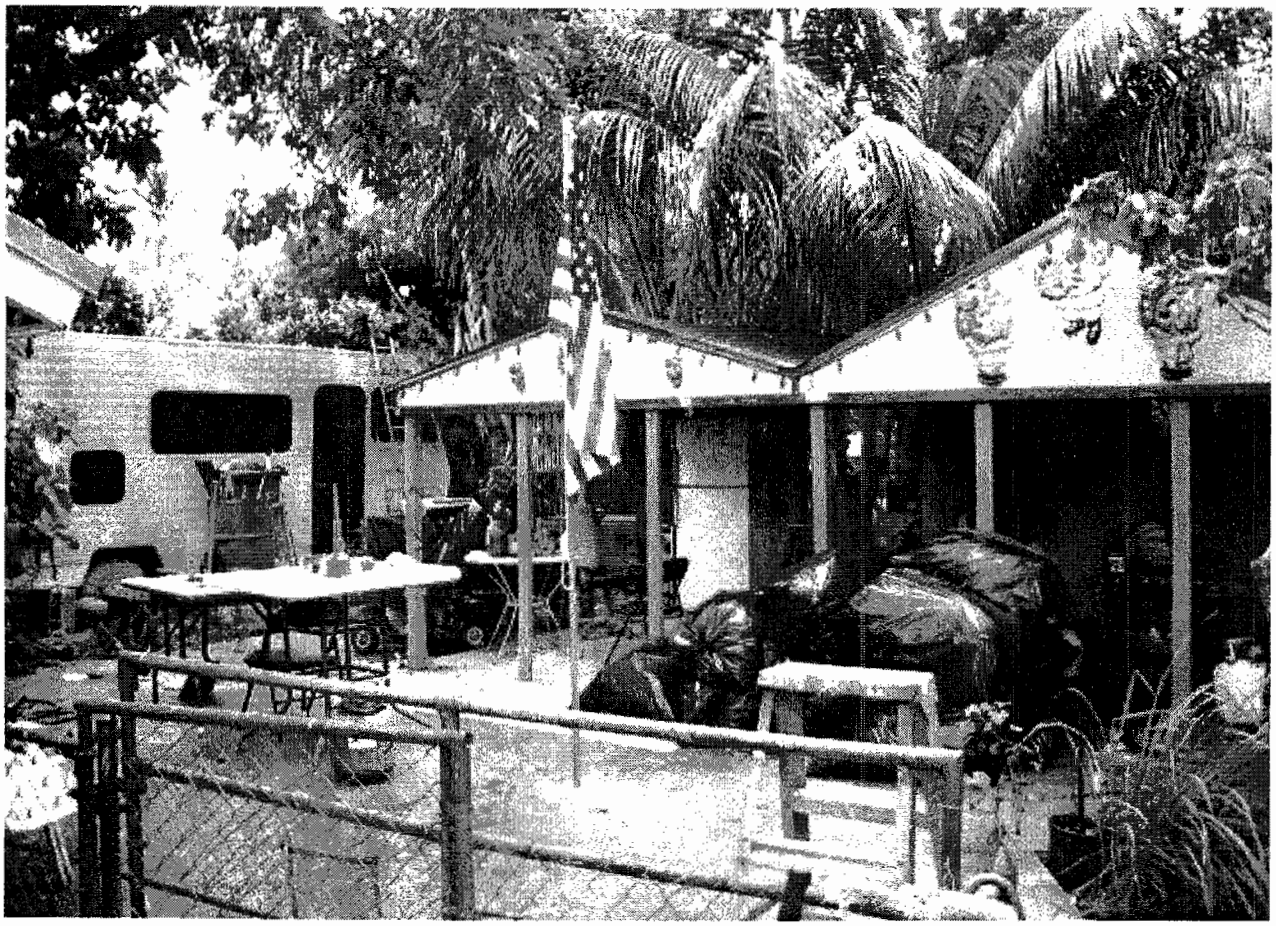
CURRENT ENFORCEMENT HISTORY:

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


Next Door


Subject Property



On Sheet A1.1 Site plan notes to be demolished.

EAST

15

FRONT

EAST SIDE

REAR SOUTH

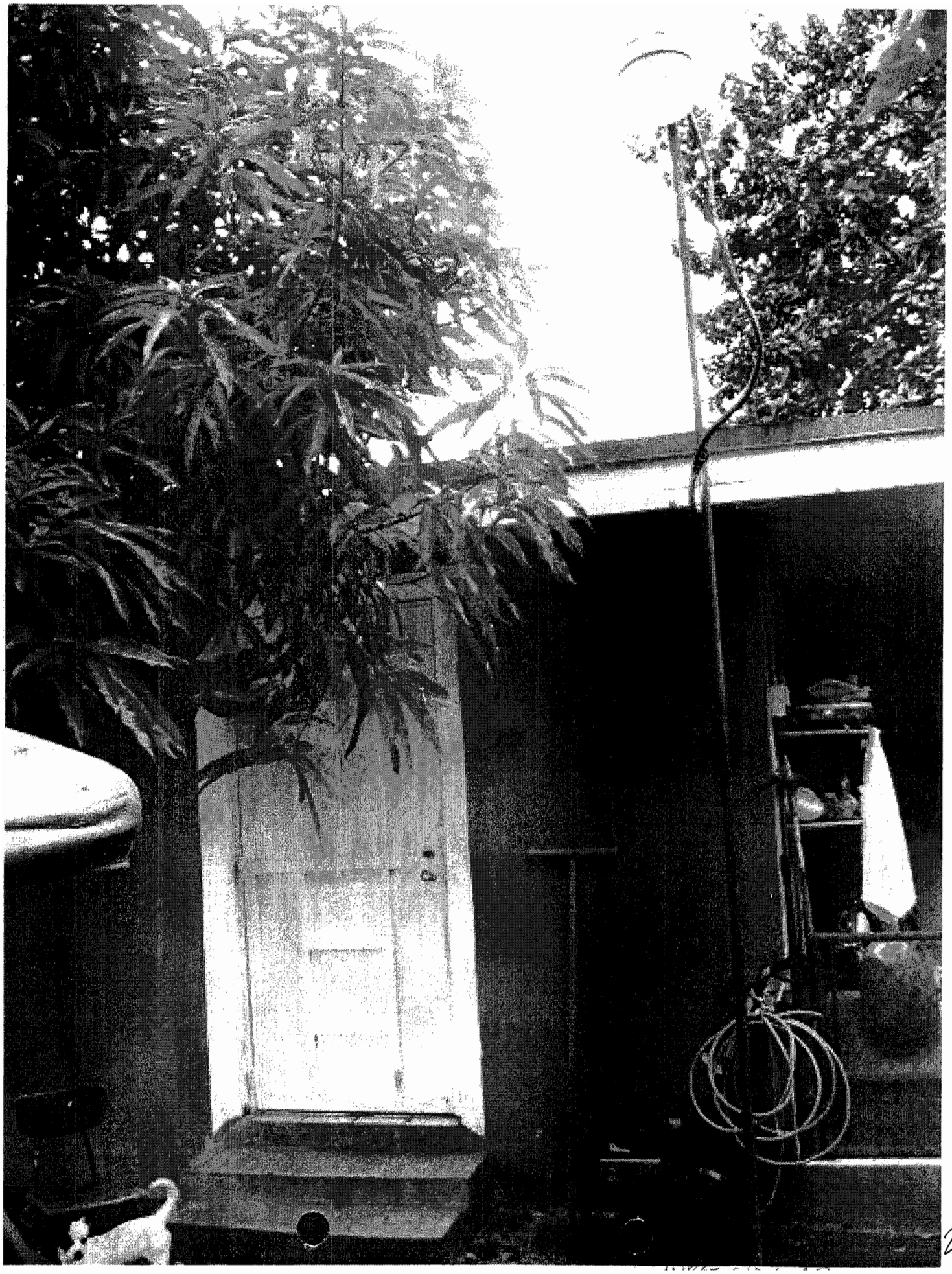
18

Pool

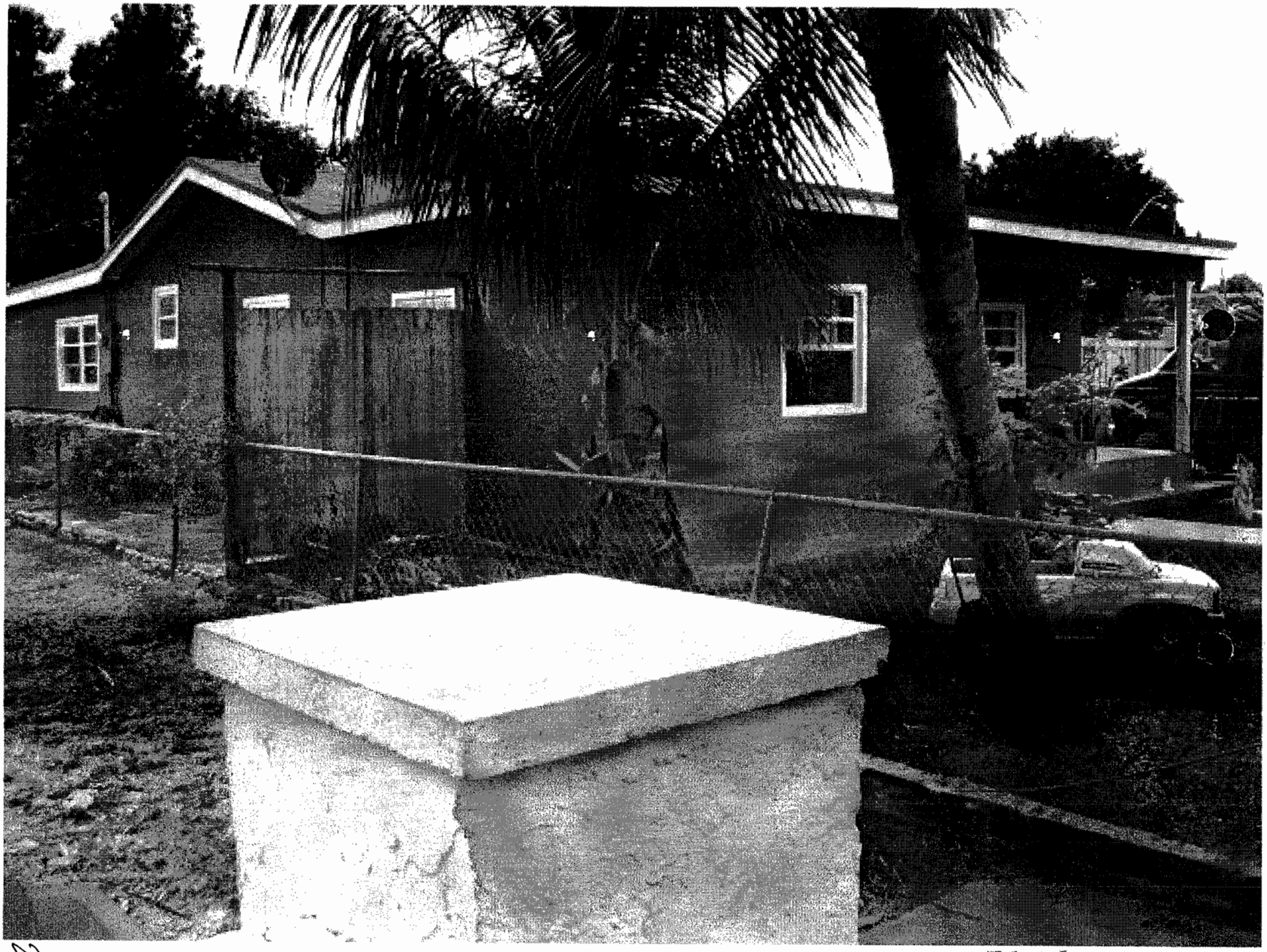
19

Pool

20



21

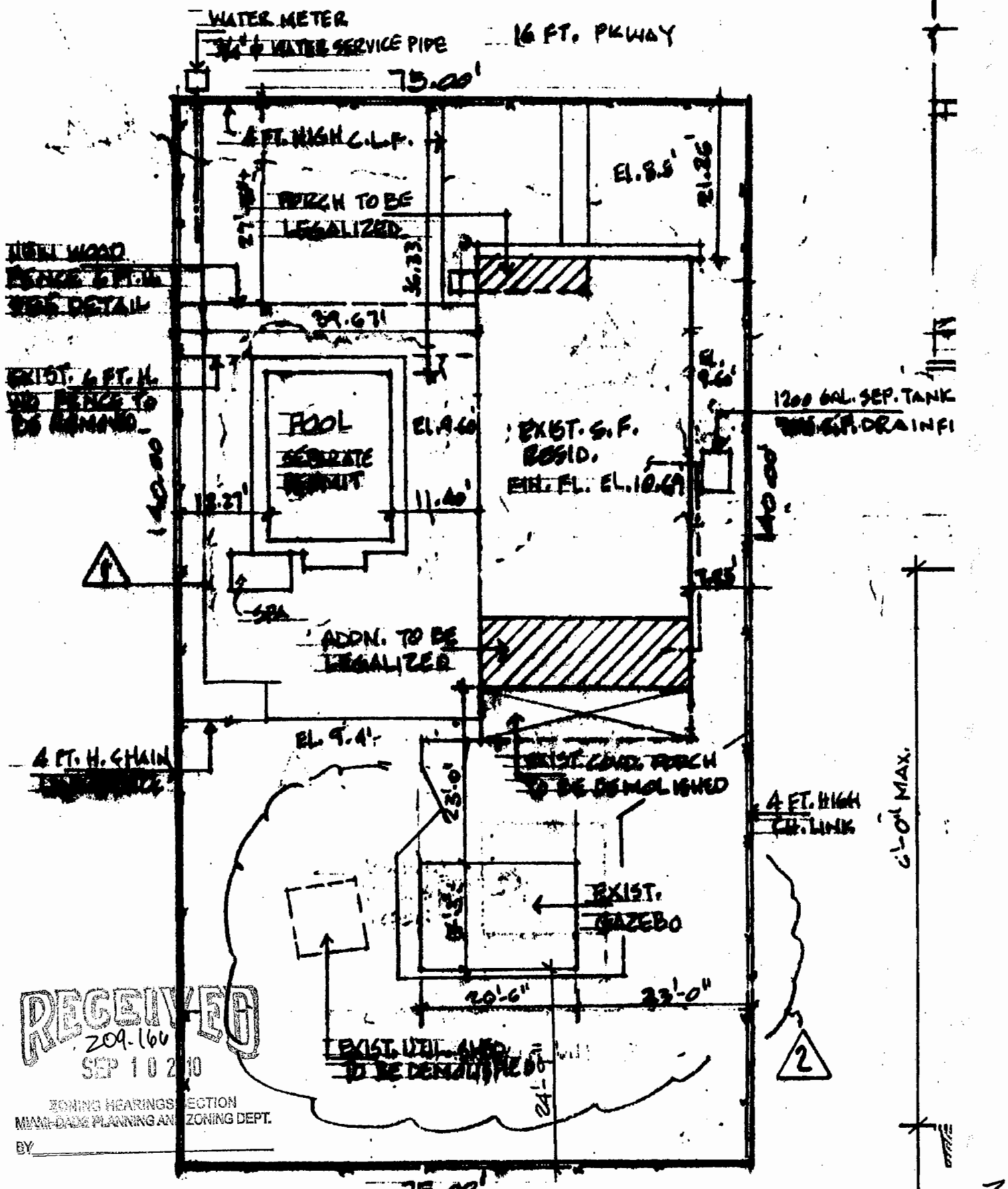


FRONT

22

EL. 9.05' N.W. 91ST ST. EL. 9.15'

ENLARGED SITE PLAN



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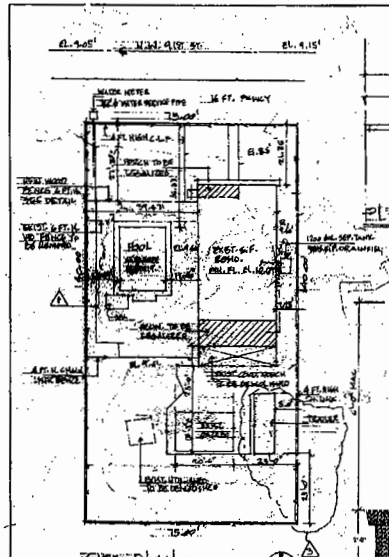
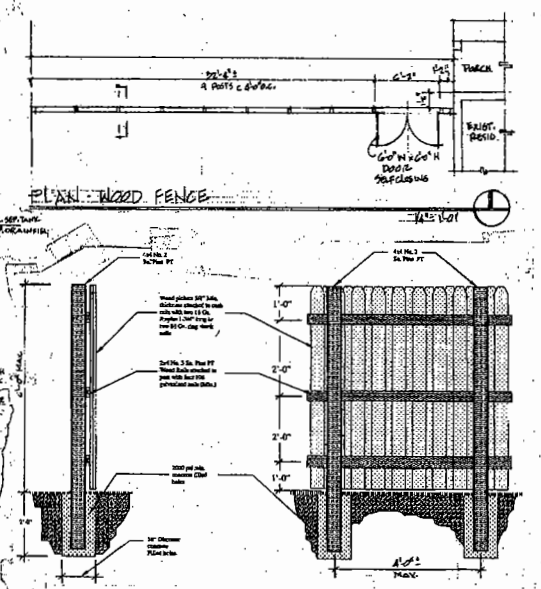
209-166
SEP 10 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

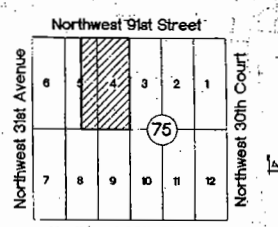
24

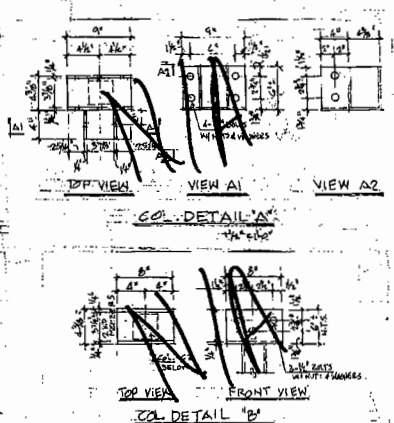


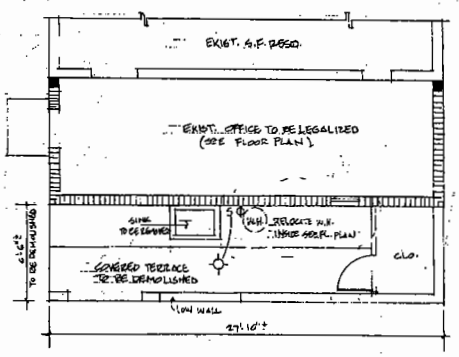


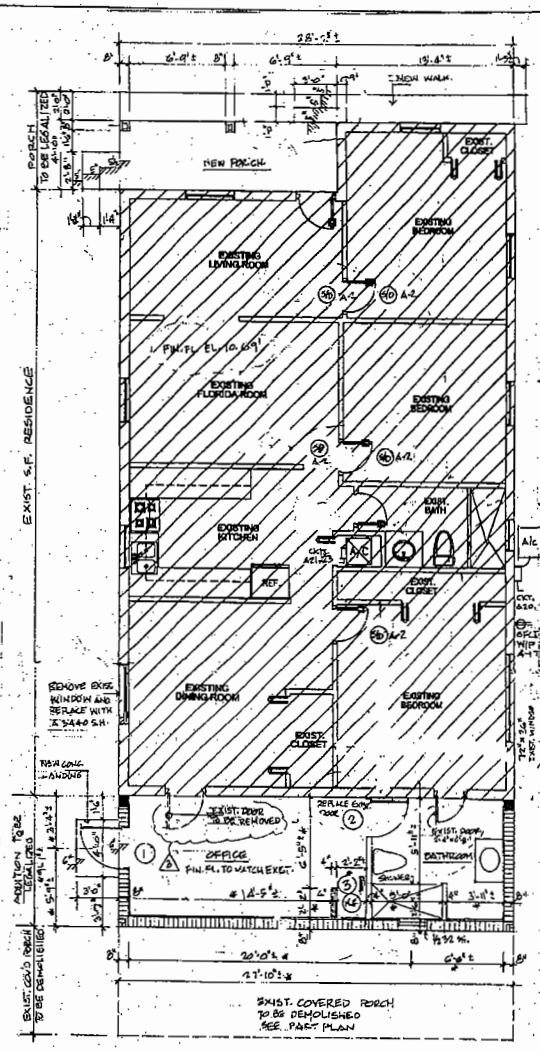
SCOPE OF WORK

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.









NOTES
* INDICATES DIMENSIONS TO BE VERIFIED IN FIELD
- NO A/C CONDENSING UNIT WILL BE PLACED IN THE OFFICE ADDN.

DOOR SCHEDULE
1. 3'-0"x6'-8" S.C. WD. DOOR
2. 2'-0"x6'-8" H.C. SLD. DOOR W/1" UNDERCUT
3. 2'-0"x6'-8" BI-FOLD WD. DOOR

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

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.	38.87 ft. (East)
	7.5 ft.	7.30 ft. (West)

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 indicated on the contract documents and the exist. conditions at the project, accordingly, it is imperative that the contractor determine conditions for performance of the work & should a coordinate such information contained in the contract documents.

CIVIL

MECHANICAL

PLUMBING

ELECTRICAL

STRUCTURAL

No.	Revision / Issue	Date
3	ZONING DEPT. COMM.S.	8/30/10
2	ZONING DEPT. COMMS.	6/16/10
1	BLDG. DEPT. COMMS.	10/20/09

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Architecture / Interiors / Construction Management
Fl. Lic. AR0004915
330 S.W. 27 th Ave. Suite 408, Miami, Fl. 33135
TEL.: (305) 642 - 6100
FAX: (305) 642 - 4050

RL Arronte 8/30/10
SEAL AND DATE

KEY PLAN | NORTH

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

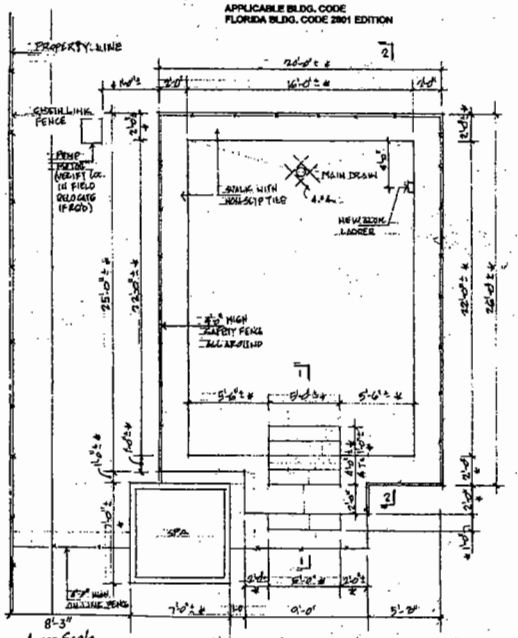
Project: 2005
Date: 9-12-09
Scale: AS SHOWN
Drawn: ADS/RJA

Sheet: **A1.1**
SHEET 1 OF 3

25

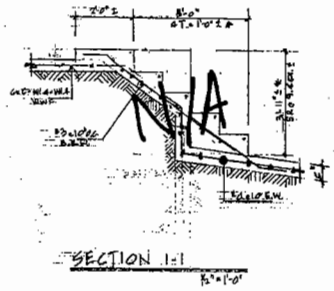
SWIMMING POOL

APPLICABLE BLDG. CODE
FLORIDA BLDG. CODE 2001 EDITION

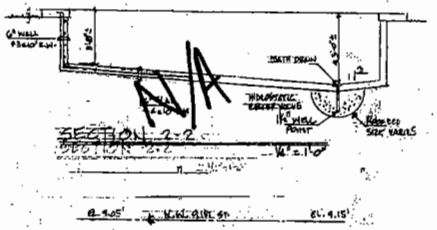


SWIMMING POOL PLAN

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



SECTION 1-1

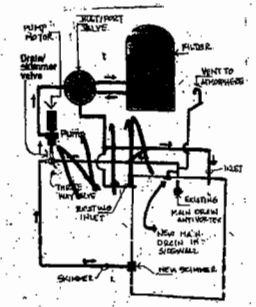


SECTION 2-2

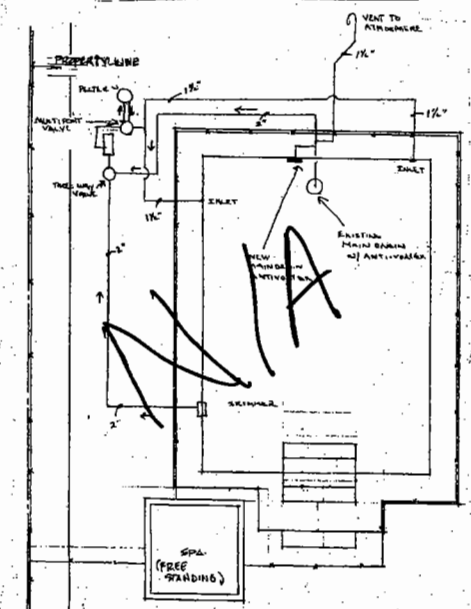
ELECTRICAL CORRECTIONS AND REPAIRS REQUIRED FOR LEGALIZATION

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 LUMINAIRES 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 WITHIN THE POOL MOTOR ENCLOSURE.
5. ALL WIRING ASSOCIATED WITH POOL EQUIPMENT SHALL BE COLOR CODED AS PER NEC
6. REMOVE WIRING AND CONDUIT THAT IS NOT PLUMBING CONNECTORS, COUPLINGS AND ELBOWS.
7. POOL EQUIPMENT WIRING SHALL MEET CHAPTER 300, CONDUIT BURIAL DEPTH SHALL BE MAINTAINED AS REQUIRED BY CHAPTER 300 TABLE.
8. REMOVE WIRE STRAPS OF BOXES FOR JACUZZY CONNECTION IS LESS THAN 1'-6" FROM THE POOL EDGE BOXES FULL OF WATER, CHLORINE RESIDUE CONTAMINATION COULD BE CAUSED (BURIED BOXES).
9. ALL METAL POOL LADDER AND FENCE) WITHIN 5'-0" FROM POOL'S EDGE SHALL BE BONDED TO POOL STEEL.
10. BRING SECTIONAL 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

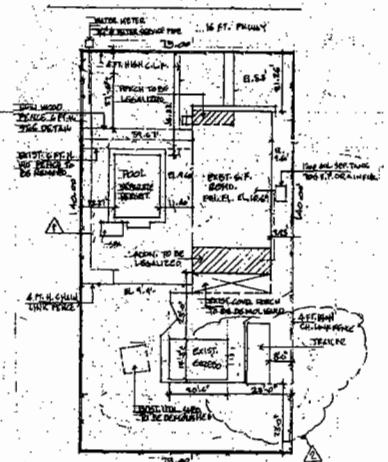
IN CHARGE 30 AMP CIRC. BREAKERS FOR 15 AMP CIRC. BREAKERS PER PANEL "A" SCHEDULE



POOL PIPING SCHEMATIC
N.T.S.



SWIMMING POOL PLAN PLUMBING



SITE PLAN

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

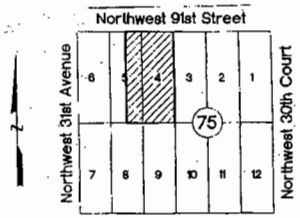
PUMP SIZE: 1HP

FILTER SIZE: 120 CART

POOL MAINDRAINS: 2

VAC LINE: NO

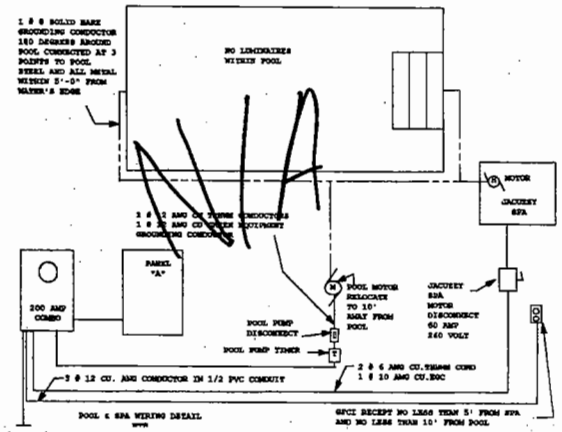
SWIMOUT: LADDER PROVIDED



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.



POOL PLAN - ELECTRICAL

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209-166
SEP 10 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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Revised
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209-166
SEP 10 2010

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 indicated 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
2	ZONING DEPT. COMMS.	8/20/10
1	SITE PLAN REVISED	6/16/10

RLA

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Architecture / Interiors / Construction Management
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330 S.W. 27 th Ave. Suite 406,
Miami, Fl. 33135
TEL. (305) 642 - 6100
FAX : (305) 642 - 4050

8/20/10

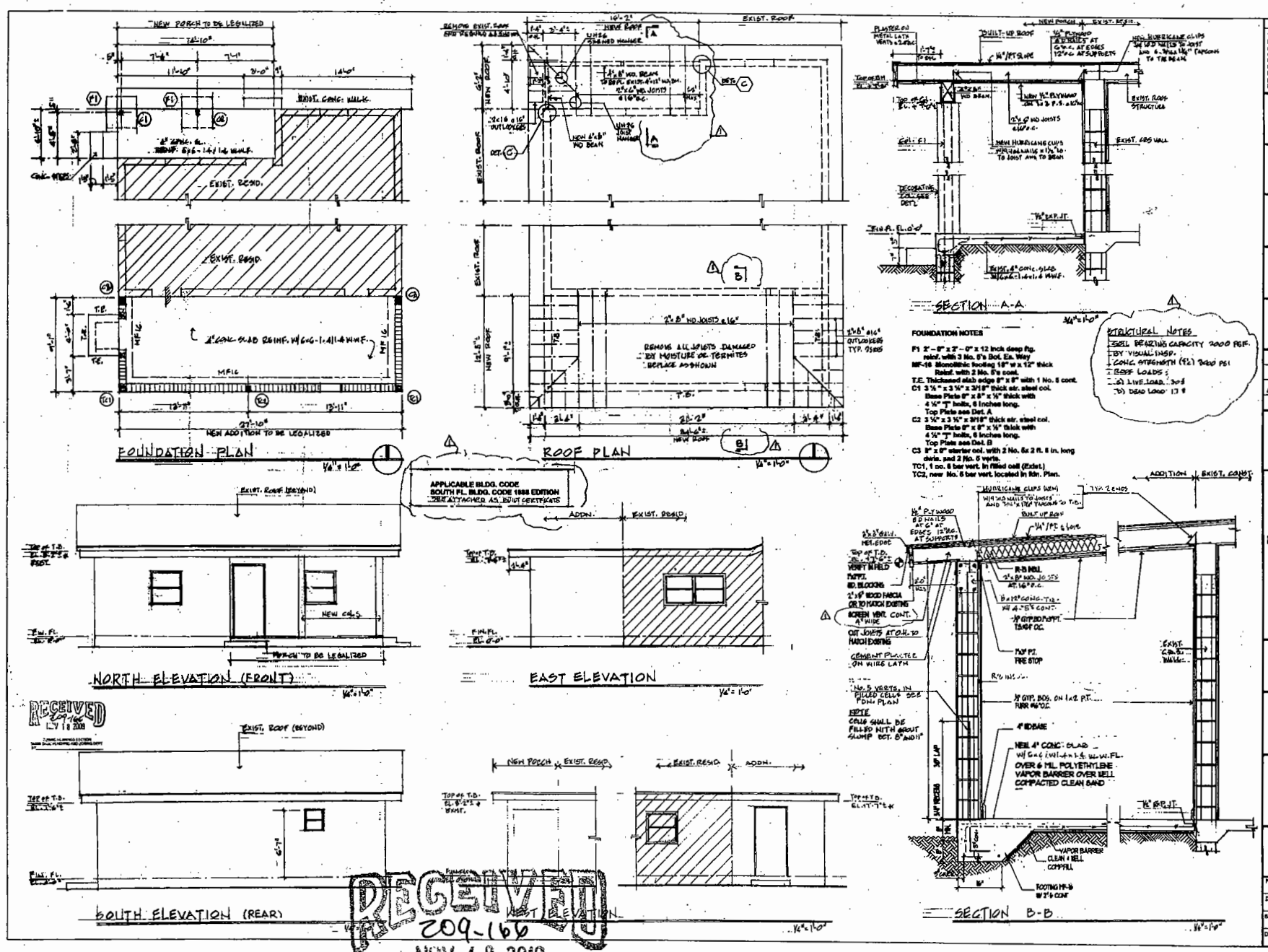
LEGALIZATION OF SWIMMING POOL FOR THE RESIDENCE OF FREDDYS HERRERA

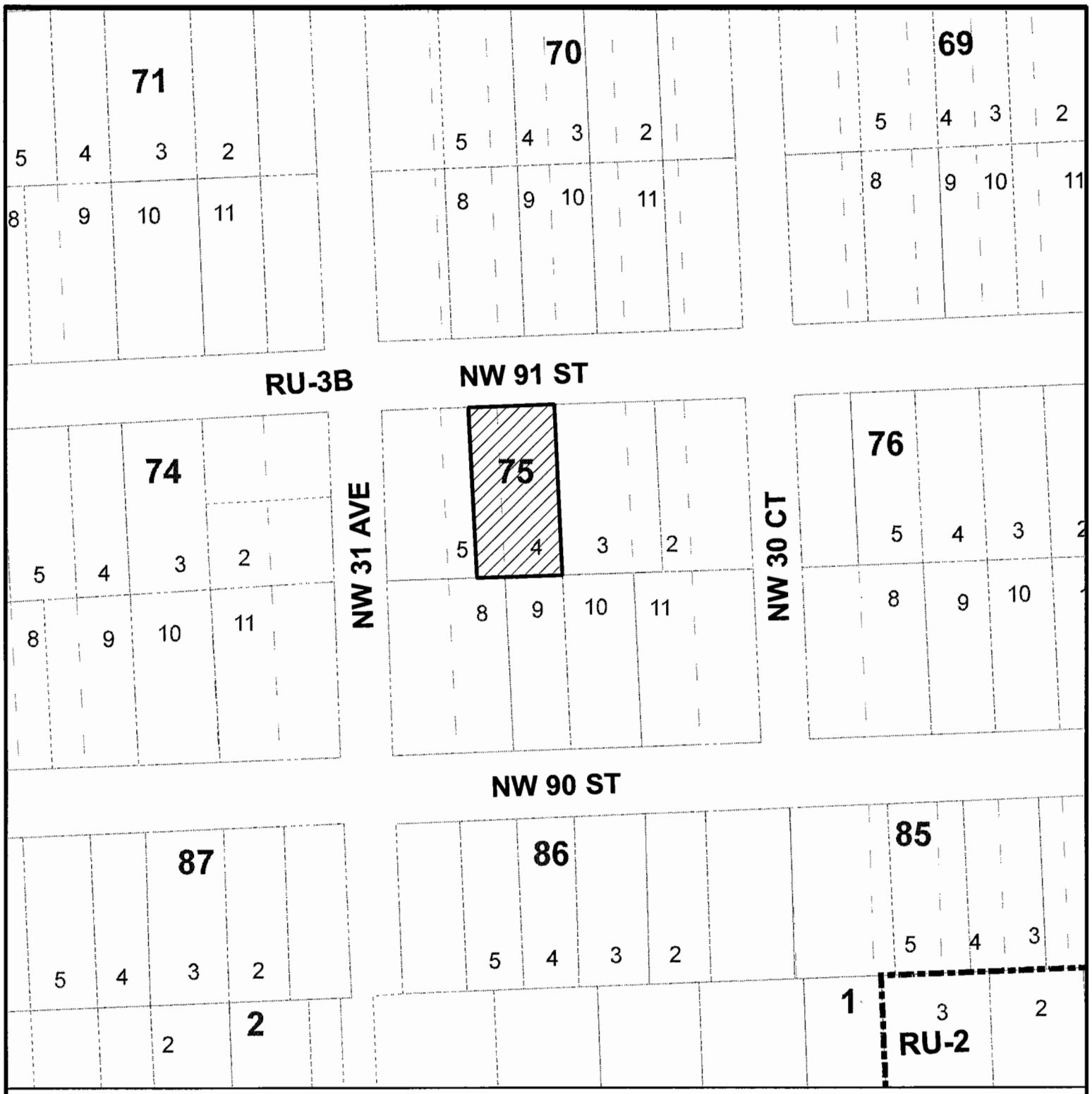
3078 N.W. 91ST ST., MIAMI, FL.

SWIMMING POOL PLAN, SITE PLAN, SECTIONS AND DETAILS

Project: A2906
Date: 9-22-09
Scale: AS SHOWN
Drawn: ADS/RA

A1.1
SHEET 1 OF 1


FOUNDATION PLAN
ROOF PLAN
SECTION A-A
NORTH ELEVATION (FRONT)
EAST ELEVATION
SOUTH ELEVATION (REAR)
WEST ELEVATION
SECTION B-B
APPLICABLE BLDG. CODE
SOUTH FL. BLDG. CODE 1988 EDITION
SEE ATTACHED AS BUILT CERTIFICATE
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 18" w x 12" thick Reinf. with 2 No. 5's cont.
T.E. 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 ½" thick with 4 ½" "T" 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 ½" thick with 4 ½" "T" bolts, 6 inches long. Top Plate see Det. B
C3 8" x 8" starter col. with 2 No. 5x 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 Rdn. Plan.
STRUCTURAL NOTES
SOIL BEARING CAPACITY 2000 PSF.
BY VISUAL INSP.
CONC. STRENGTH (f'c) 2000 PSI
ROOF LOADS:
a) LIVE LOAD 30#
b) DEAD LOAD 17#
RECEIVED
209-166
NOV 18 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
General Notes
CIVIL
MECHANICAL
PLUMBING
ELECTRICAL
STRUCTURAL
BLDG. DEPT. COMMS.
No.
Revision / Issue
Date
RAMON L. ARRONTE A.I.A.
Architecture / Interiors / Construction Management
Fl. Lic. AR009916
330 S.W. 27 th Ave. Suite 405, Miami, Fl. 33135
TEL. (305) 642
FAX: (305) 642
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 3



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
		27

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

D. 9101 NW 7TH AVENUE, LLC.
(Applicant)

10-12-CZ8-3 (10-045)
Area 8/District 03
Hearing Date: 01/19/11

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. - Non-Use Variance to waive greenbelt.	C04	Approved w/conds.
2004	Todd Rudeman	- Zone change from BU-2 to BU-3. - 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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#3

APPLICANT'S NAME: **9101 NW 7TH AVENUE, LLC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-3 (10-045)	December 14, 2010	CZAB8		10

REC: 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).

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

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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:

This item was deferred to January 19, 2011, due to lack of quorum. 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; 12/15/10
DATE FINALIZED: 12/15/10
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

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

11

REVISION 2

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	dwelling units	N/A	square feet
residential		**industrial**	
N/A	square feet	N/A	square feet
Office		**institutional**	
7,375	square feet	N/A	square feet
Retail		**nursing home/hospitals**	

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.

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

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.

APPLICANT

9101 & 9299 N.W. 7 AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

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:

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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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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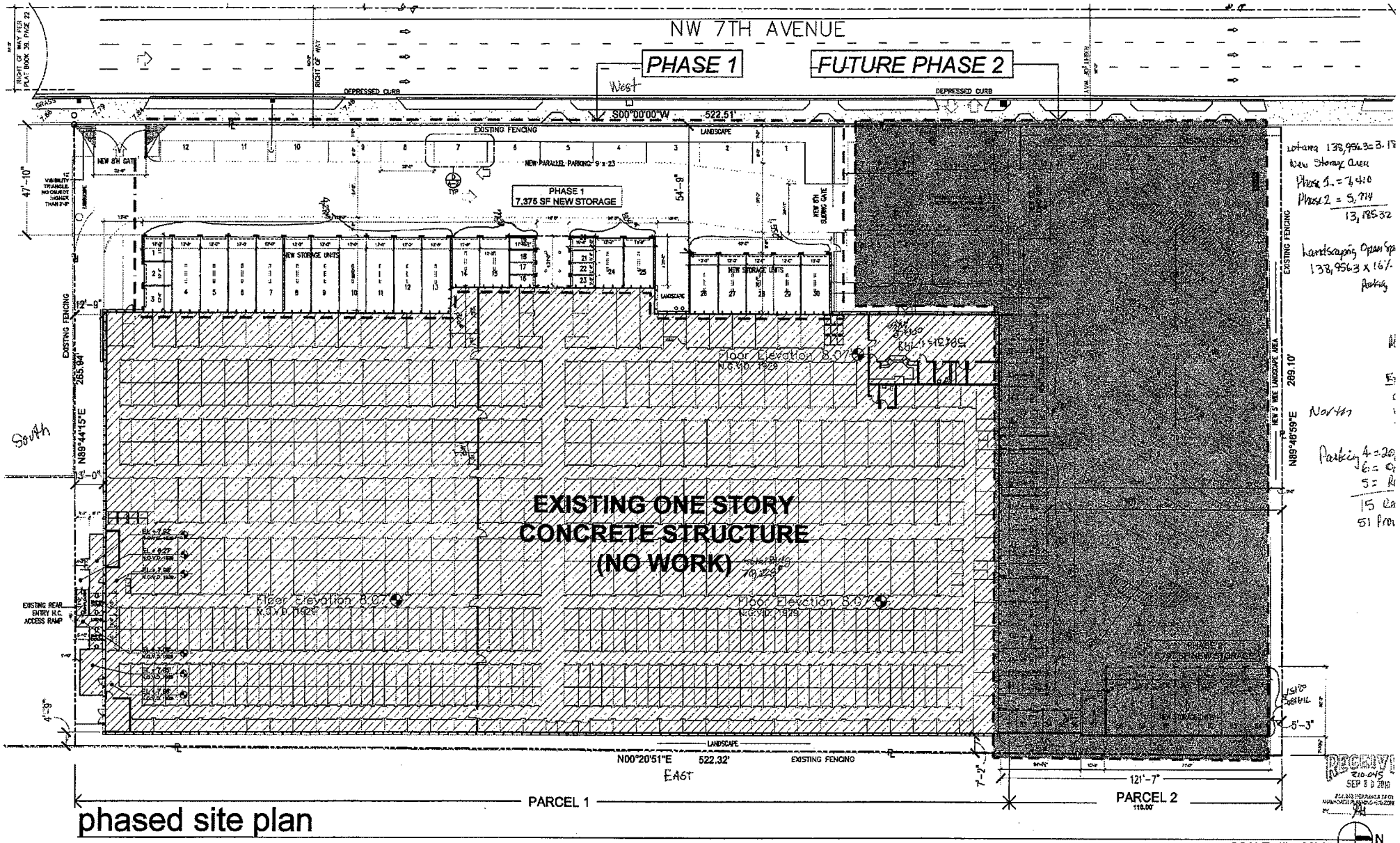

phased site plan

SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

PARCEL I:

All that part of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Northeast 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, said 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 the Northeast 1/4 of said Section 1, Township 53 South, Range 41 East, AND

All that part of the West 1/2 of the North 68 feet of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 53 South, Range 41 East, Miami-Dade County, Florida, Less Any Portion of the Right-of-Way of the North-South Expressway, less the West 50 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 North along the West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 1 for 336.62 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 Southwest 1/4 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 265.64 feet; thence North 0°20'39" East along the Westerly Right-of-Way line of Interstate 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 South 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 Southwest 1/4 of said Section 1 for 265.21 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 Southwest 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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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SITE DATA

ZONING:	BU-2 / BU-3
TOTAL LOT AREA	139,625 sf (APROX. 3.2 acres)
PROPOSED USE	SELF STORAGE

BUILDING AREA	
EXISTING	71,490 sf
NEW ADDITION - PHASE 1	7,375 sf
TOTAL BUILDING AREA AFTER PHASE 1	78,865 sf

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

	ALLOWED	PROVIDED
MAX LOT COVERAGE	40% (55,851 sf)	51.2% (EXISTING)
		56.5% (PROP. PH-1)
	Variance	
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% (10,520 sf)
VARIED	Variance	8.3% (11,520 sf)

MIN. SETBACKS	REQUIRED	PROVIDED
FRONT	20'-0"	47'-10"
REAR	0'-0"	4'-0" (NO CHANGE)
INTERIOR SIDE	5'-0"	12'-9" (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)	
	4 + 6.4 = 10.4 (PH-2)	
TOTAL	10.4	21
H.C. SPACES INCLUDED	1	1

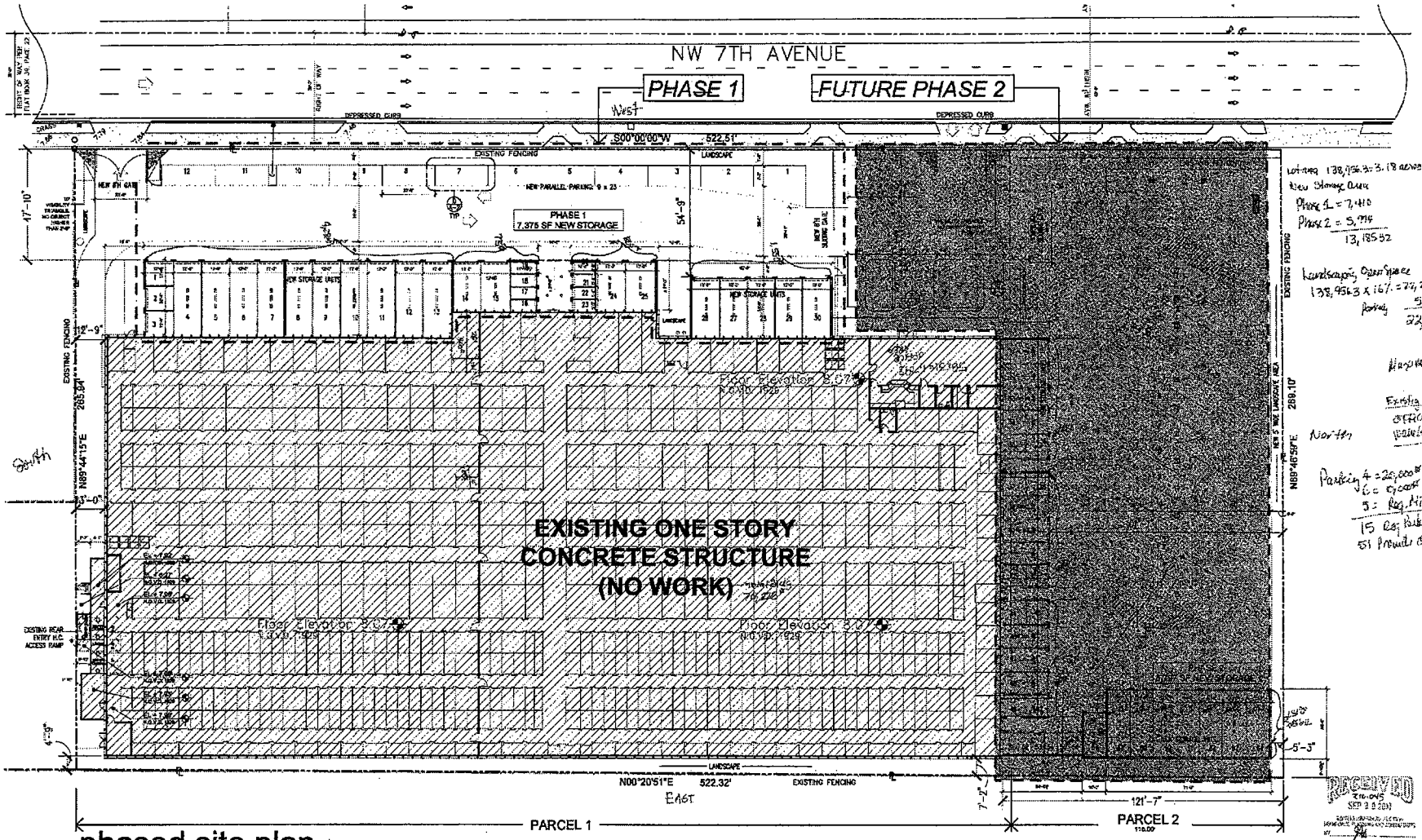
Total Parking = 51 ok

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		

NOTE:

ENLARGED SITE PLAN



SCALE: 1" = 20'-0"

LEGAL DESCRIPTION

PARCEL I:

[illegible]

PARCEL II:

[illegible]

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ZONING HEARINGS SECTION
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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
[illegible]	[illegible]
[illegible]	[illegible]
TOTAL BUILDING AREA AFTER PHASE 1	78,865 sf
[illegible]	[illegible]

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

	ALLOWED	PROVIDED
MAX LOT COVERAGE	40% (55,891 sf)	51.2% (EXISTING)
		56.5% (PROP. PH-1)
	Variance	[illegible]
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% (10,620 sf)
VARIED	22,743	8.3% (11,620 sf)

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

PARKING	REQUIRED	PROVIDED
SELF STORAGE PARKING REQUIRED (1/5000 1st 20,000 sf, then 1/10,000)	4 + 3.9 = 8.9 (PH-1) 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		

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

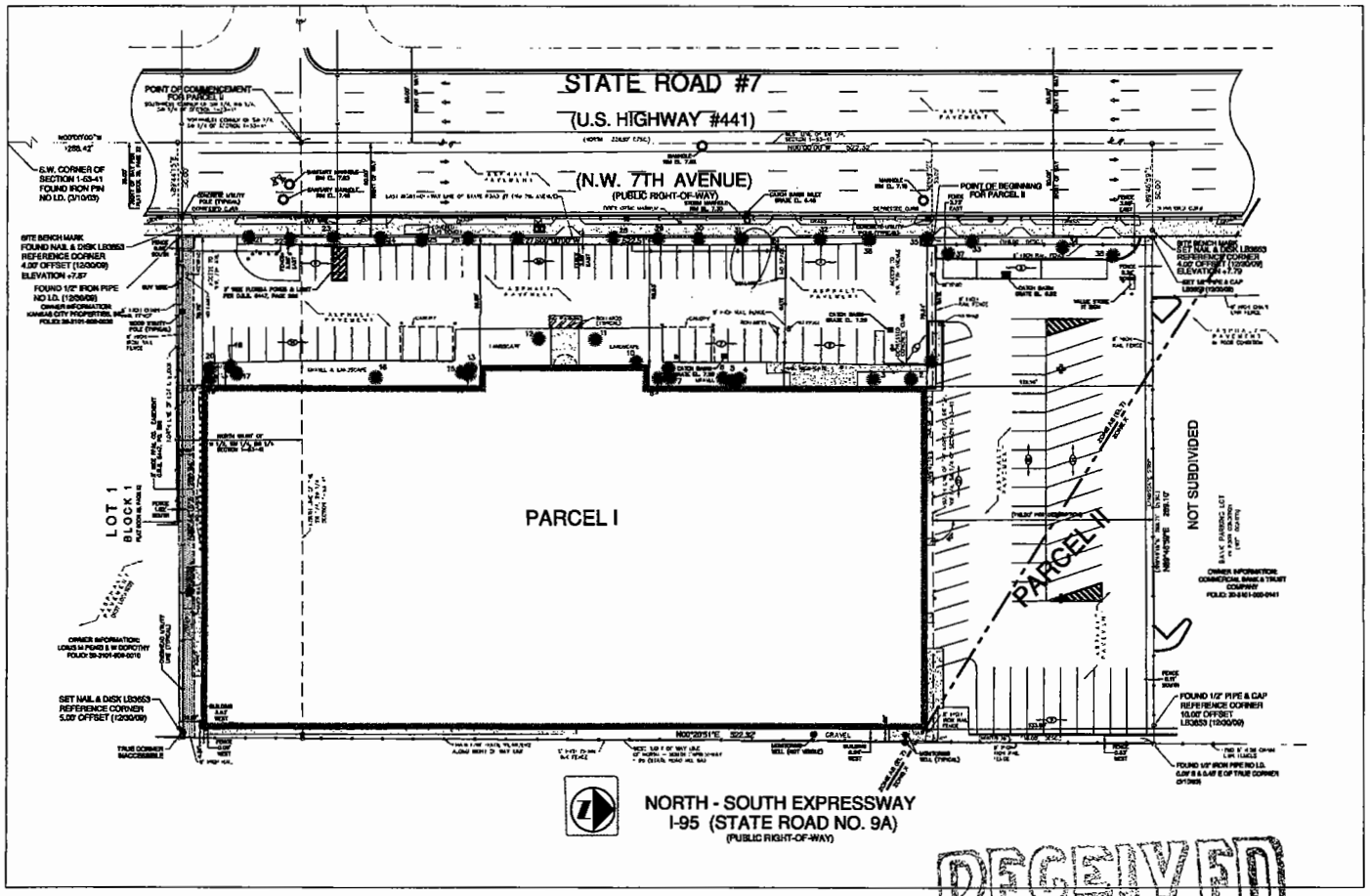
A-1

17

TREE DISPOSITION LIST

1	12'	8'	10'	Cabbage Palm	Relocate
2-3	4" triple	8'	6'	Pygmy Date Palms	Remove
4-6	10"	8'	30'	Cabbage Palm	Relocate
7-9	10"	8'	20'	Cabbage Palm	Relocate
10	8"	10'	15'	Cabbage Palm	Relocate
11-12	12"	15'	15'	Bismarck Palms	Relocate
13-16	10"	8'	20'	Cabbage Palm	Relocate
16	3"-6" triple	20'	15'	Pygmy Date Palm	Remove
17	12"	8'	30'	Cabbage Palm	Relocate
18	12"	8'	30'	Cabbage Palm	Relocate
19	12"	8'	30'	Cabbage Palm	Relocate
20	10"	8'	30'	Cabbage Palm	Relocate
21	18"	25'	20'	Black Olive	Remain
22	18" twin	30'	30'	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'	30'	Black Olive	Remain
28	16"	20'	25'	Black Olive	Remain
29	16"	20'	30'	Black Olive	Remain
30-31	14"	25'	30'	Black Olive	Remain
32	24"	20'	45'	Black Olive	Remain
33-34	14"	20'	40'	Pygmy Date Palms	Remain
35-36	4" triple	4'	4'	Pygmy Date Palms	Remain
37-38	4"-5" triple	10'	8'	Christmas Palm	Remain

SEE SHEET L-2 FOR RELOCATION OF PALMS.



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Interior Design
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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
9.03.2010 Revised plan, matching updated
9.22.2010 Color Plan for submittal
9.30.2010 North Arrow corrected

drawn by

sheet title
Tree Disposition

SCALE:

sheet number
L-1

WITKIN HULTS DESIGN GROUP
207 South 21st avenue Hollywood, florida
phone: 954.923.9681 facsimile: 954.923.9680
www.witkinhultsdesign.com

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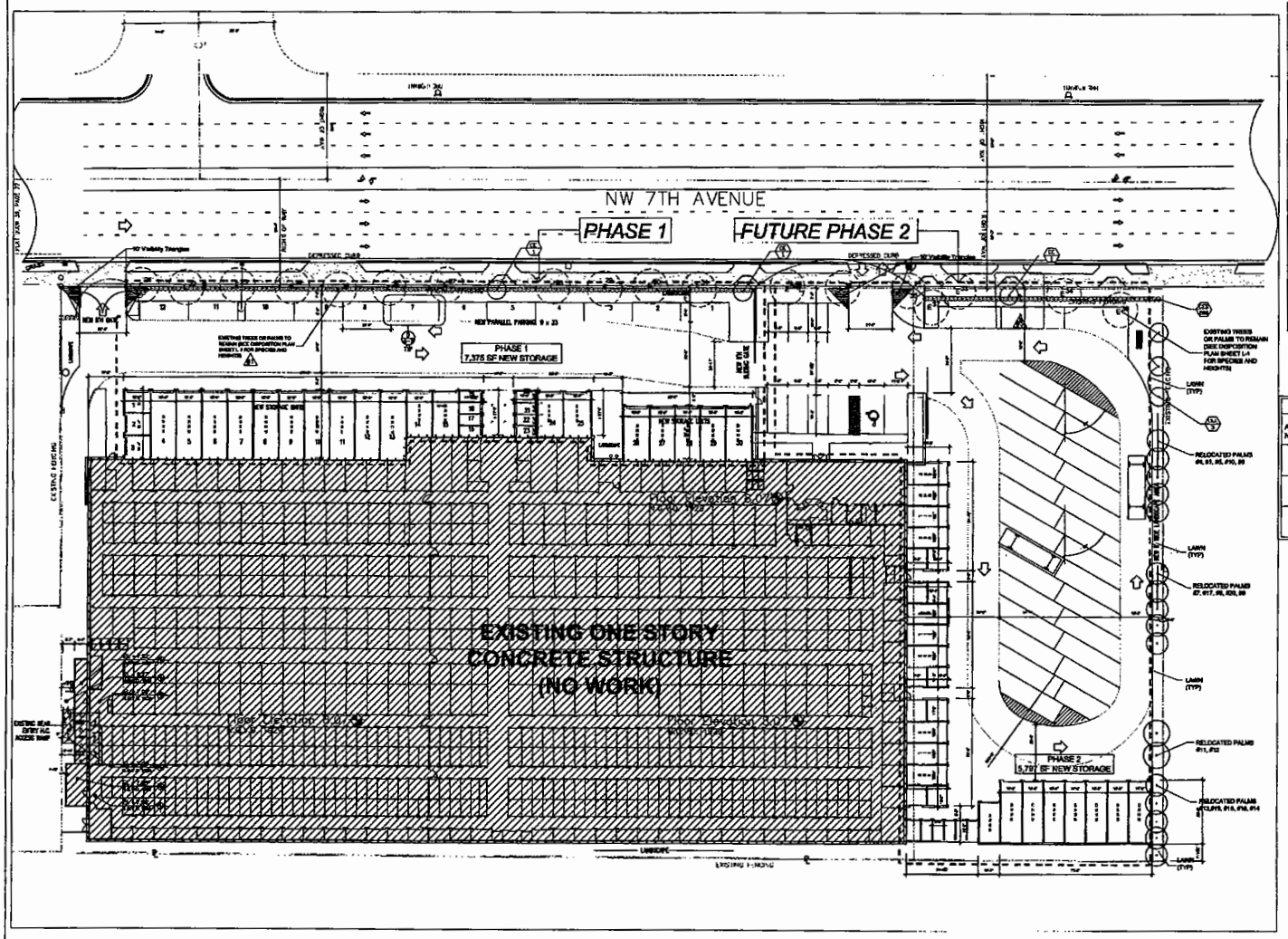

LANDSCAPE LIST

QUANTITY	KEY	BOTANICAL / COMMON NAME	DESCRIPTION
AS NEEDED	LAWN	St Augustine 'Floratam'	Solid Even Sod
206	CES	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. Hedge Material Must Be Planted at a Minimum of 36" Height and Maintained at Thereafter a Minimum Hedge Height of 48"
2. Shrub Planting Must Be Fully Integrated with Ground Cover Plantings.
3. Underground Water Pipes for all Trees Must Be Installed Prior to Landscaping.

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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	
#1	CITY COMMENTS 8.25.10
8.25.2010	Replace plan including architect
7.19.2010	Update Calculation per Variance
6.03.2010	Orient Plan for consistency
5.20.2010	Add 1 shade tree per comment
2.05.2010	Add dimensions for complete

drawn by

sheet title
Landscape Plan

SCALE:

sheet number
L-2

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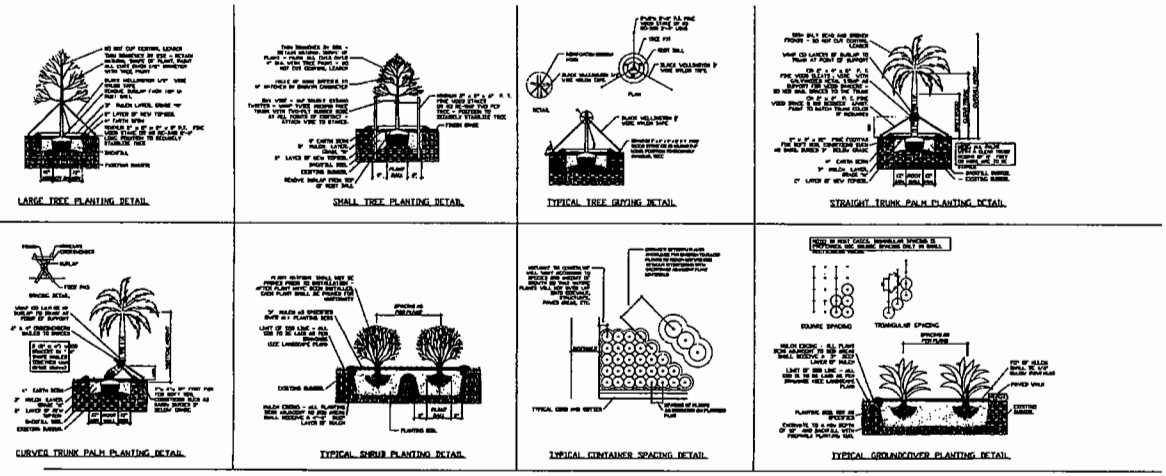
BY

WITKIN HULTS DESIGN GROUP
257 south 21st avenue hollywood, florida
phone 954.923.9651 facsimile
954.923.9652
www.witkinhultsdesign.com



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 II

I/We hereby certify that the landscaping/irrigation plan being submitted for the above captioned complies with the requirements of Ordinance 98-13 (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 #888

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SEP 3 0 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 23rd 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 23rd Day of September, 2010, in the County and State aforesaid, the date and year last aforesaid.

My commission expires: 3/25/2011

Jenney Vazquez
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 Paspalum. 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 Pells", 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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BLUSTEIN DESIGN ASSOCIATES
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Interior Design
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(305) 444-7433
LIC. No. - AR0007570

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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

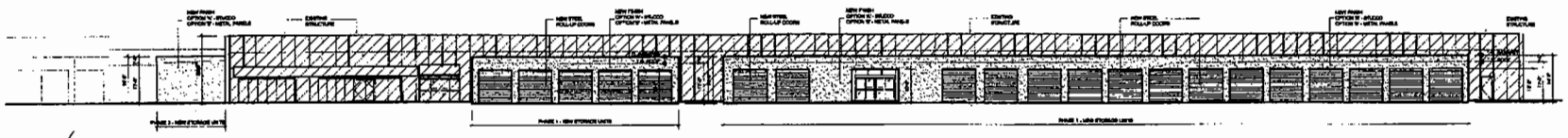
sheet title
Planting Details

SEP 1 3 2010

SCALE:

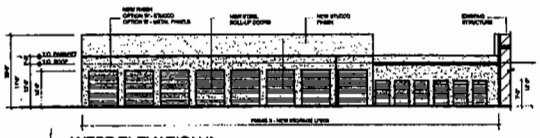
sheet number
L-3

20



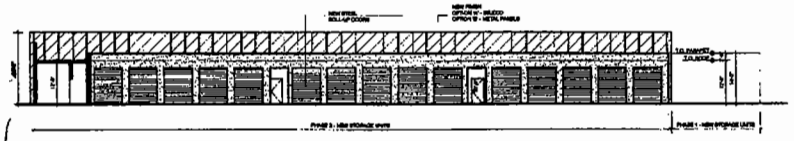
WEST ELEVATION I

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



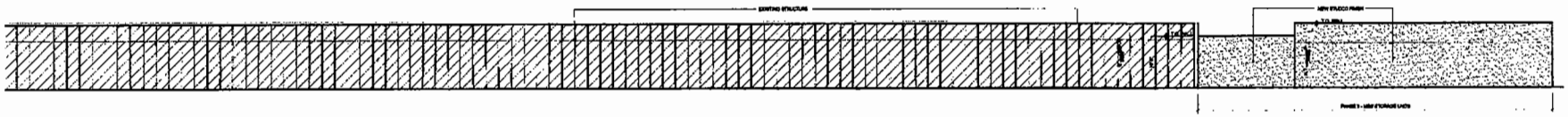
WEST ELEVATION II

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



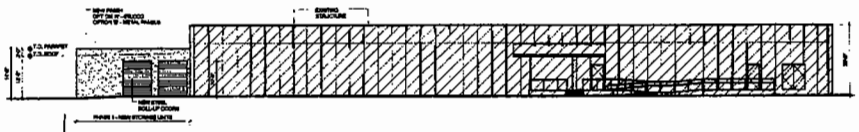
NORTH ELEVATION

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



EAST ELEVATION

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

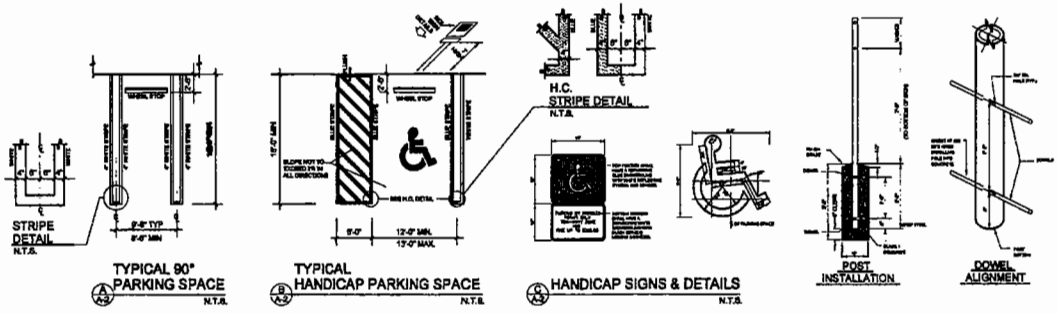


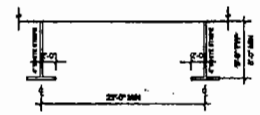
SOUTH ELEVATION

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

NEW ADDITIONS MAY BE CONSTRUCTED WITH:

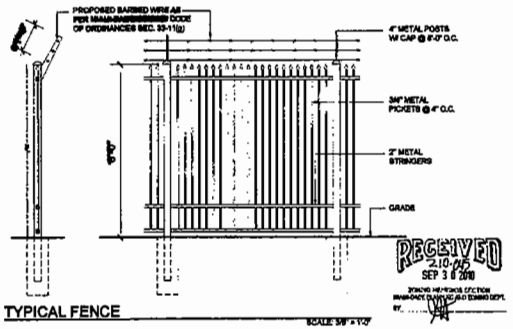
A. CONCRETE BLOCK & STUCCO (C.B.S.)
-OR-
B. STEEL FRAMING SYSTEM & METAL PANELS





TYPICAL PARALLEL PARKING SPACE

N.T.S.



TYPICAL FENCE

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

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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

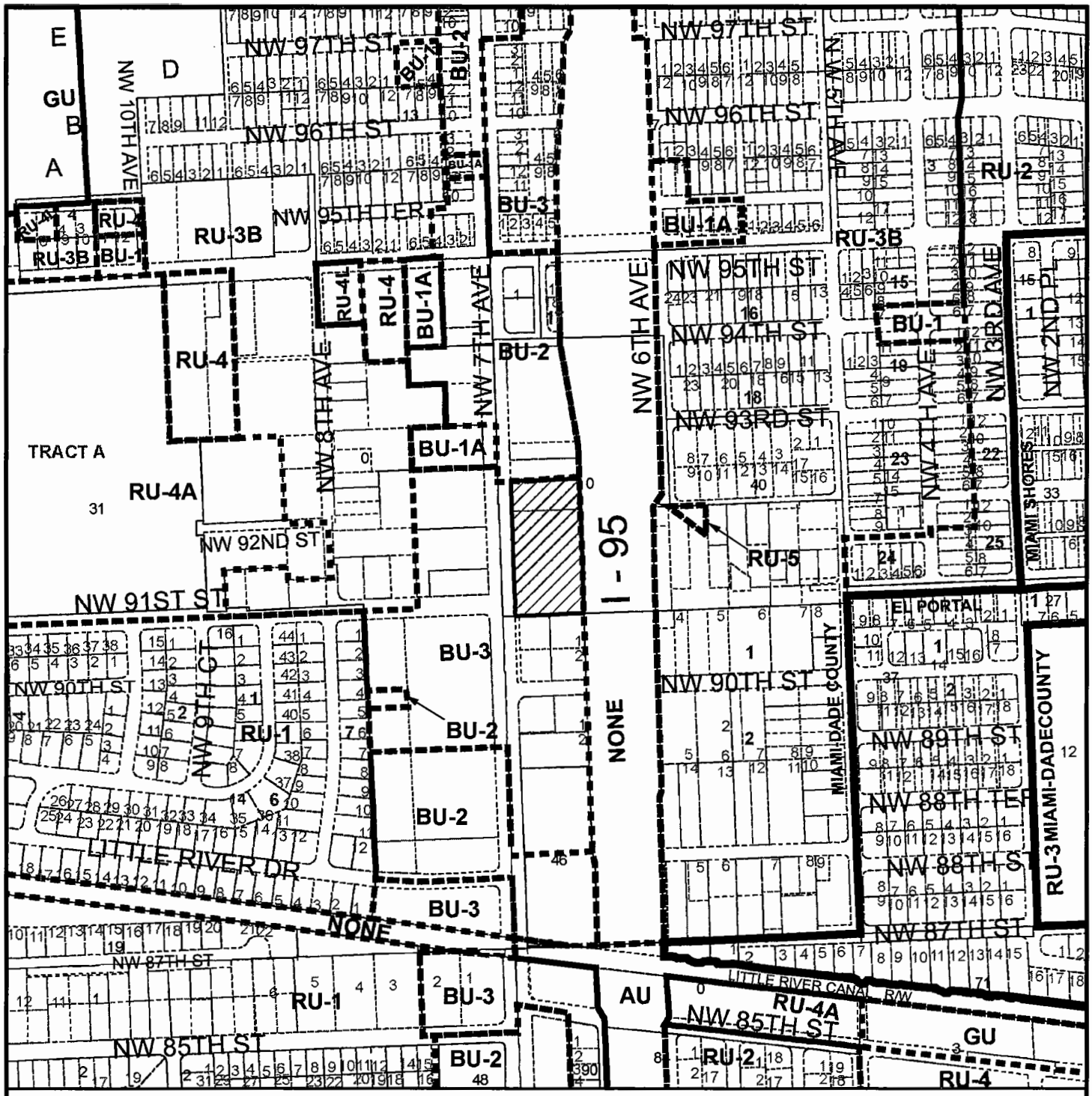
SCALE: AS SHOWN

sheet number

A-2

#2570
9-1-10

12



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

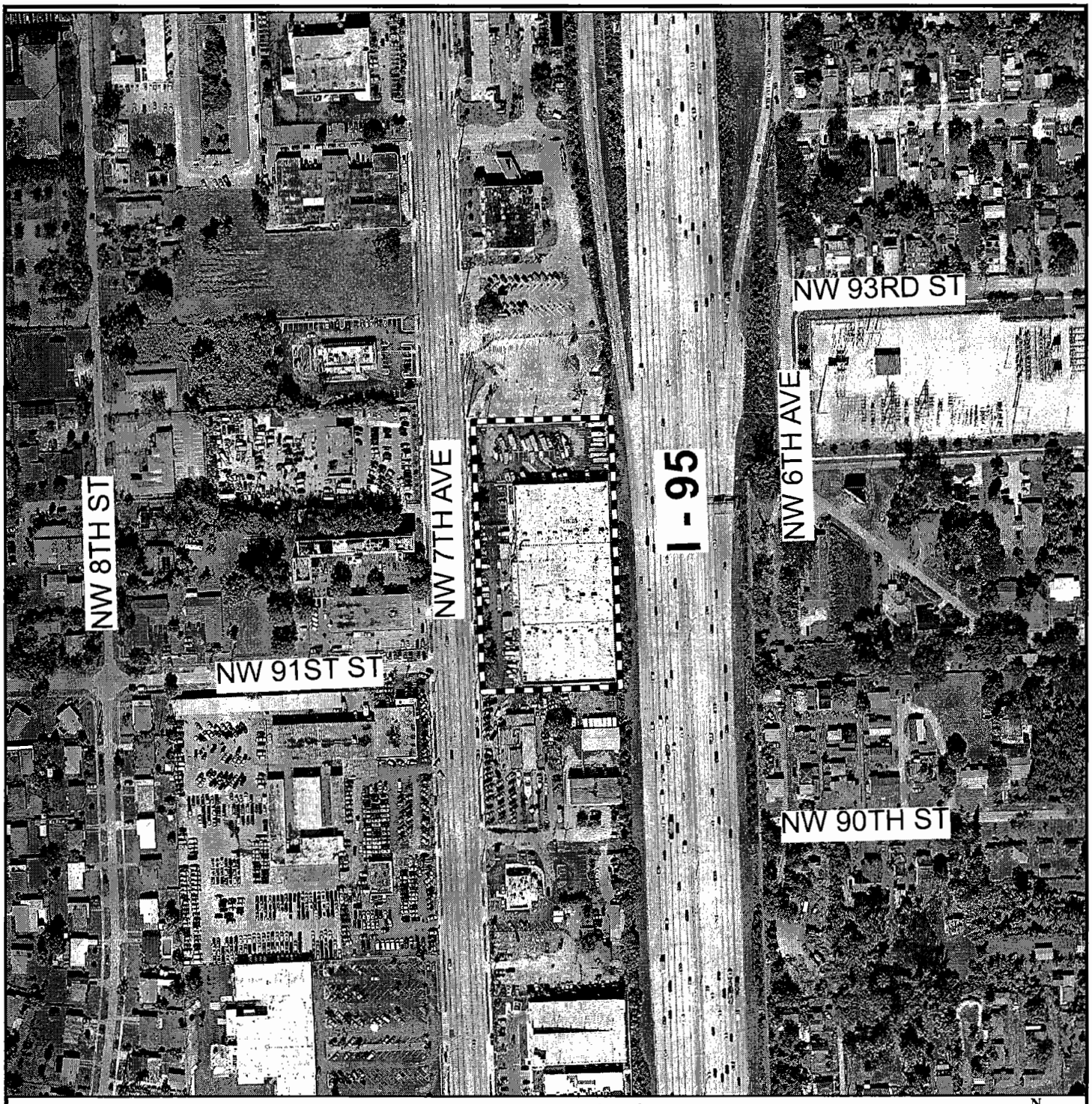
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, April 23, 2010

REVISION	DATE	BY
		22



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 COUNTY

SKETCH CREATED ON: Friday, April 23, 2010

REVISION	DATE	BY

E. HABITAT FOR HUMANITY OF GREATER MIAMI INC **10-12-CZ8-4 (10-065)**
(Applicant) **Area 8/District 02**
Hearing Date: 01/19/11

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. - Variance of cubic content.	BCC	Approved

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

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

#4

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-4 (10-065)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

☐ DEFER: ☐ INDEFINITELY ☐ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

==========

A. INTRODUCTION:

- **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.

- **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.

- **LOCATION:**

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

- **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:

This item was deferred from the December 14, 2011 meeting due to a lack of quorum. 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 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, 12/15/10
DATE FINALIZED: 12/15/10
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	dwelling units	N/A	square feet
residential		industrial	
N/A	square feet	N/A	square feet
Office		institutional	
N/A	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 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.

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

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.

APPLICANT

LYING NORTH OF N.W. 70 STREET & APPROX. 252' WEST OF N.W. 17 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

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:

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
NOT APPLICABLE	0
MICHAEL BATTLE, PRESIDENT	0
PAUL JONES, VICE PRESIDENT	0
TIMOTHY PLUMMER, 2ND V-PRESIDENT	0
ANNE E. MANNING, ASSISTANT SECRETARY	0

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest
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
210-065
JUN 07 2010
ZONING SEARCH/OR 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 HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.
	BY AH

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)

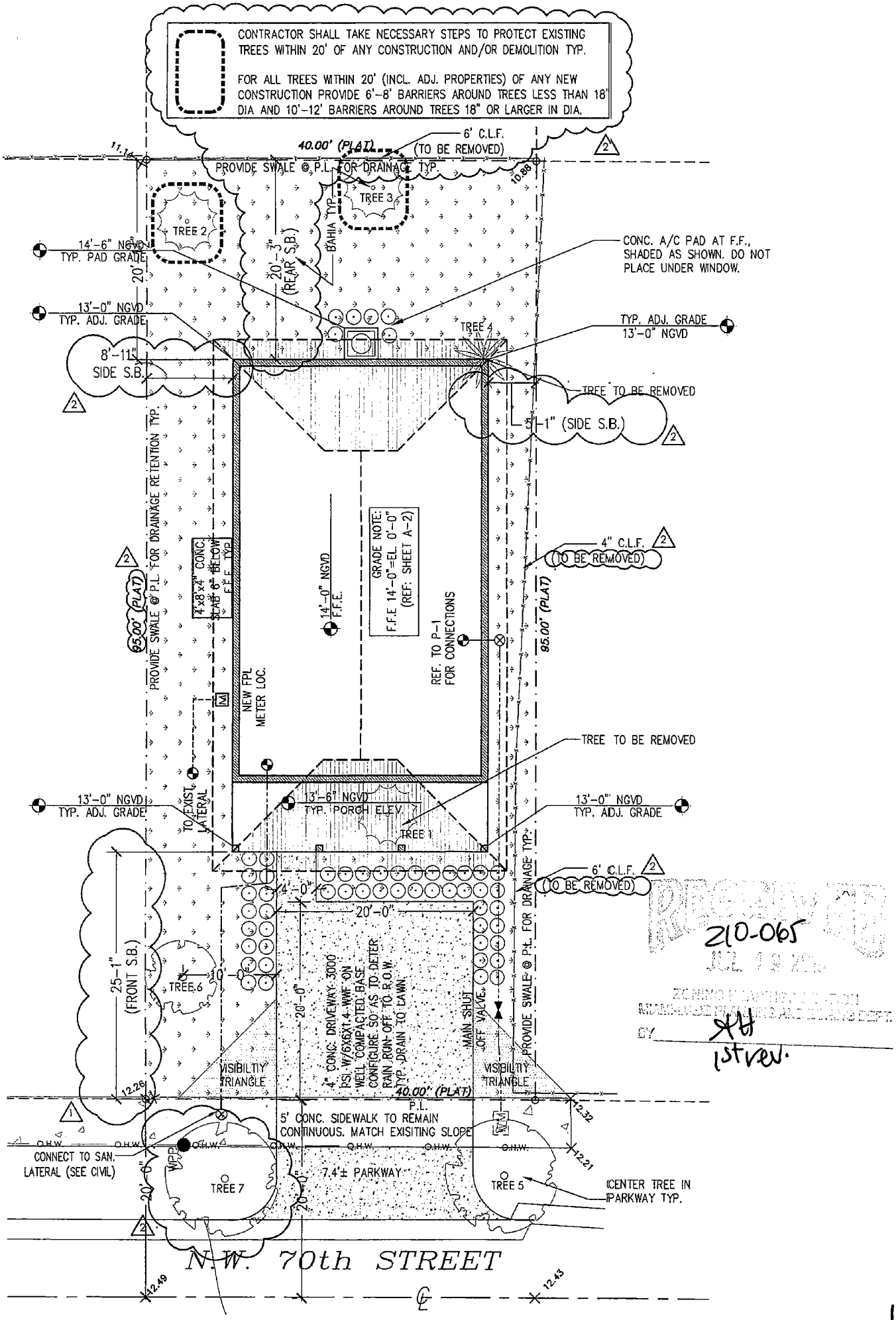
Sworn to and subscribed before me this 18 day of May, 20 10. Affiant is personally know to me or has produced _____ as identification.

Lyla Y. Marino
(Notary Public)

My commission expires: 3/19/11

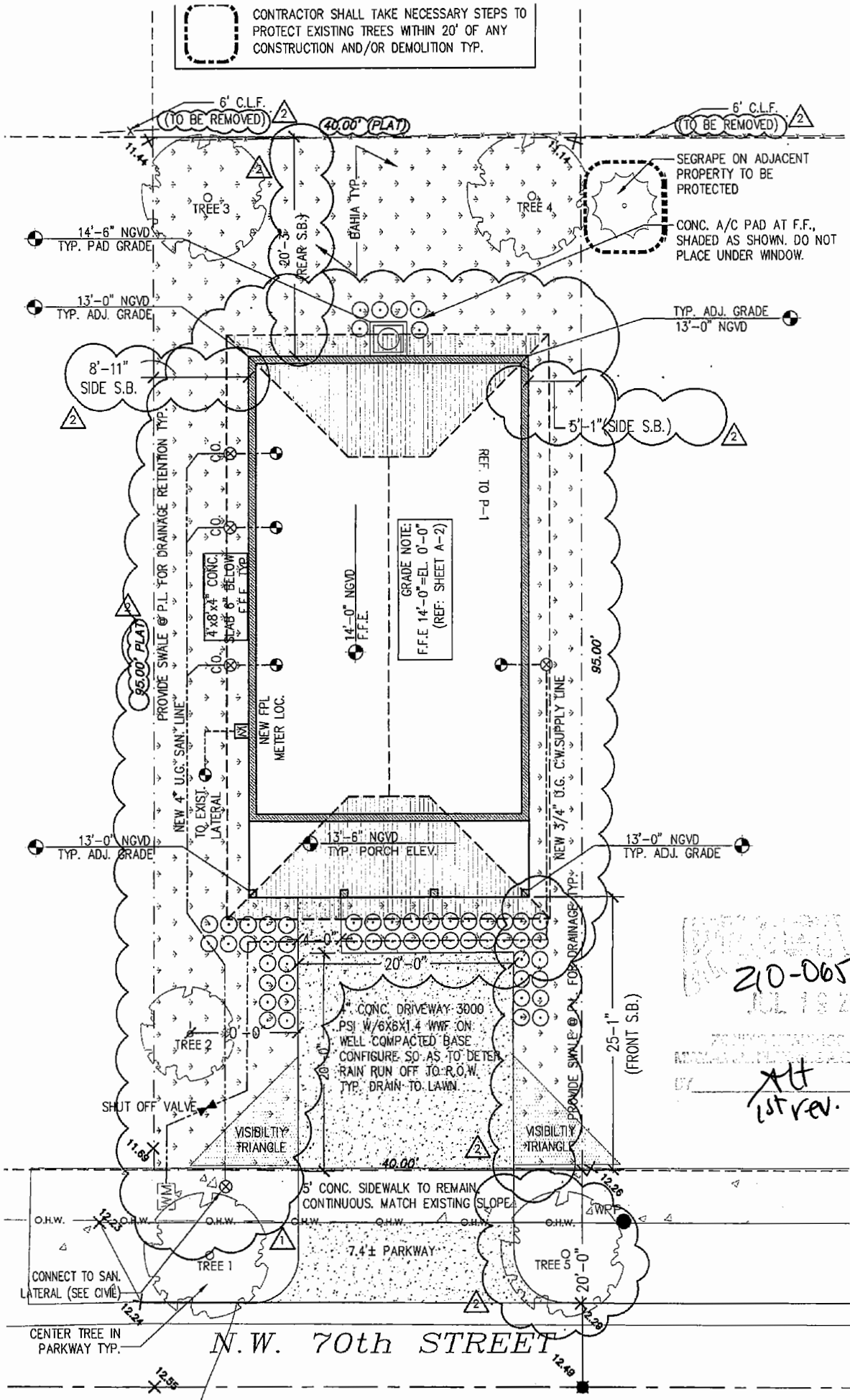
Seal

*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

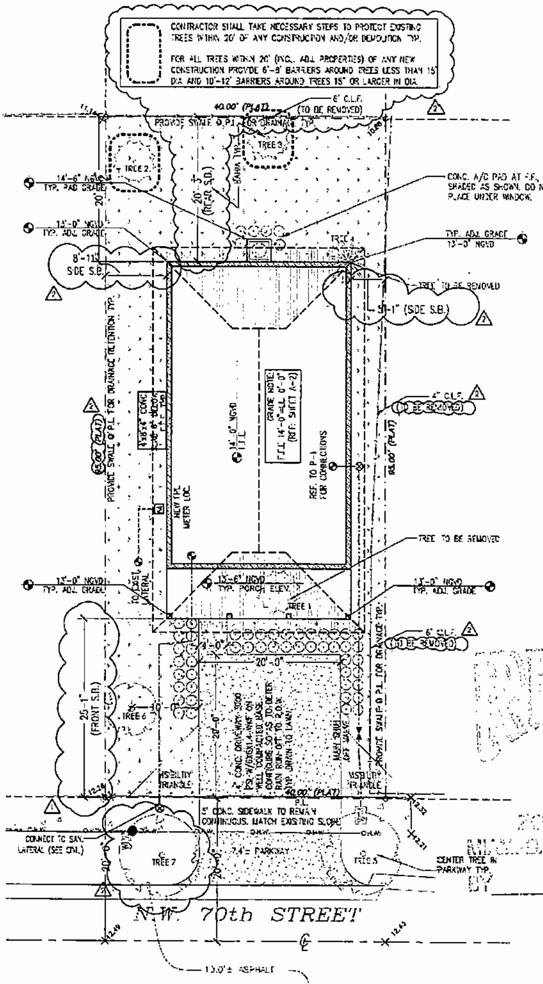
15



ENLARGED SITE PLAN

HABITAT FOR HUMANITY
FOLIO# 3031150050250 ~~1744~~ 1751 NW 70th St. Miami, Fl.

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



210065
AH
1st rev.

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"	40	50'

NEW SHRUB LIST

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

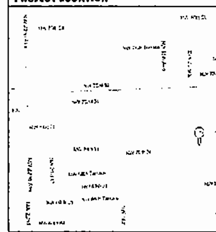
NOTE:
1. ALL SHRUBS SHALL BE MIN. 0'-18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING. SHRUBS WITHIN 10' OF A DRIVE SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 30".
2. TREES/SHRUBS CANNOT EXCEED 2.5' IN HEIGHT WITHIN 10' OF A DRIVEWAY

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. II, (4.5.5) PAYMENT INTO MIAMI DADE COUNTY TREE TRUST FUND MAY BE NECESSARY.
3. ~~ALL EXISTING TREES TO BE REMOVED~~
4. ** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE PLANTED WITHIN 22' OF BUILDING.

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

CONSTRUCTION NOTES

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

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

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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF 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 DISPOSE OF ALL VEGETATION, ORGANIC SOILS AND DEBRIS. FILL AND BACKFILL IN LAYERS NOT GREATER THAN 12 IN. LOOSE THICKNESS WITH STRUCTURAL FILL MATERIAL AND COMPACT TO 95% MINIMUM DENSITY (PROCTOR TEST) AT THE TIME OF CONSTRUCTION. A LICENCED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONSTRUCTION NOTES

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

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MAXIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,800 sf
ALLOWED LOT COVERAGE		35%
PROVIDED LOT COVERAGE		1,299 sf (34%)
SETBACKS:	REQUIRED:	PROVIDED:
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	REQUIRED 2 SPACES	PROVIDED 2 SPACES

NPHA 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.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 OF 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 I 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-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.

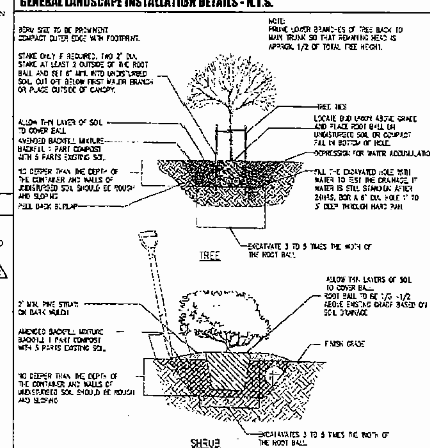
RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK 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. 95-97.

LANDSCAPE LEGEND

ZONING DISTRICT: RU-1 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 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) Palm provided	-	-
A.	Percentage of native trees req. number of trees provided X 30%=	1	3
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx ft along street/35= Palm as street trees (max. avg. spacing of 25 o.c.) XXXX ft Not allowed/25=		
C.	Street trees located directly beneath power lines (max. avg. spacing of 25 o.c.)	N/A	N/A
D.	Total number of trees provided	N/A	N/A
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

Symbol	Meaning
(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
201	DOOR NUMBER
	ELEVATION LINE
	SPOT ELEVATION
	REVISION
	PROJECT NORTH

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

Registration
30 June 2010
Peter W. Thomas AR 008754

REVISIONS
1 ... 2 ...

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

THOMAS & CATALDOLA

210-065
AH 9/7/20

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 03/29/09
Drawn by: RJF/fes
Habitat/Habitat/Coco/Plans/A1-1.dwg

A1

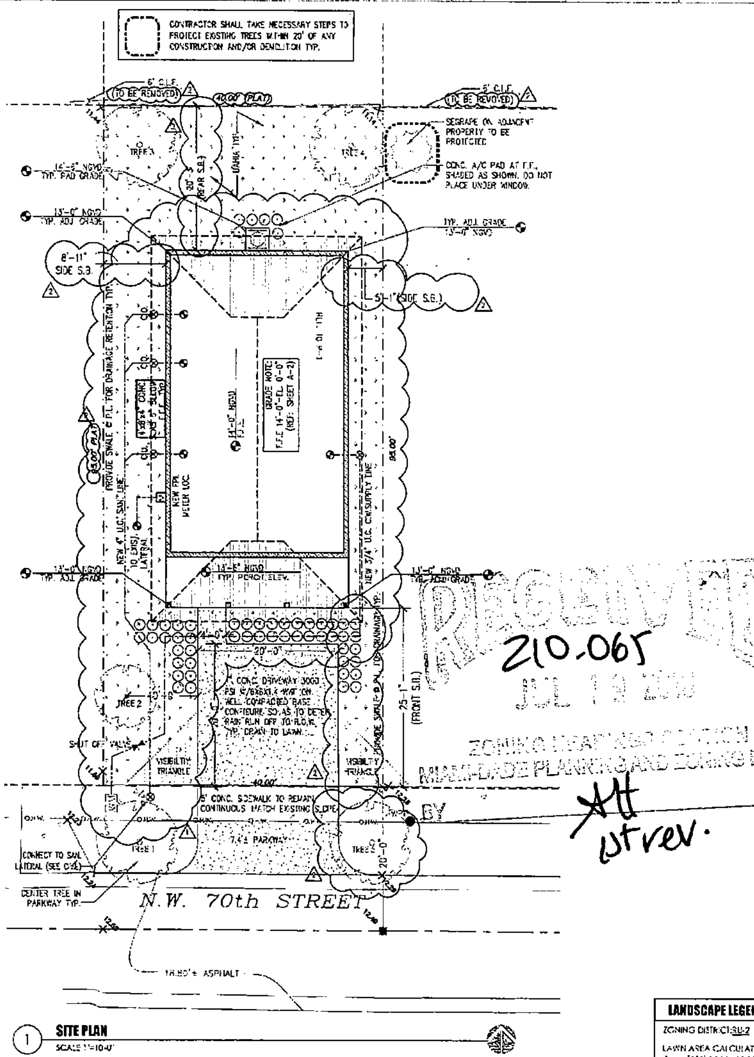
17

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

HABITAT FOR HUMANITY

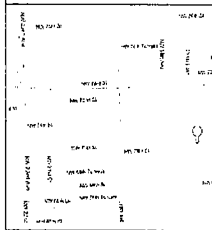
FOLIO# 3031150050250~~5~~5 ~~1751 NW 70th St.~~ VACANT Miami, Fl.

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

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		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'-3"
INT. SIDE	5'-0"	5'-1" & 8'-11"
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 341.8.2.3.1.1

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

TERMITE TREATMENT CERTIFICATES (FBC 106.10)

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

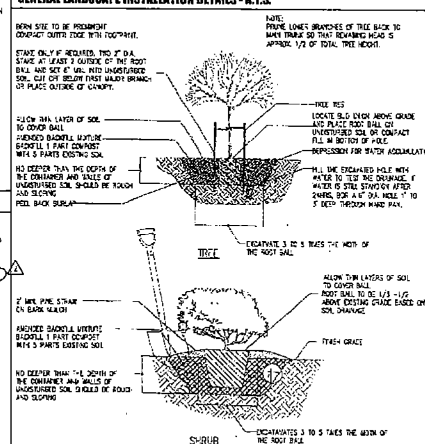
LANDSCAPING NOTES

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 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.



LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .087 ACRES (3,800 SF)

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. Total open space required by Ch 33	N/A	N/A
B. Max. lawn area (St. Augustine sod) permitted 50% X lot coverage = 1900 sf max.		1800 sf
TREES		
The number of trees required per lot:	3	3
existing number of trees that meet min. requirements =	1	-
30% palm trees allowed (two palms = one tree) Palms provided	-	-
A. Percentage of native trees req.=number of trees provided X 30%=	1	3
B. Street trees (max. avg. spacing of 35' o.c.) xxxx sf along street/35=	2	2
Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	N/A	N/A
C. Street trees located directly beneath power lines (max. avg spacing of 25' o.c.)	N/A	N/A
D. Total number of trees provided	5	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 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

SYMBOLS

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

Registration
Peter W. Thomas AR 008754
30 June 2010

REVISIONS

HABITAT FOR HUMANITY
1751 NW 70th St.
Miami, Florida

T&C THOMAS & CALANDRIA

SITE /LANDSCAPE PLANS, DETAILS & NOTES

A1

210-065

18

RECEIVED
MIAMI-DADE COUNTY
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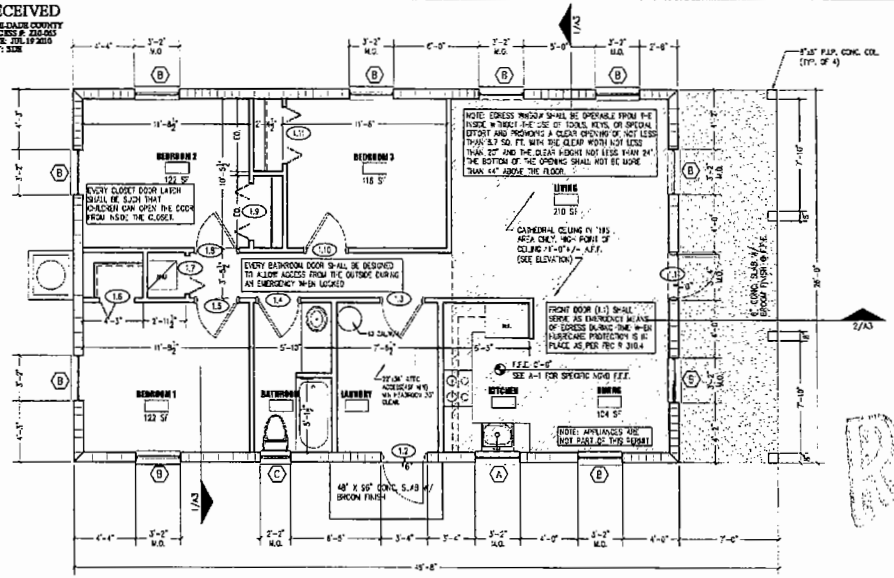
BY: SDR



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

GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, 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 GLASS TY.	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 06-0406.06
A	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06 (EXPOSURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

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

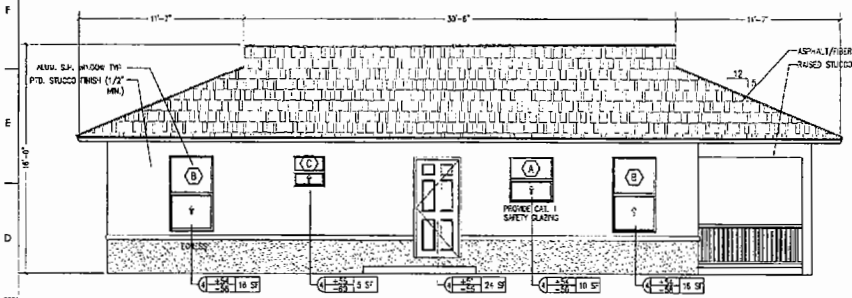
ROOM FINISH SCHEDULE

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"	
HR/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	

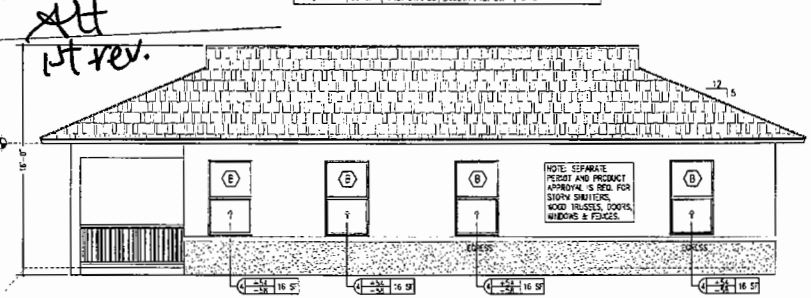
RECEIVED
210-065
JUL 19 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Alt
1st rev.

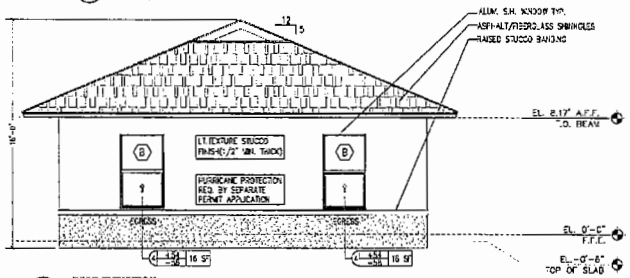
210-065
Alt
1st rev.



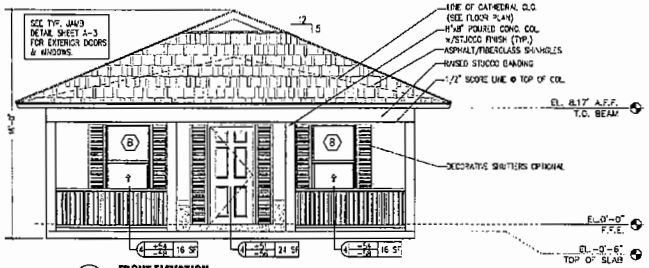
2 **LEFT ELEVATION**
SCALE 1/4"=1'-0"



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



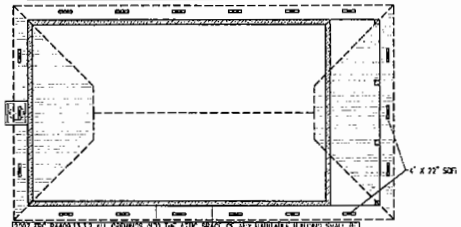
4 **REAR ELEVATION**
SCALE 1/4"=1'-0"



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

2007 FBC R1405.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH SOFFIT OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 27") = 11 SF PROVIDED



2007 FBC R1405.13.3.3 ALL OPENINGS INTO THE ATTIC SPACE OF ANY MATERIALS EMPLOYED 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"

Habitat for Humanity
MIAMI-DADE COUNTY
SOUTHEAST
DESIGN GROUP ARCHITECTS

Registration
Peter Thomas
7/9/2010
Peter Thomas AR 0002734

Revisions
DATE | DESCRIPTION
7/9/2010 | 1st REVIEW COMMENTS (SEE REV. 1)

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

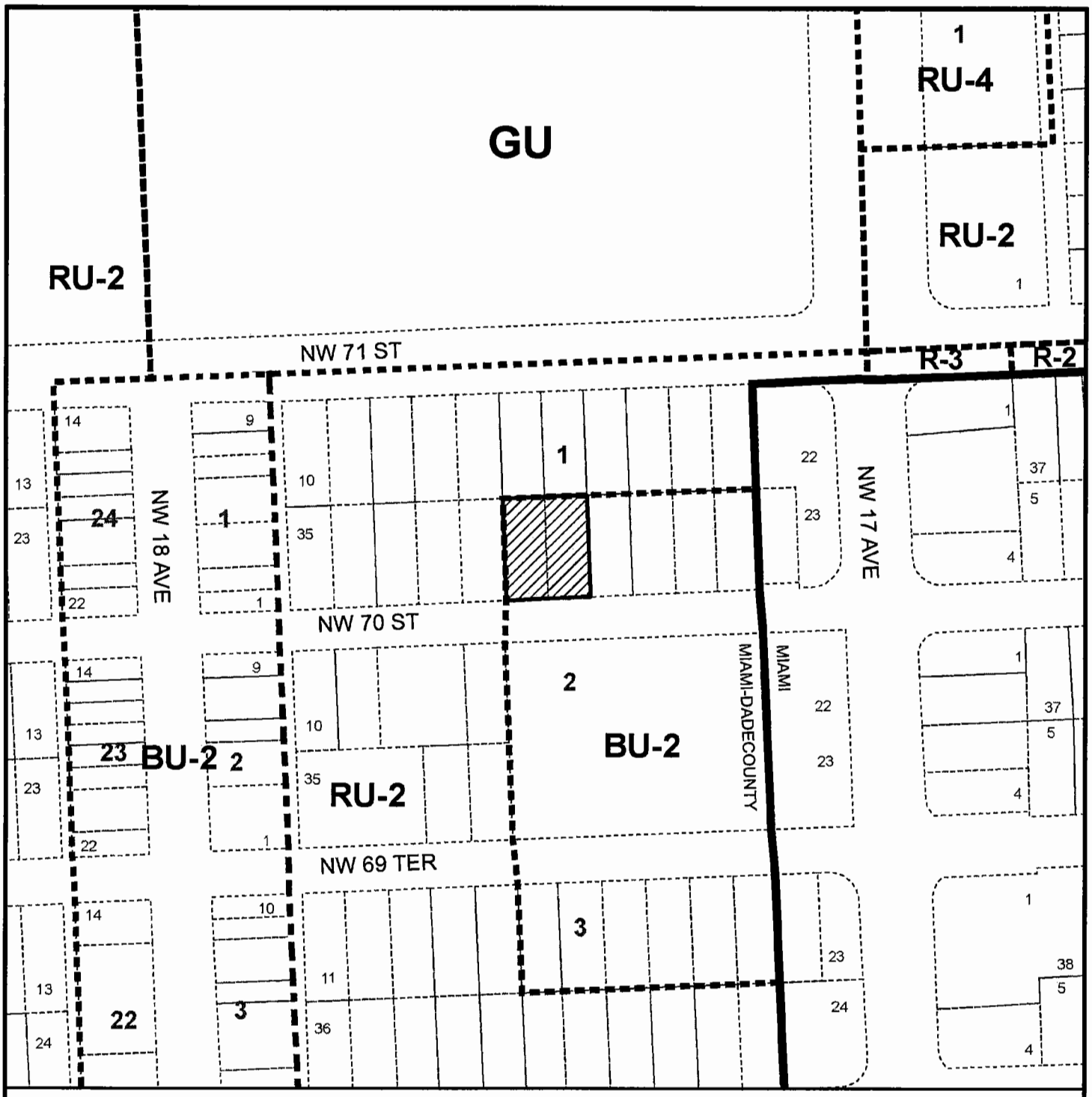
THOMAS & CASTAÑEDA
ARCHITECTURE PLANNING
DESIGN GROUP ARCHITECTS
7000 SW 97 AVENUE, SUITE 202
MIAMI, FLORIDA 33173
TEL: 305-271-8870 FAX: 305-271-8871

FLOOR PLANS,ELEVATIONS AND SCHEDULES

Date: 06/22/10
Drawn by: GLLAG
Checked by: PT
File: 1A-FINAL-CONSTRUCTION-DOCUMENTS.DWG

A2

19



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000065

Legend
Zoning
Subject Property Case

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
		20

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
Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, June 9, 2010

REVISION	DATE	BY

F. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)

10-12-CZ8-5 (10-097)
Area 8/District 02
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#5

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-5 (10-097)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

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:** January 19, 2011

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

==========

A. INTRODUCTION:

- **SUMMARY OF REQUEST:**

  Applicant is requesting reduced lot frontage and lot area for two parcels.

- **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.

- **LOCATION:**

  Lying south of NW 68 Street and approximately 65' east of theoretical NW 25 Avenue, Miami-Dade County, Florida.

- **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:

This item was deferred from the December 14, 2011 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/10
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: 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

MIAMI-DADE COUNTY

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.

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

DATE: 13-JUL-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

HABITAT FOR HUMANITY OF GTR MIAMI

APPLICANT

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.

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.

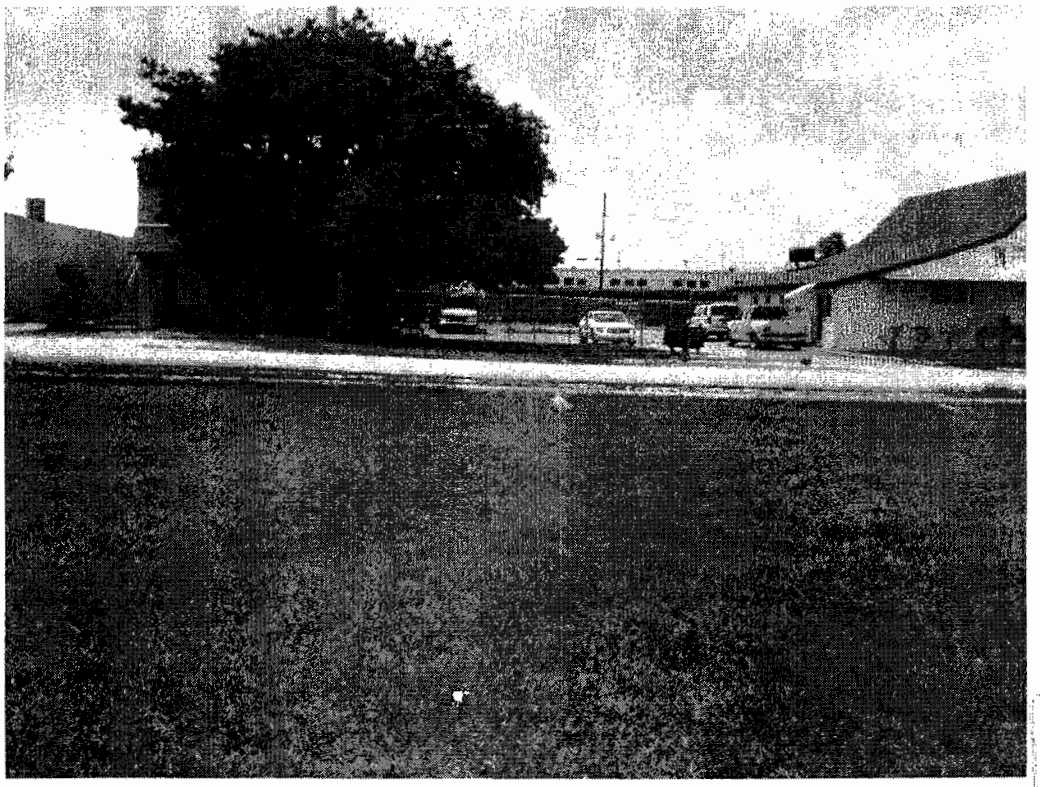
HABITAT FOR HUMANITY OF GTR MIAMI

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

REPORTER NAME:

11

Prop. #215-1
2480 NW 68 ST



North Elevation

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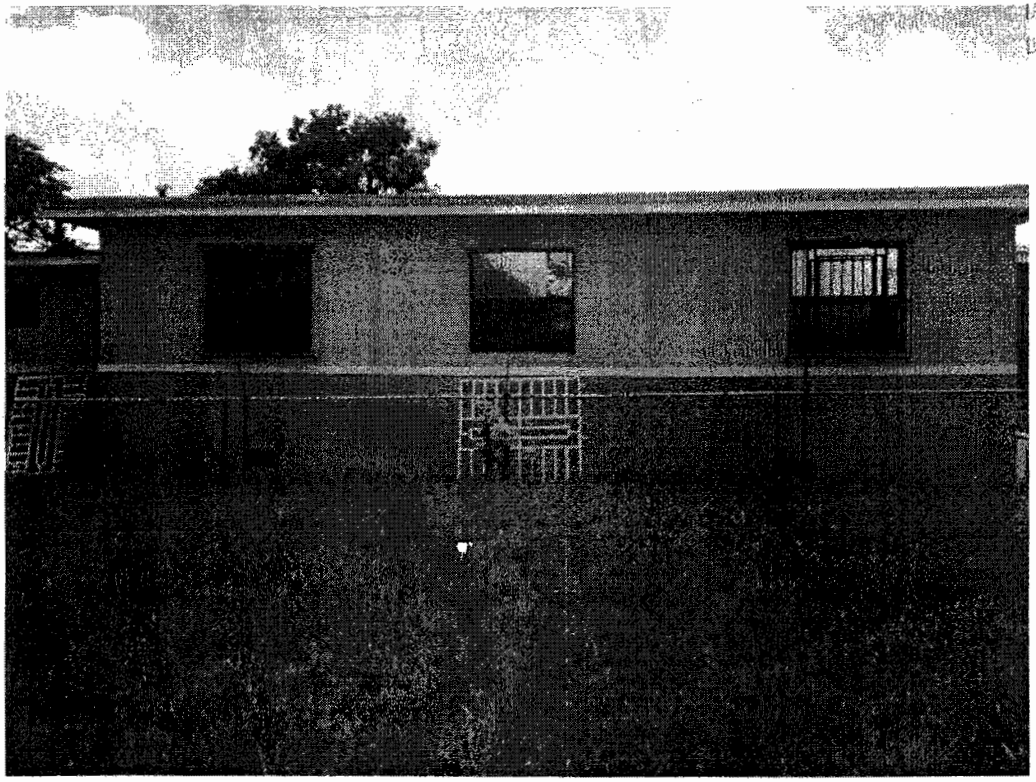

West Elevation

Prop. #215-1
2480 NW 68 ST

South Elevation

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Z10-097
JUL 07 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JZH

East Elevation

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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Z10-097
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.

RECEIVED
210-097
JUL 07 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

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

Signature: _____
(Applicant)

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

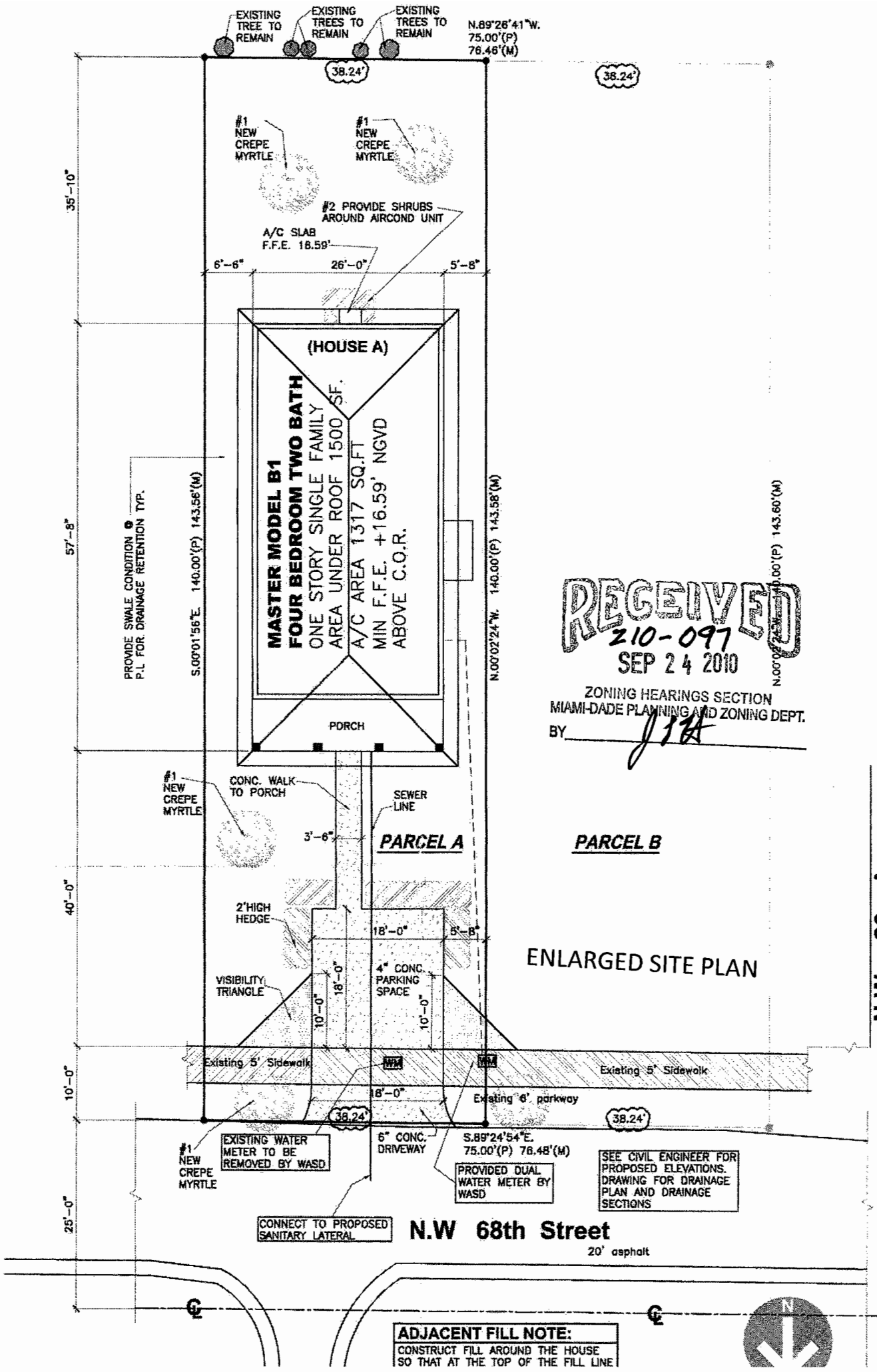
_____
(Notary Public)

My commission expires: April 7, 2012

KENDALESE S. ROSE
Commission DD 776074
Expires April 7, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

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.



RU-2

S	NO
S	
S	
S	
	NO

16

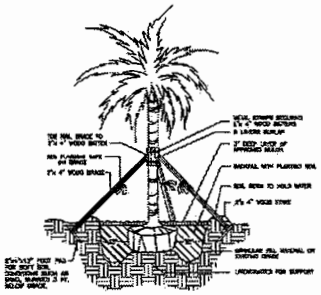
17

TREE SCHEDULE TABLE : Existing and New

SYMBOL	LOCATION	PLANT NAME	SIZE	DBH	HEIGHT	CANOPY DIAMETER	QUANTITY	REMARKS

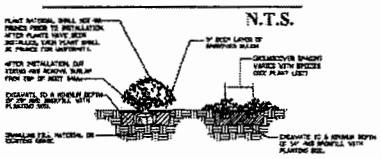
LANDSCAPE LEGEND

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square Feet of open space required by Chapter 33, or indicated on zone		
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 CALCULATION		
A. N/A Total s.f. of landscape open space required by Chapter 33		
B. Maximum open area (sod) permitted		
TREES		
A. No. trees required per net lot area		
B. Palms shrub. No. trees provided	N/A	N/A
C. Hedges Required. No. trees provided		
D. Street trees (minimum average spacing of 30' o.c.)	N/A	N/A
E. Street trees required directly beneath power lines (maximum average spacing of 20' o.c.)		
SHRUBS		
A. No. trees required x 10 = No. of shrubs planted	20	40
B. No. shrubs planted x30% = No. of native shrubs required		
IRRIGATION PLAN: if required by Chapter 33	N/A	N/A



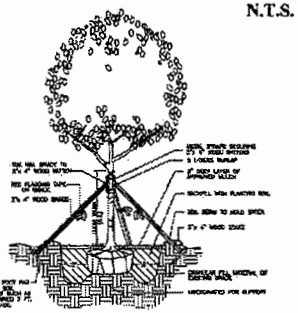
PALM PLANTING DETAIL

N.T.S.



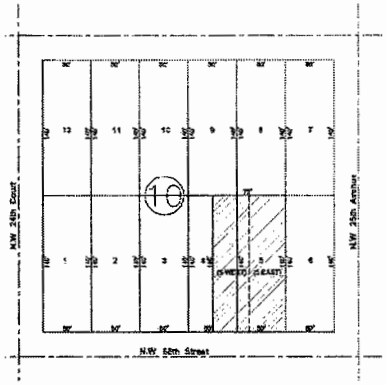
SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



TREE PLANTING & GUYING DETAIL

N.T.S.



LOCATION MAP
N.T.S.

ZONING LEGEND — RU-2

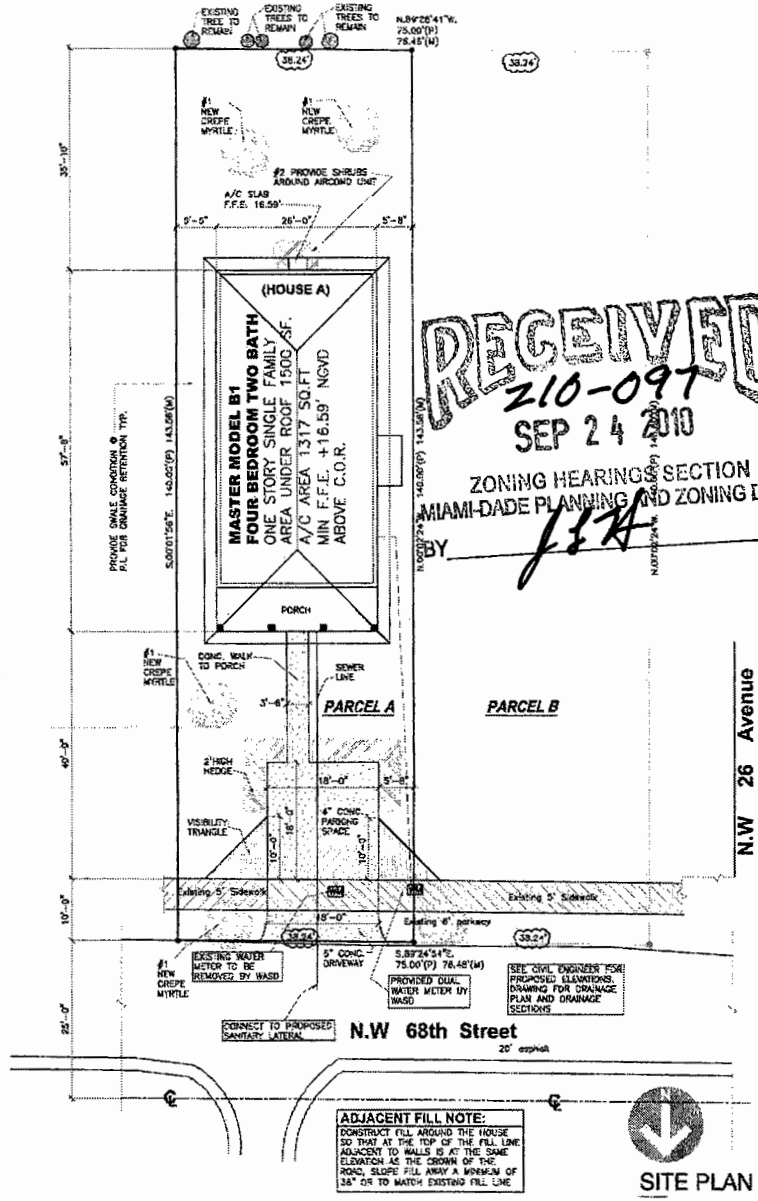
			YES	NO
ADDRESS: 1476 N.W 69th TERRACE DADE FLORIDA				
LOT LOCATION IN: (DADE-COUNTY) OR (CITY OF MIAMI)	DADE COUNTY			
1. LOT (DID) OR (DID NOT) REQUIRE WAIVER OF ZONING FOR SETBACKS OR LOT COVERAGE.			YES	
	REQUIRED	PROVIDED		
2. A MINIMUM FRONT LOT LINE DIMENSION	37'-6"	38.24'		
3. LOT SIZE S.Q.F.T	3750 S.Q.F.T	5489 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"	49'-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 TREES, 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 WATER-IN 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, PROJECTS/UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE 2' MODERANT TEMPORARY BARRIER 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 SHADED, NON PERIODIC, SUBFAUE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE, FREE OF NEMATODES REASONABLY FREE OF SUBSOIL, GRUB-HEAD 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 10 INCHES IN DIAMETER AND PROVIDE 10-12 BARRIERS AROUND TREES 18" IN DIAMETER OR GREATER



RECEIVED
Z10-097
SEP 24 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JH

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 ELIZEBTH PARK", AS RECORDED IN PLAT BOOK 4 AT PAGE 155, 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 ELIZEBTH PARK", AS RECORDED IN PLAT BOOK 4 AT PAGE 155, 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

Z10-097

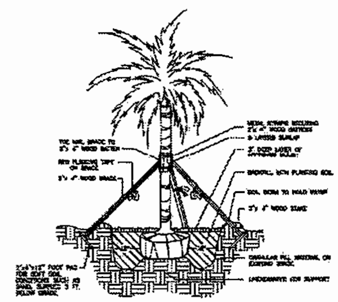
SITE PLAN FOR MODEL B-1 HOUSE B.
ADDRESS OF LOT: 24XX N.W 68 STREET
MIAMI FLORIDA
HABITAT FOR HUMANITY
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI, FLORIDA

VICTOR E. DEKONSCHIN
a r c h i t e c t aia
8245 S.W 106 STREET
MIAMI FLORIDA 33156
FLA. REG. NO. AR0020751
EMAIL-DEKONVICTOR@HOTMAIL.COM
CELL PHONE: (305)-407-5585
FAX# (305) 274-1679

SHEET NO. A-1
OF 9

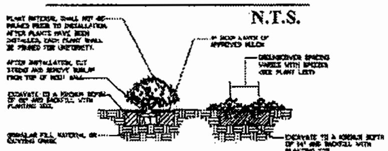
TREE SCHEDULE TABLE - Existing and New

LANDSCAPE LEGEND



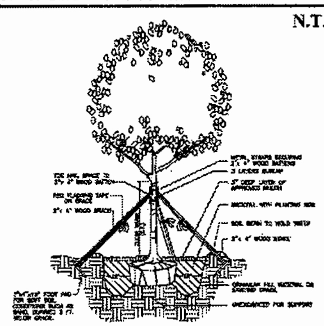
PALM PLANTING DETAIL

N.T.S.



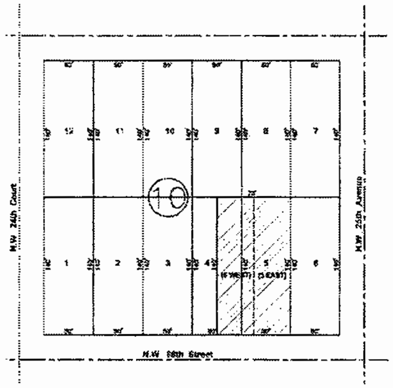
SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



TREE PLANTING & GUYING DETAIL

N.T.S.



LOCATION MAP

N.T.S.

ZONING LEGEND RU-2

			YES	NO
ADDRESS: 1470 N.W 68th TERRACE DADE FLORIDA			YES	NO
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"	6'-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. SEPARETE 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

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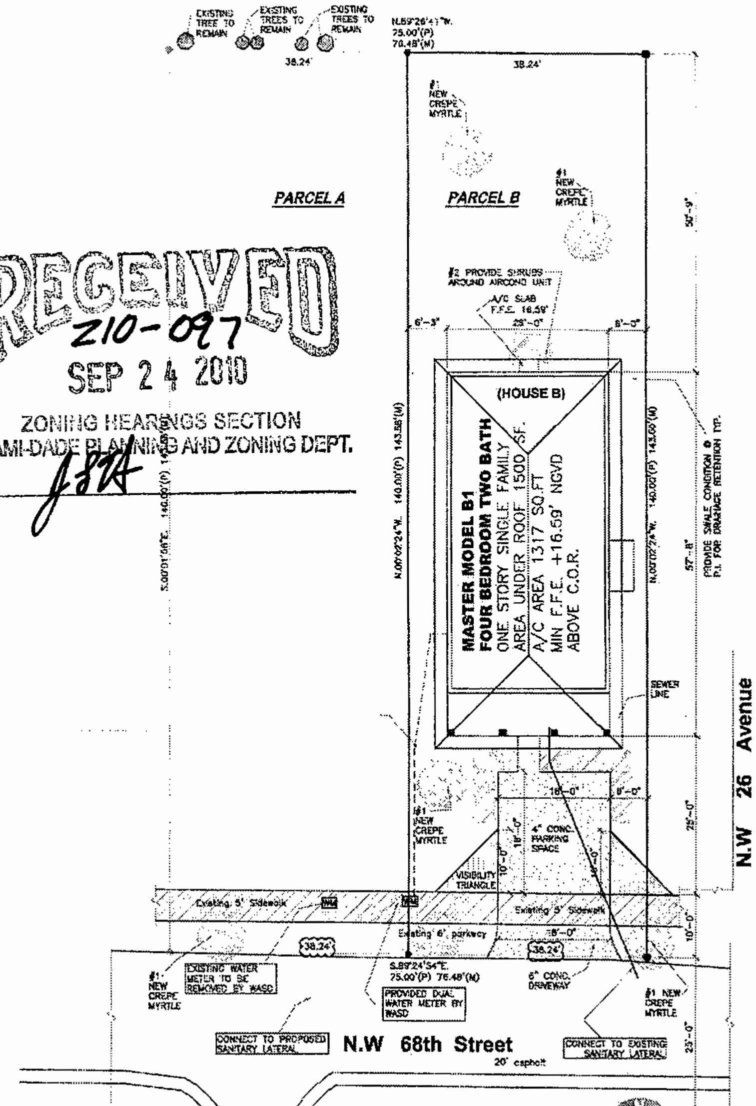
2. ALL PLANTS MATERIALS AND GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY VIGOROUS, WELL ROUTED AND FREE OF INSECTS OR PEST, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATION OF ANY UNDERGROUND OR ABOVE GROUND UTILITIES, PROJECT UTILITIES TO AVOID 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 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 HARMFULL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE
10. IRRIGATED BY HAND USING POTABLE WATER INMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANT ESTABLISHED BUT NOT LESS THAN 120 DAYS.
11. PROVIDE 6-8 BARRIERS AROUND TREES LESS THAN 15 INCHES IN DIAMETER AND PROVIDE 10-12 BARRIERS AROUND TREES 15" IN DIAMETER OR GREATER

RECEIVED
Z10-097
SEP 24 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [signature]



SITE PLAN

1"=10'-0"

SEE CIVIL ENGINEER FOR PROPOSED ELEVATIONS. DRAWING FOR DRAINAGE PLAN AND DRAINAGE SECTIONS

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 ELIZEBTH 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 ELIZEBTH 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.

Z10-097

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

SHEET NO. A-1 OF 9

VICTOR E. DEKONSCHIN architect aia
8245 S.W 106 STREET, MIAMI FLORIDA 33156
FLA. REG. NO. AR0003191
CELL PHONE (706)-402-5605
email-dekonarch@bellsouth.net
FAX# (305) 274-1679

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

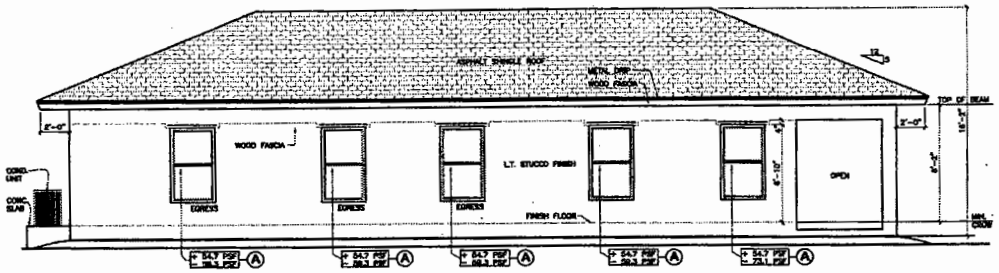
DATE REVISIONS

10 / B

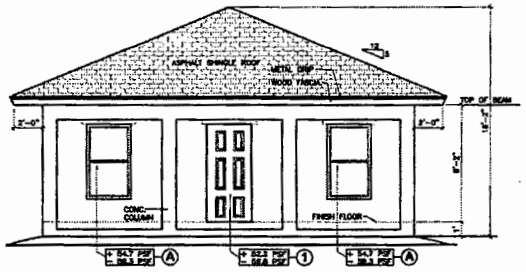
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY M.A.C.
DATE 09-21-09

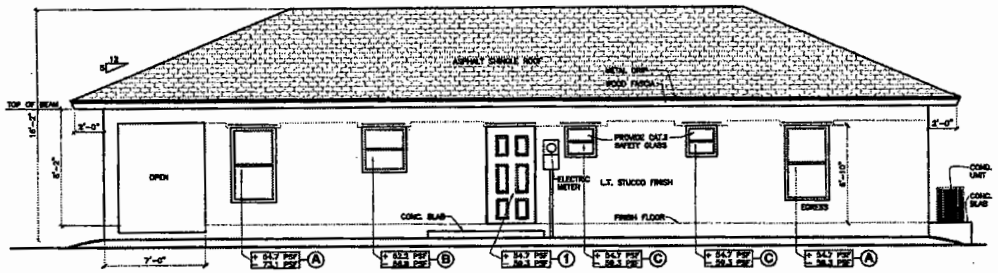
18



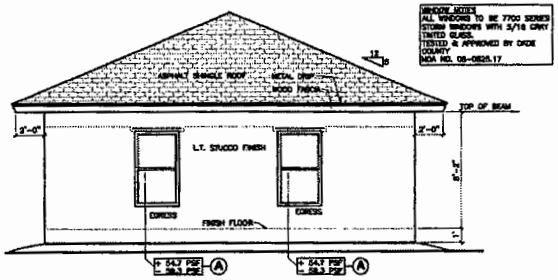
LEFT SIDE ELEVATION
SCALE = 1/4"= 1'-0"



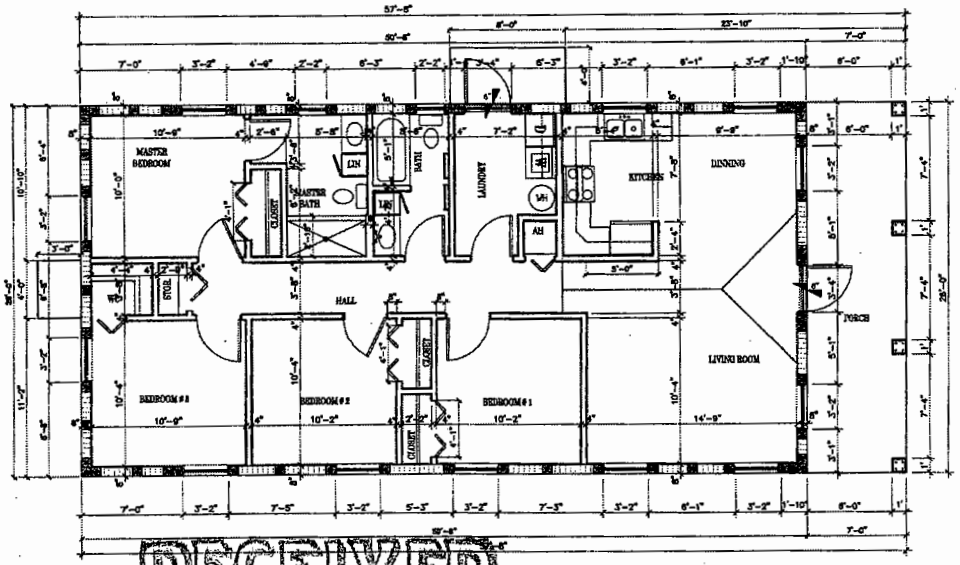
FRONT ELEVATION
SCALE = 1/4"= 1'-0"



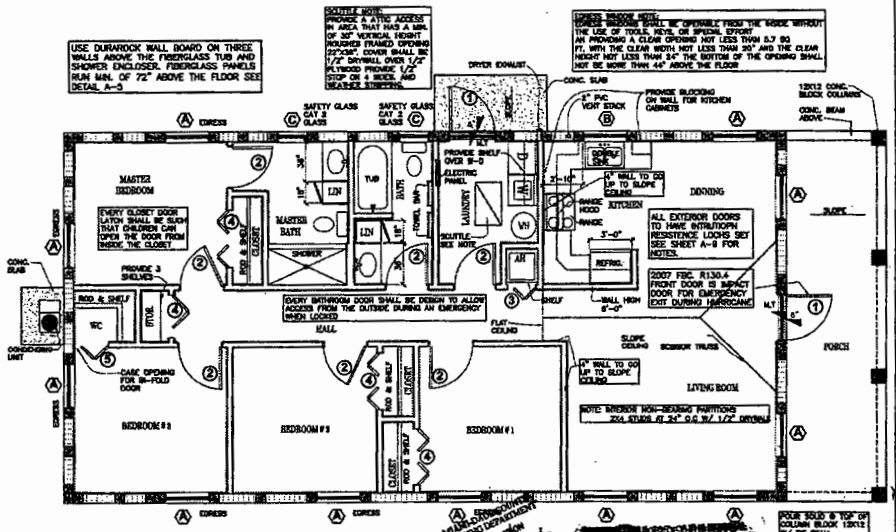
RIGHT SIDE ELEVATION
SCALE = 1/4"= 1'-0"



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



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



FLOOR PLAN NOTES
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: 7/27/09

MIAMI-DADE COUNTY BUILDING DEPARTMENT
PLUMBING SECTION
APPROVED BY:
DATE: 7/27/09

RECEIVED
210-097
JUL 07 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

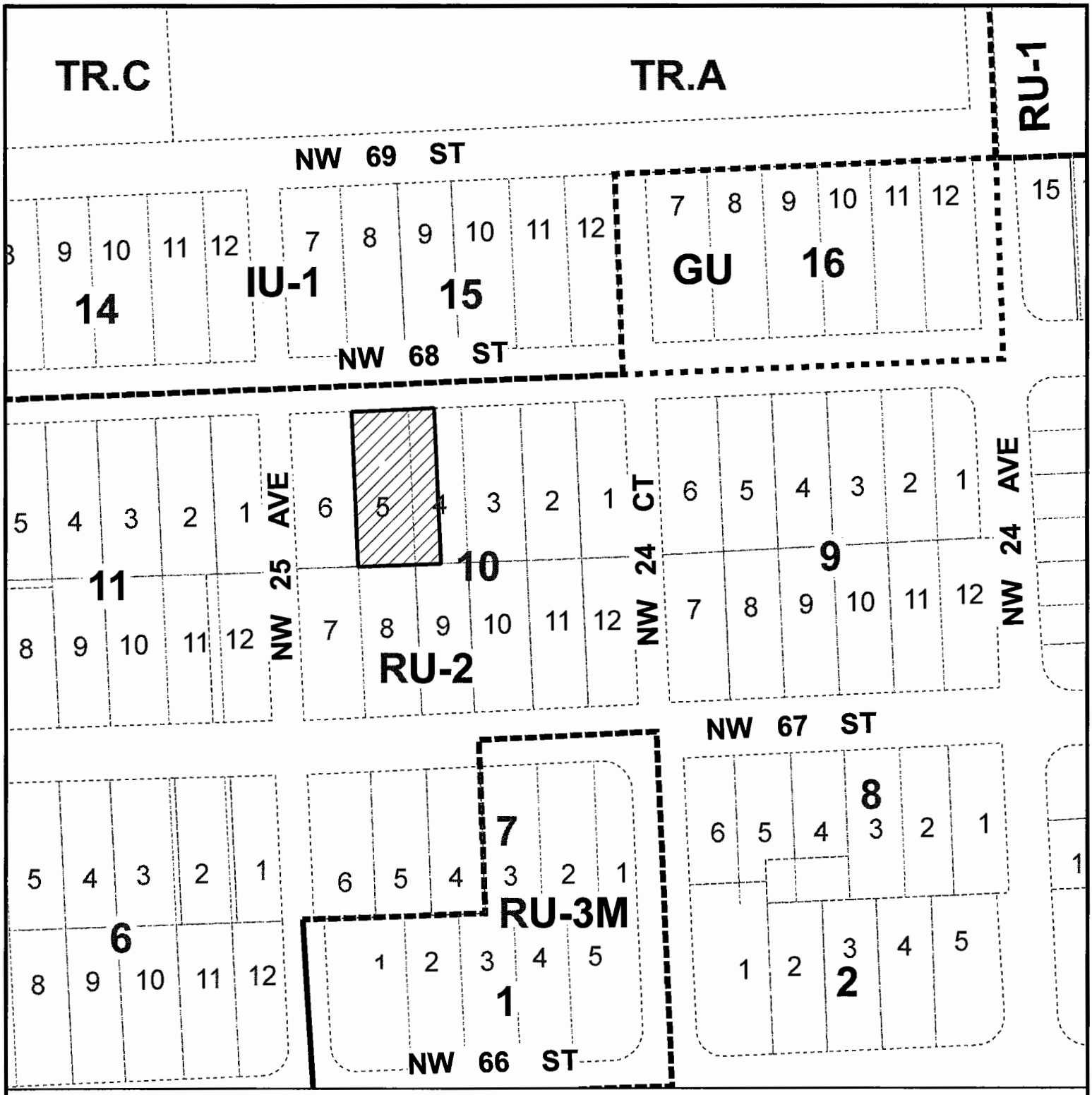
210-097
FEB 07 2011

FOUR BEDROOM MASTER MODEL B-1
COOKIE CUTTER
HABITAT FOR HUMANITY
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE, MIAMI, FLORIDA

VICTOR E. DEKONSCHIN
a.i.a.
8245 S.W. 105 STREET
FLORIDA LIC. NO. AR0013791
CELL PHONE (786)-402-5605
MIAMI, FLORIDA 33156
FAX# (305) 274-1679

A3
9

19



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

Legend

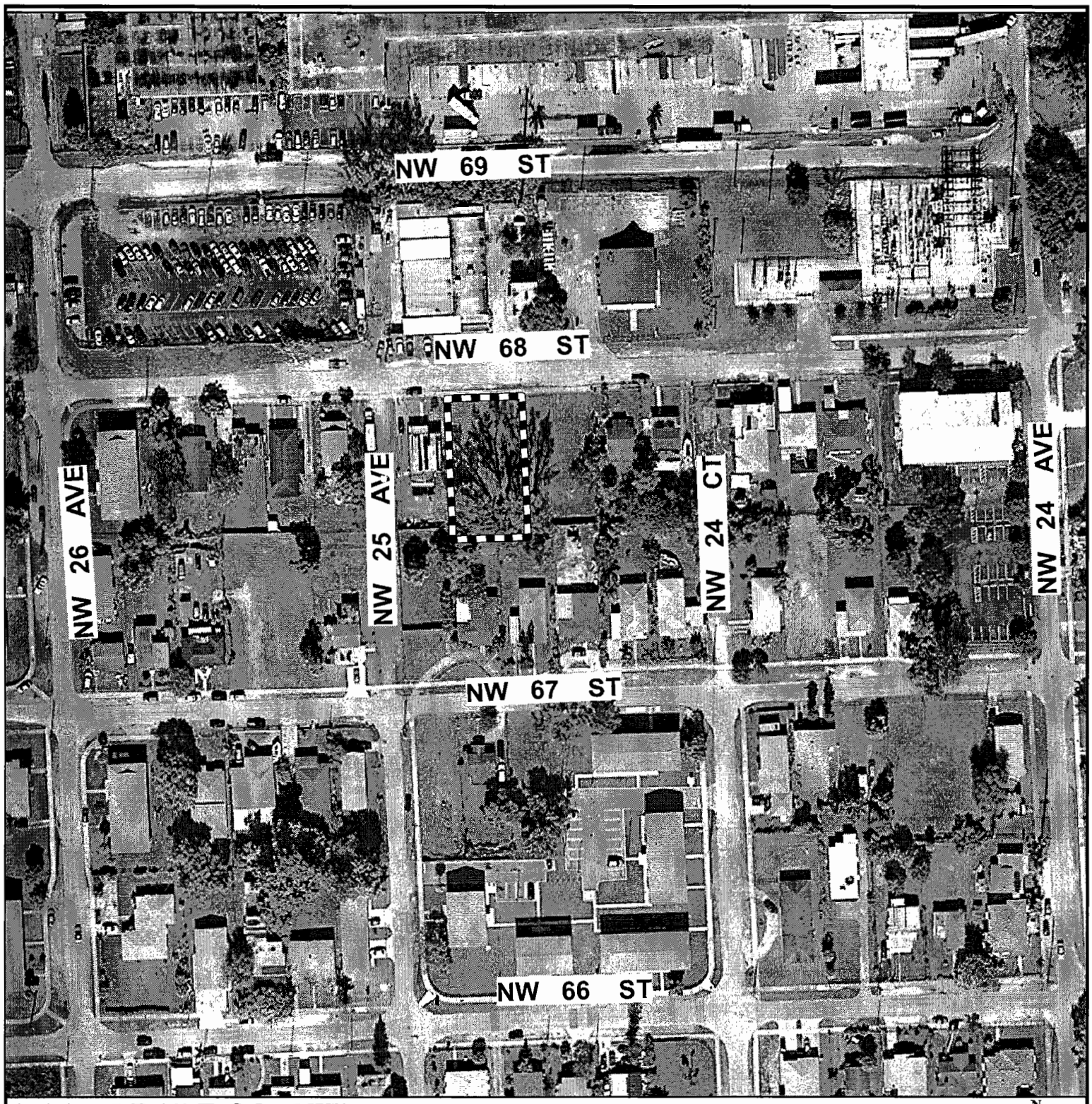
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, July 15, 2010

REVISION	DATE	BY
		20



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 COUNTY

SKETCH CREATED ON: Thursday, July 15, 2010

REVISION	DATE	BY

G. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)

10-12-CZ8-6 (10-107)
Area 8/District 02
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#6

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-6 (10-107)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

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:** January 19, 2011

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

==========

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 Business and Office
Surrounding Properties:	
NORTH: RU-1; vacant	Low-Medium Density Residential, 6 to 13 dua 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:

This item was deferred from the December 14, 2011 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/10
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: 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

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.

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.

APPLICANT

LYING SOUTH OF N.W. 79 TERRACE, APPROXIMATELY 100' EAST OF N.W. 22 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000107

HEARING NUMBER

HISTORY:

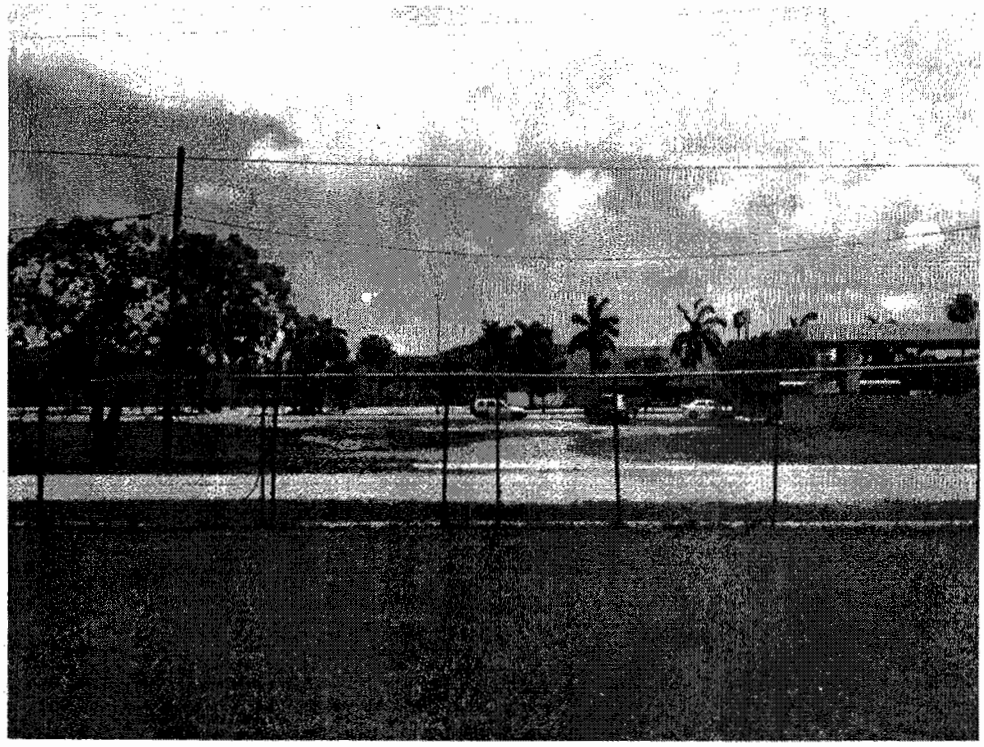
CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: NO VIOLATIONS FOUND. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

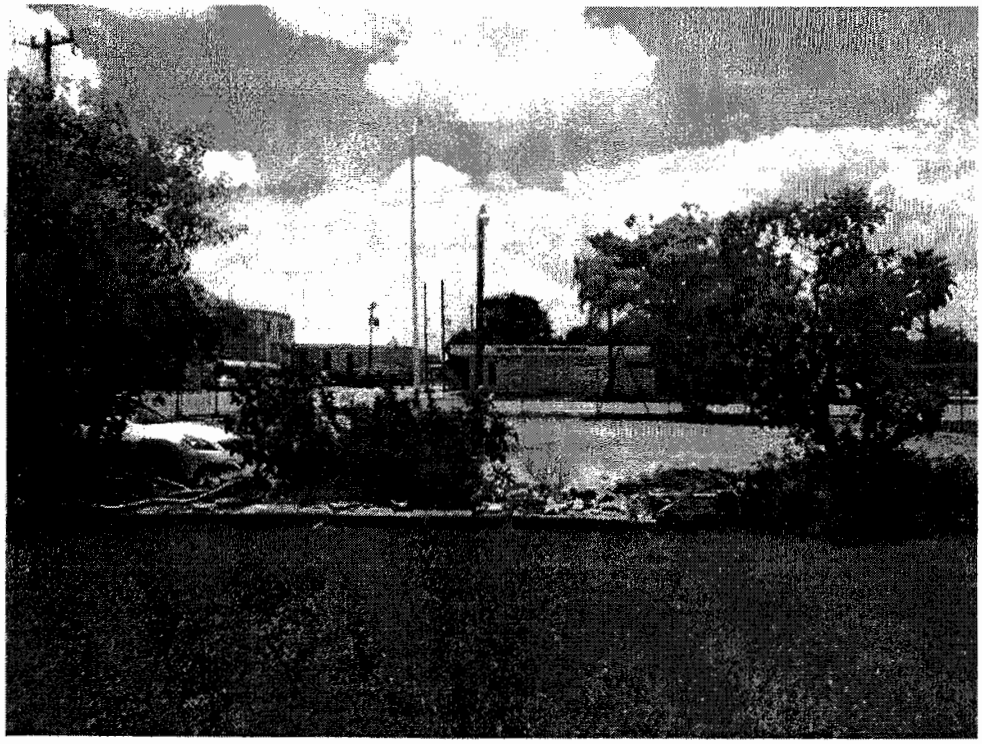
OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

Prop. #226
2178 NW 79 Terr.



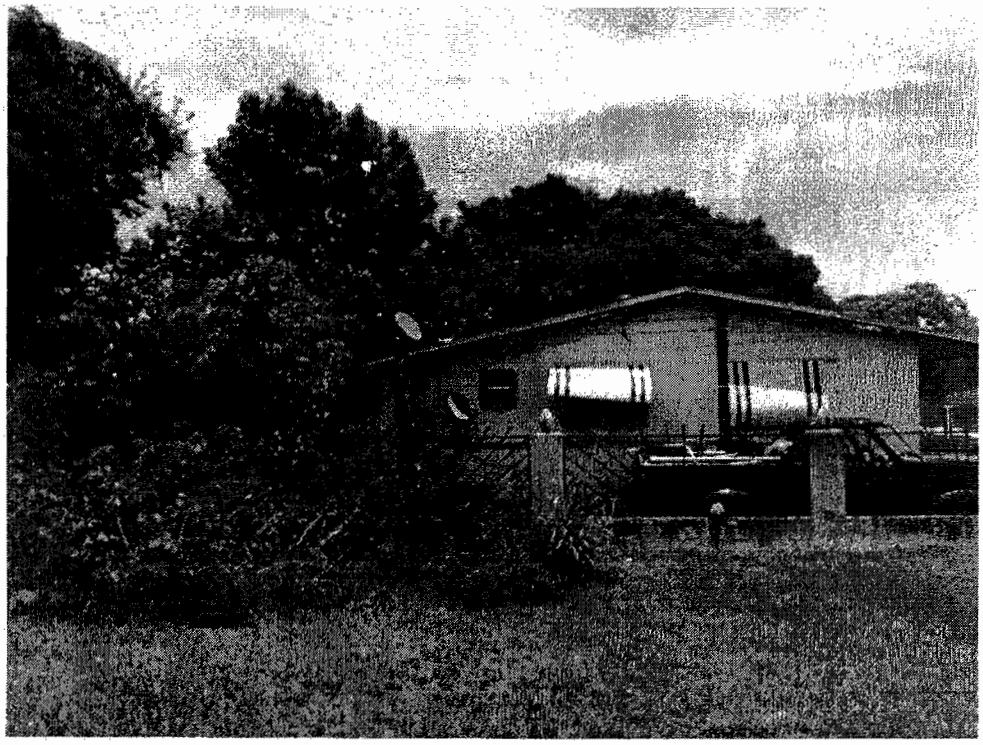
South Elevation



West Elevation

Prop. #226
2178 NW 79 Terr.

North Elevation



East Elevation

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: _____

All

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, 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

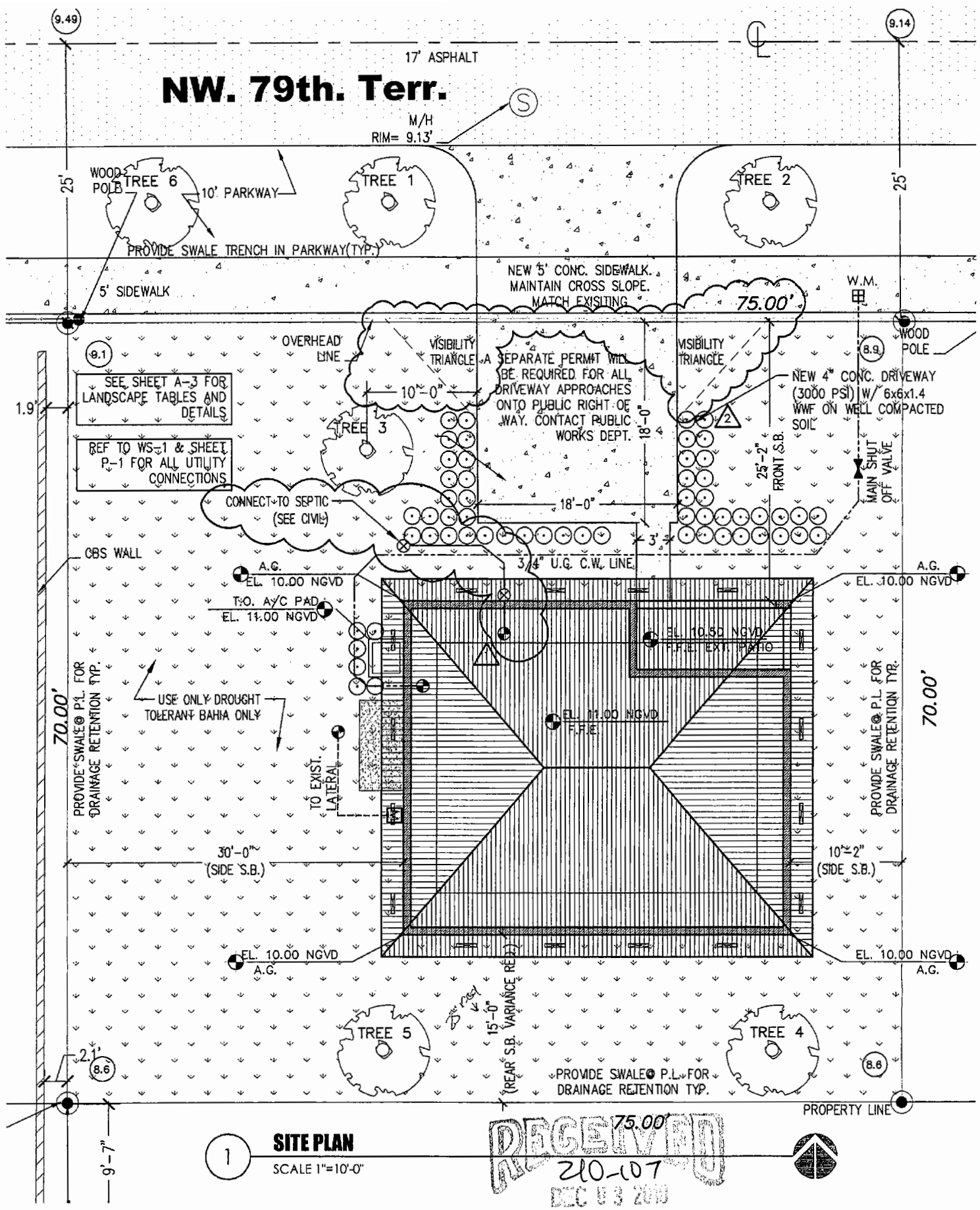
Jessica Dekker

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.

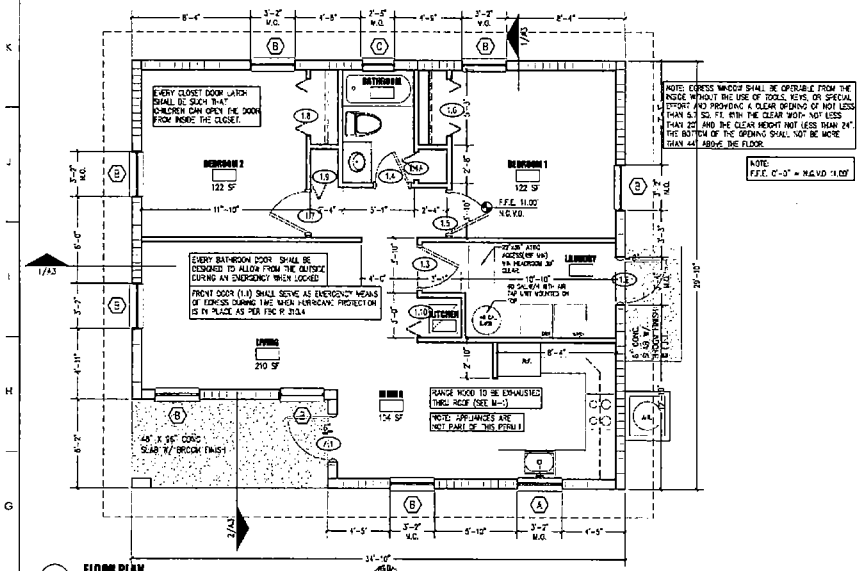


1 **SITE PLAN**

SCALE 1"=10'-0"

RECEIVED
210-107
DEC 03 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY___

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 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 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.	DIMENSIONS H.	TYPE	MATERIALS GLASS TKL	MATERIALS FRAME	NOTES
A	3'-1"	3'-3 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 (SASH GLASS PER FBC R308.4 HAZ/LOC)

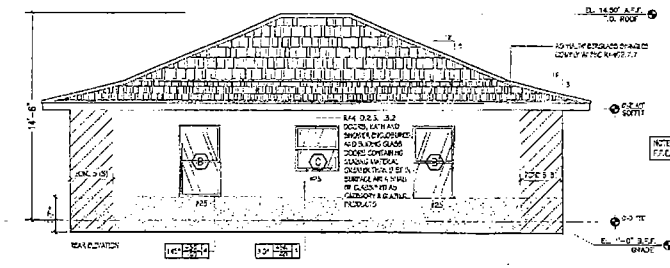
DOOR AND FRAME SCHEDULE

MARK	SIZE WD	SIZE HGT	SIZE THK	MATL	HARDWARE	REMARKS
MODEL TYPE D-1						
1.1 FRONT	3'-0"	8'-0"	2"	WD.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0628.10)
1.2 BACK	3'-0"	6'-8"	2"	WD.	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

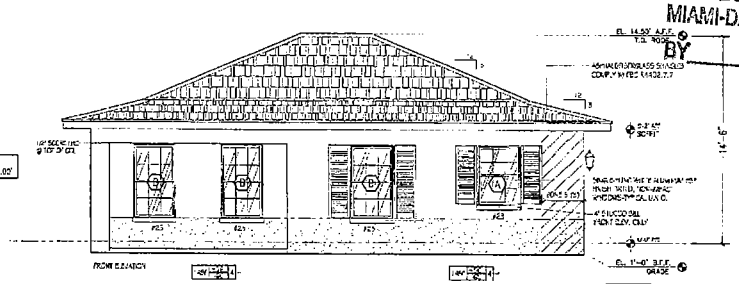
ROOM FINISH SCHEDULE

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"	
BATH ROOM	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"	
HW/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	

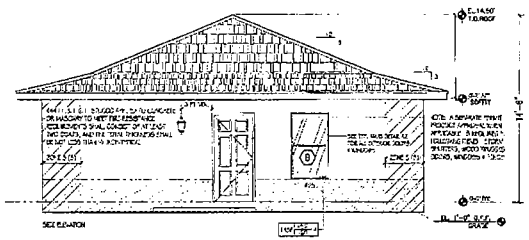
RECEIVED
210-107
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



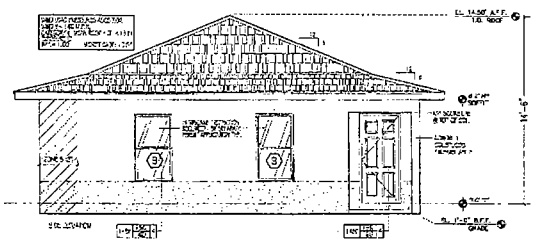
2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

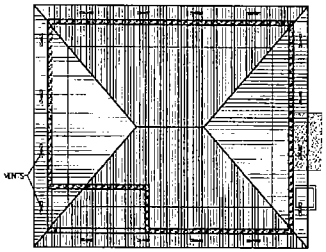


5 EAST ELEVATION
SCALE 1/4" = 1'-0"

FBC-R4425.13.2.3 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 THEREIN SHALL NOT EXCEED 1 / 8 INCH (3.2 MM).

2004 FBC R4425.13.2.2 ATTIC SPACE DETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED WEATHERTIGHT VENTS OR WITH NEW OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 16 X (4" X 22") = 16 SF PROVIDED



6 ROOF PLAN
SCALE 1/8 = 1'-0"

Habitat for Humanity
3033 NW 3RD AVE.
MIAMI, FL 33127
305-576-2080 FAX 576-2079

Registration
Parker W. Thomas AR 0087734

REVISIONS
1 06/08/10 DESIGN REVISION
CONDITIONAL USE NO. 10-0628
2 08/09/10 VARIANCE NO. 10-0628
DEPARTMENTAL COMMENTS

HABITAT FOR HUMANITY
2178 NW 77TH TERR, MIAMI FLORIDA

THOMAS & CATZENELLA
ARCHITECTS INTERIOR DESIGN
2000 PONCE DE LEON BLVD.
CORAL GABLES, FLORIDA 33134

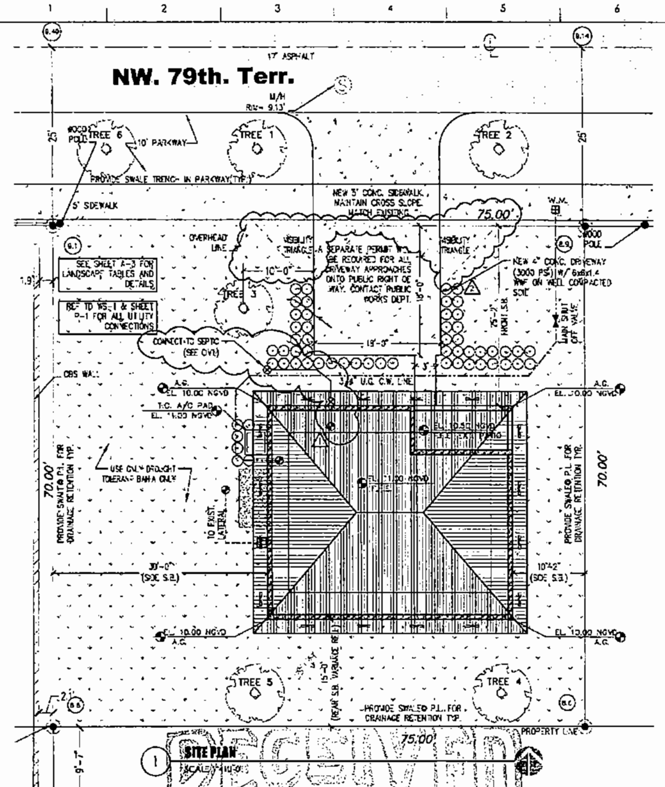
FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 06/10/09
Drawn by: R.PEREZ
File: T:\CAD\HABITAT\CONDOS\TEMPLATE

A2

8

2-2-6



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210-107

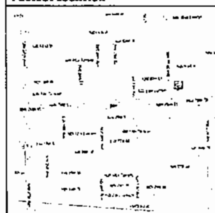
DEC 03 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY AH

HABITAT FOR HUMANITY 2178 NW 79th Terr., Miami, Fl.

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 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 DOCUMENTATON 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 ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142
HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

PROJECT NOTES

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

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

TERMITE TREATMENT CERTIFICATES (FBC 106.10)
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."

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 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
	FIXT.	FIXTURE
G	G.C.	GENERAL CONTRACTOR
	GYP.	GYPSUM BOARD
H	H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING
I	INT.	INTERIOR
L	LAV.	LAVATORY
	LT.	LIGHT
M	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	MTL.	METAL
O	O.C.	ON CENTER
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

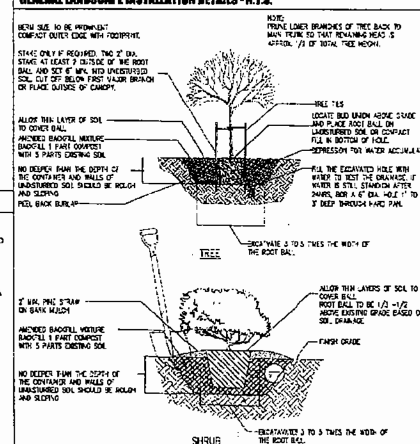
LANDSCAPING NOTES

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-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.



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		
	The number of trees required per lot	3	5
	existing number of trees that meet min. requirements =	-	-
	30% palm trees allowed(two palms = one tree) Palms provided	-	-
A.	Percentage of native trees req.=number of trees provided X 30%=	1	3
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx1 along street/35=	3	3
	Palm at street trees (max. avg. spacing of 25' o.c.) XXXX linear foot 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	PLANT NAME COMMON	NATIVE YES	NATIVE 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

SYMBOLS

DRAWING NAME — SCALE — DRAWING IDENTIFICATION
1/A1 — BUILDING SECTION
1/A1.1 — WALL SECTION
A4 — DRAWING NUMBER — SHEET NUMBER
A5 — DETAIL OR WALL SECTION KEY — SECTION DETAIL KEY
1/A3 — INTERIOR ELEVATION KEY
ROOM NAME 101 — ROOM IDENTIFICATION
001 — DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

Habitat for Humanity

Registration
9 Aug 2010
Peter W. Thomas AR 008754

REVISIONS
1 11/24/09 AGENCY COMMENTS
2 09/29/10 VARIANCE COMMENTS
REVISIONS AS NOTED

HABITAT FOR HUMANITY
2178 NW 79TH TERR, MIAMI FLORIDA

T&C THOMAS & CALTADILLA

INDEX, SYMBOLS, ABBREVIATION, NOTES & DEMO/SITE PLAN
Date: 09/10/09
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A1

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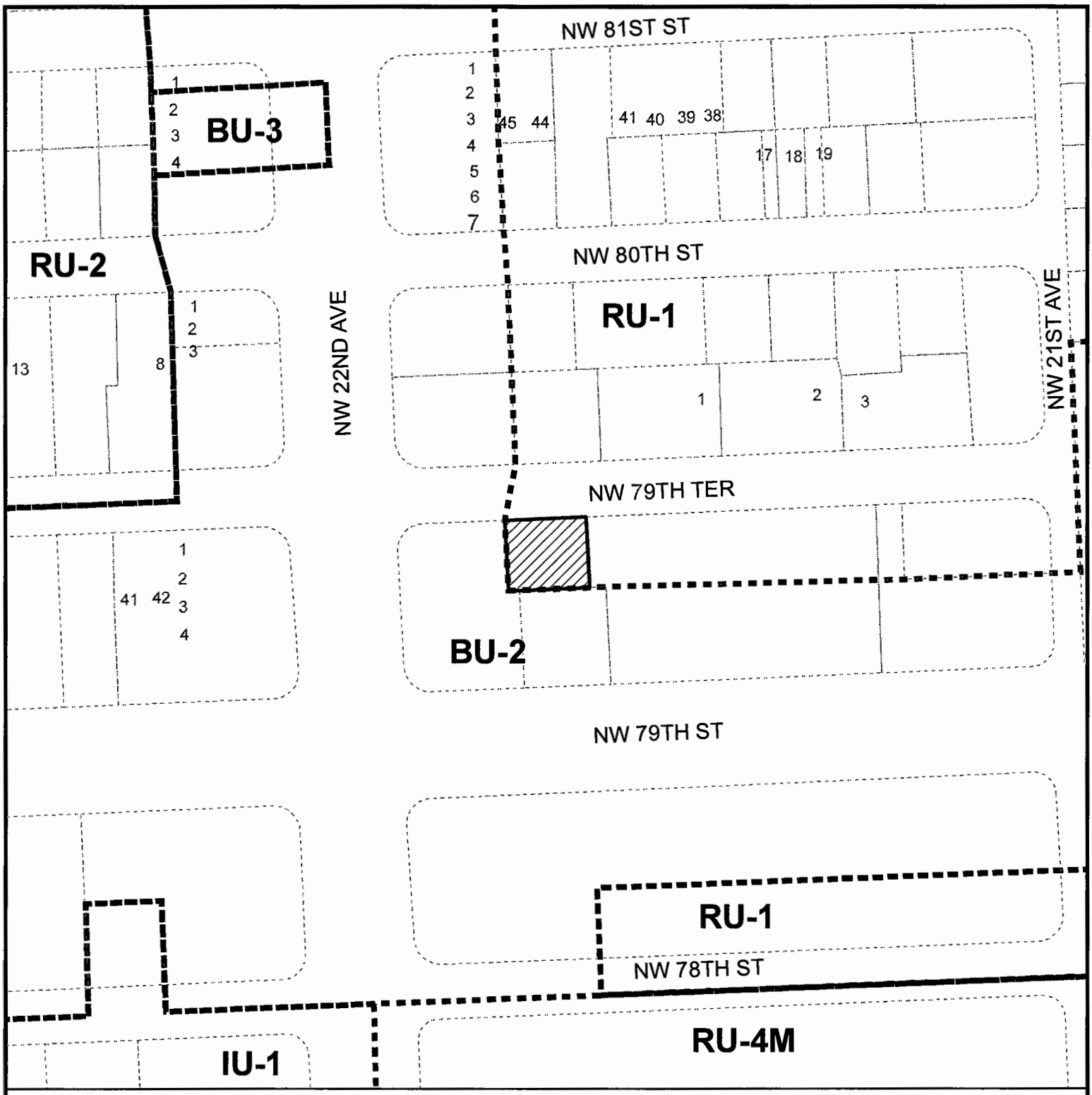

MIAMI-DADE COUNTY
HEARING MAP

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
		20

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
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Drafter ID: ALFREDO FERNANDEZ-CUETO
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, August 18, 2010

REVISION	DATE	BY

H. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)

10-12-CZ8-7 (10-108)
Area 8/District 02
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#7

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-7 (10-108)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

==========

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:

This item was deferred from the December 14, 2011 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/10
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

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

MIAMI-DADE COUNTY

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

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

Existing services

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

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

Planned Service Expansions:

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

none.

Fire Planning Additional Comments

Current service impact 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.

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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.

APPLICANT

NORTH OF N.W. 62 TERRACE AND APPROXIMATELY 310' WEST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

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:

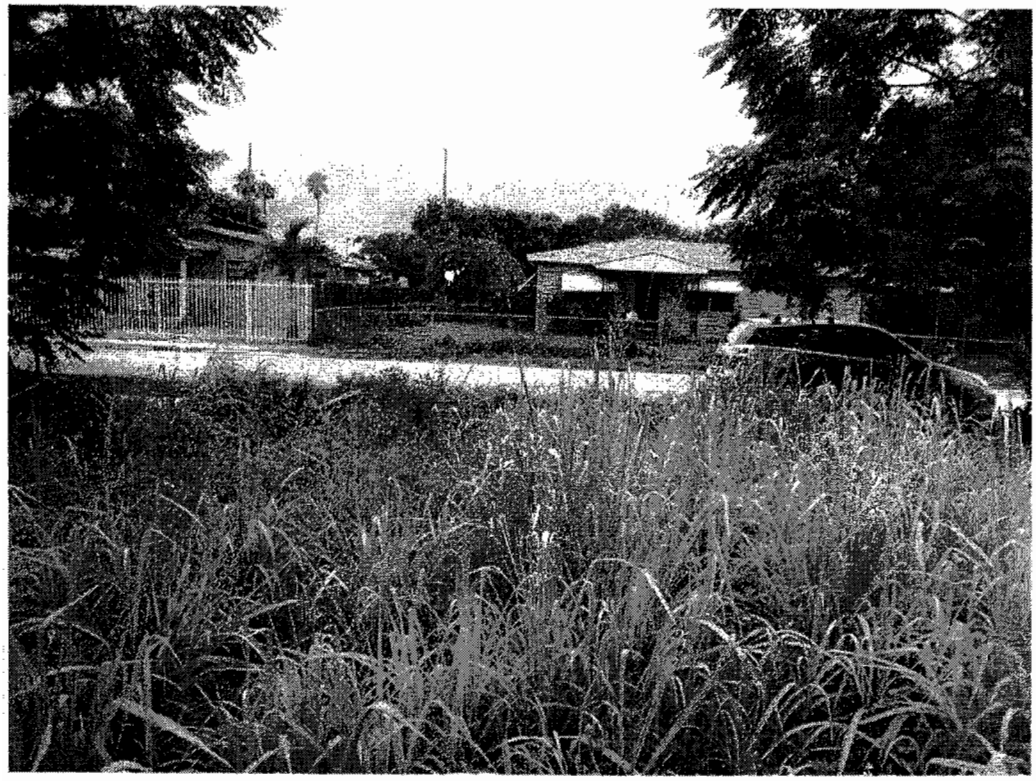
Prop. #268
1861 NW 62nd TERR.

North Elevation

RECEIVED
210.108
AUG 1 6 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

East Elevation

Prop. #268
1861 NW 62nd TERR.



South Elevation

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

West Elevation

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].

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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

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.

RECEIVED
210.103
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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 known to me or has produced _____ as identification.

_____
(Notary Public) Jessica Dekker

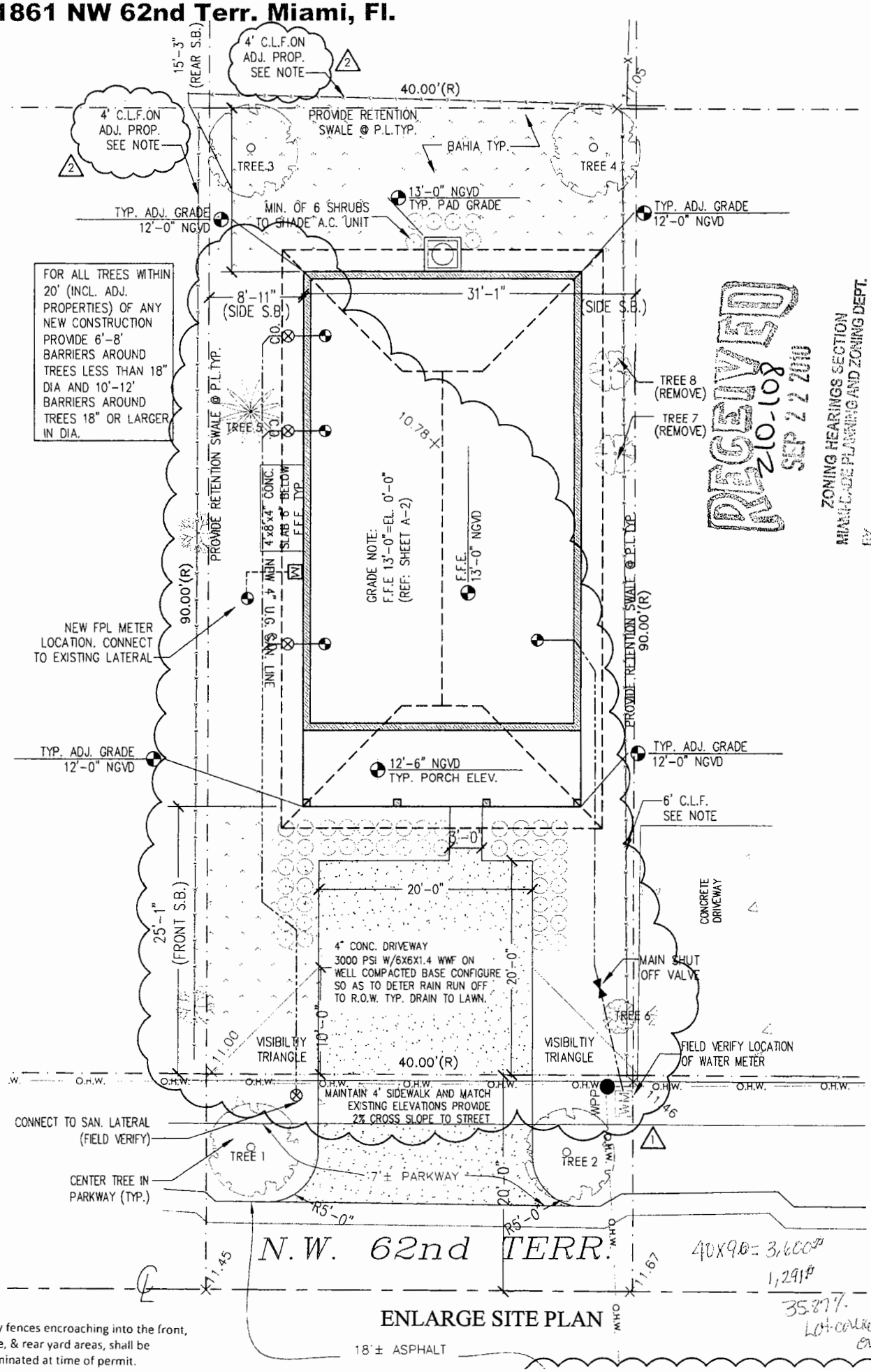
JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters

My commission expires: _____ 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.

HABITAT FOR HUMANITY

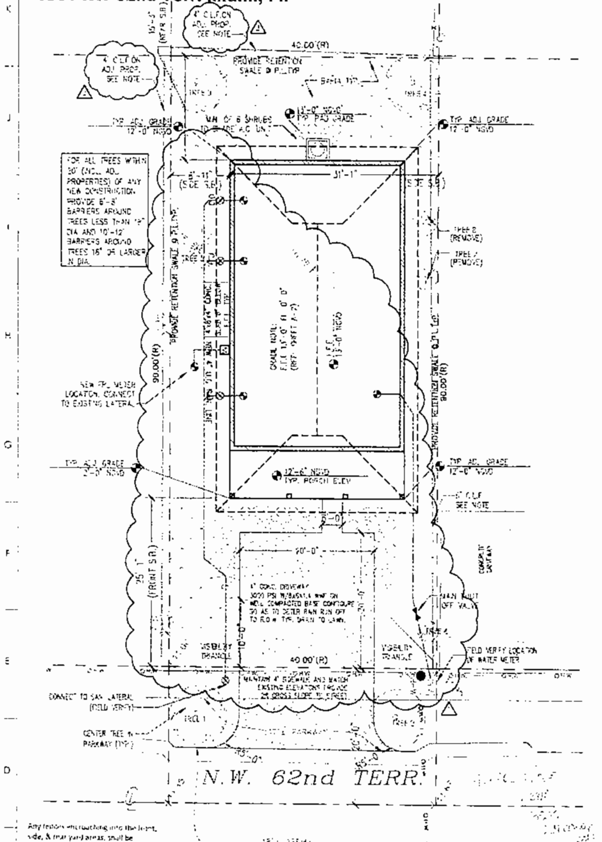
1861 NW 62nd Terr. Miami, Fl.



ENLARGE SITE PLAN

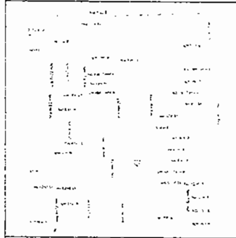
Any fences encroaching into the front, side, & rear yard areas, shall be eliminated at time of permit.

HABITAT FOR HUMANITY
1861 NW 62nd Terr. Miami, Fl.



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

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 28, BLOCK 14 ACCORDING TO THE PLAT OF LIBERTY CITY, AS RECORDED IN PLAT BOOK 7 AT PAGE 29 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 1,410 SQ. FT.

PROJECT INDEX

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

CONSTRUCTION NOTES

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

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

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

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

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.

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)		16'-4"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,092sf (30.3%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	5'-11" & 5'-11"
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 OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR ALL OF WAY 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.F.

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 & 2...

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

TERMITE TREATMENT CERTIFICATES (FBC 105.1.9): CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.1.9.

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 Z97.1

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 F.B.C.

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.

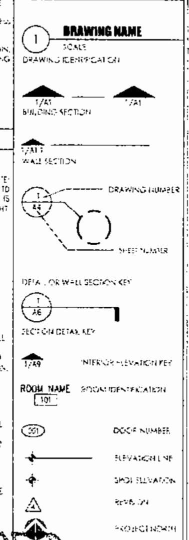
6. LOCKS ON EXTERIOR DOORS SHALL BE A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

7. REMOVE ALL PORTIONS OF CHAIN LINK FENCE THAT ARE LOCATED ON PROPERTY.

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
	D.W.	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
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	W.N.	WINDOW

SYMBOLS



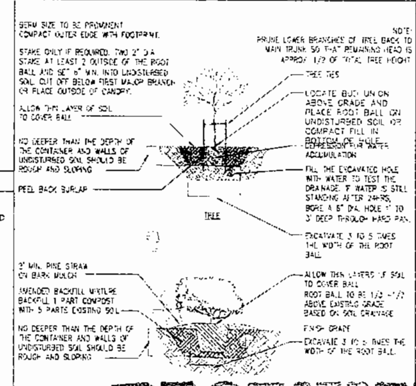
LANDSCAPING NOTES

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 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 ORDINANCES.

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)
005	**FICUS AUREA	STRANGLER FIG	✓		60	35	60
006	BURSERA SIMARUBA	GUMBO LIMBO	✓		5	15	16
007	*UNKNOWN				4	15	12
008	*UNKNOWN				3	18	14

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL. 24" X 18" 18" O.C. 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. 2.5'.

NEW TREE LEGEND

TREE (#)	SCIENTIFIC	COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
001	COCCOLOBA UVIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
002	COCCOLOBA UVIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
003***	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' O.A. HEIGHT X 3' SPREAD
004***	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 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. 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)

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION		
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area permitted for single family ... lot area ONLY BAHIA USED ON PROJECT, SEE PLAN	N/A	1,650
	TREES		
	The number of trees required per lot	3	5
	existing number of trees that meet min. requirements		
	30% palms trees allowed (not palms = one tree) Palms provided		
A.	Percentage of native trees required / number of trees provided	1	3
B.	Street trees (max. avg. spacing of 35' o.c.)	2	
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	N/A 5	N/A 5
	SHRUBS		
A.	The total number of trees required X 10 = the number of shrubs required ...	50	50
		15	50

HABITAT FOR HUMANITY
1861 NW 62nd Ter.
Miami, Florida

Habitat for Humanity

Registration
Peter W. Thomas
21-Sept-2010
Peter W. Thomas AR 0008294

REVISIONS

THOMAS & CAIZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES

A1

101-2

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Z10-108
SEP 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY______________

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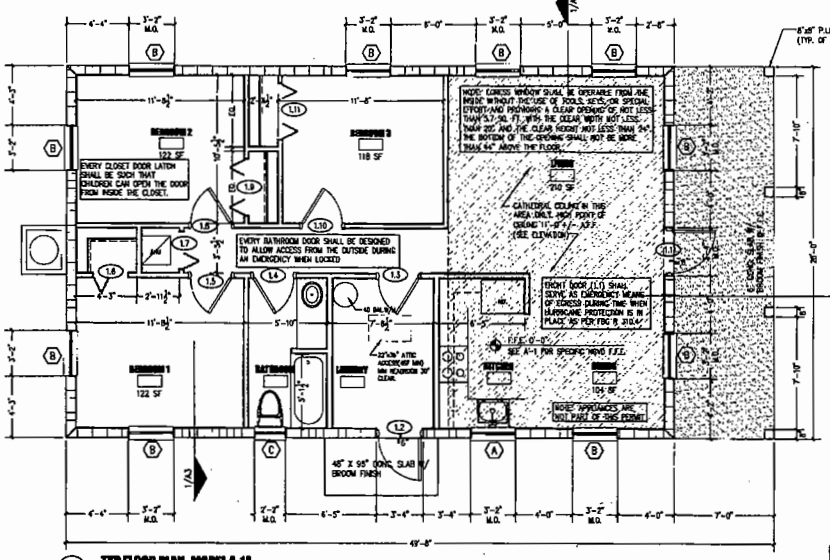

1 TYP.FLOOR PLAN- 1000 SQ.FT. A-1A

SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

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

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:

ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 10,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.

ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

WINDOW SCHEDULE

MARK	DIMENSIONS W.	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 06-0408.06
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0408.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0408.06 (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"	WTL	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0628.10)
1.2 BACK	3'-0"	6'-8"	2"	WTL	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0628.10)
1.3 LAUNDRY	2'-10"	6'-8"	2"	WO.	N/A	PTD.HOLLOW CORE
1.4 BATH	2'-10"	6'-8"	2"	WO.	PRIVACY	PTD.HOLLOW CORE
1.5 BEDROOM 1	2'-10"	6'-8"	2"	WO.	PRIVACY	PTD.HOLLOW CORE
1.6 CLOSET	2'-6"	6'-8"	1"	WO.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 A/C CLOSET	2'-6"	6'-8"	2"	WO.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WO.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WO.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WO.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WO.	N/A	PTD. VENTED BI-FOLD DOORS

ROOM FINISH SCHEDULE

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

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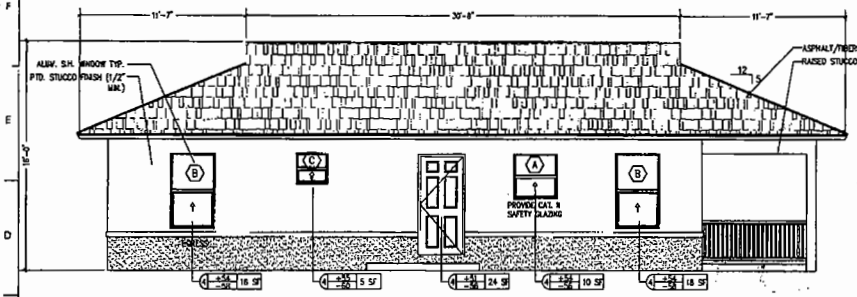
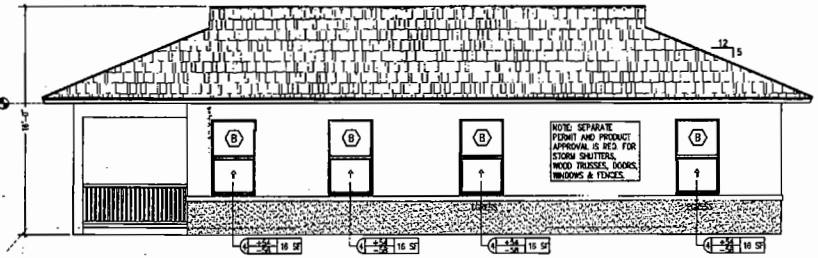
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____



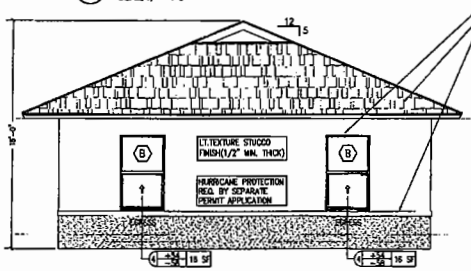
2 LEFT ELEVATION

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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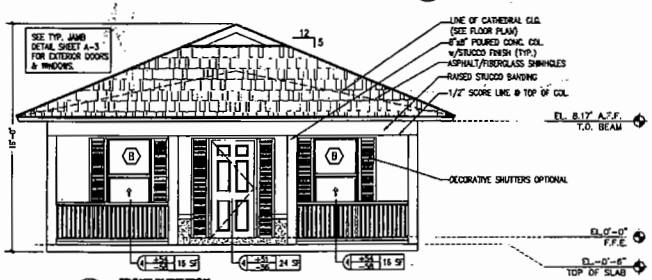
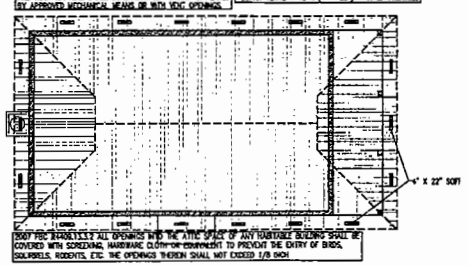


5 FRONT ELEVATION

SCALE 1/4" = 1'-0"

2007 FBC R806.1.3.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1640 SF/150 = 11 SF MIN. REQ.
SOFFIT VENTS = 16 X (4" X 22") = 11 SF PROVIDED



2007 FBC R806.1.3.3.2 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

6 ROOF PLAN

SCALE 1/4" = 1'-0"

Habitat for Humanity
3070 NW 27th AVE.
MIAMI, FL 33142
305-635-1878
EXECUTIVE DIRECTOR JUAN MANUEL

Registration

Patter Thomas AR 0008754

Revisions

NO.	DATE	DESCRIPTION
1	08/11/10	ADDED DIMENSIONS TO ROOF PLAN

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

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FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 06/22/10
Drawn by: K.R.G.
File: R:\Habitat\Cookie Cutter\A-1A\A-1A Floor Plan.dwg

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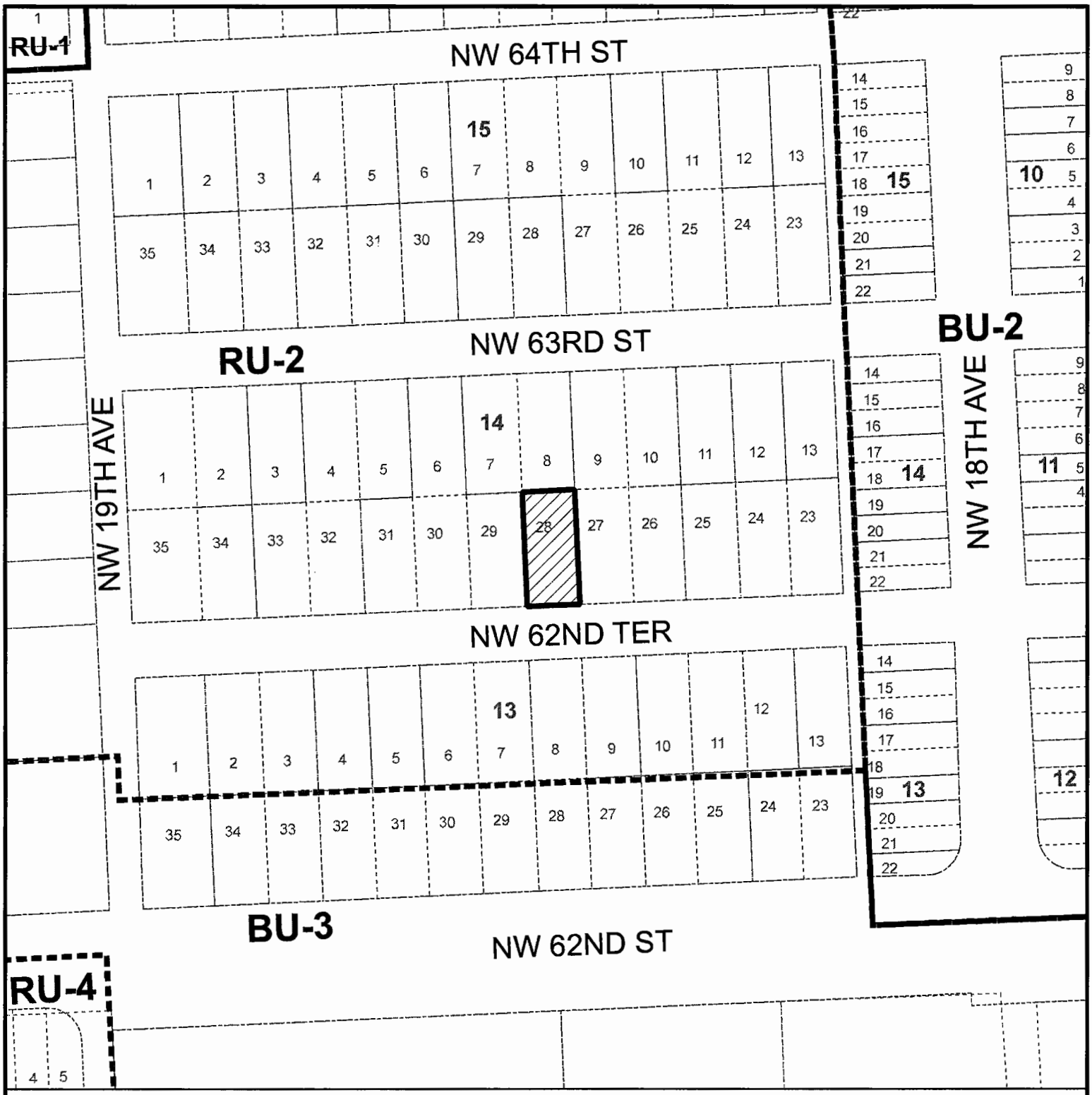


MIAMI-DADE COUNTY

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
		20

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 COUNTY

SKETCH CREATED ON: Friday, August 20, 2010

REVISION	DATE	BY

I. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)

10-12-CZ8-8 (10-109)
Area 8/District 02
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#8

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-8 (10-109)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

==========

A. INTRODUCTION:

- **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.

- **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.

- **LOCATION:**

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

- **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:

This item was deferred from the December 14, 2011 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/10
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

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

REVISION 1

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 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 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

APPLICANT

LYING EAST OF N.W. 14 AVENUE & APPROX. 766.19' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA.

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:

Prop. #214-1
8105 NW 14 AVE.

North Elevation

RECEIVED
210-109
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JFK

East Elevation

Prop. #214-1
8105 NW 14 AVE.

South Elevation

RECEIVED
210-109
AUG 16 2010
ZONING HEARINGS BOARD
MIAMI-DADE PLANNING AND ZONING
BY JFK

West Elevation

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
210-109
AUG 1 6 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
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

RECEIVED
Z10-109
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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)

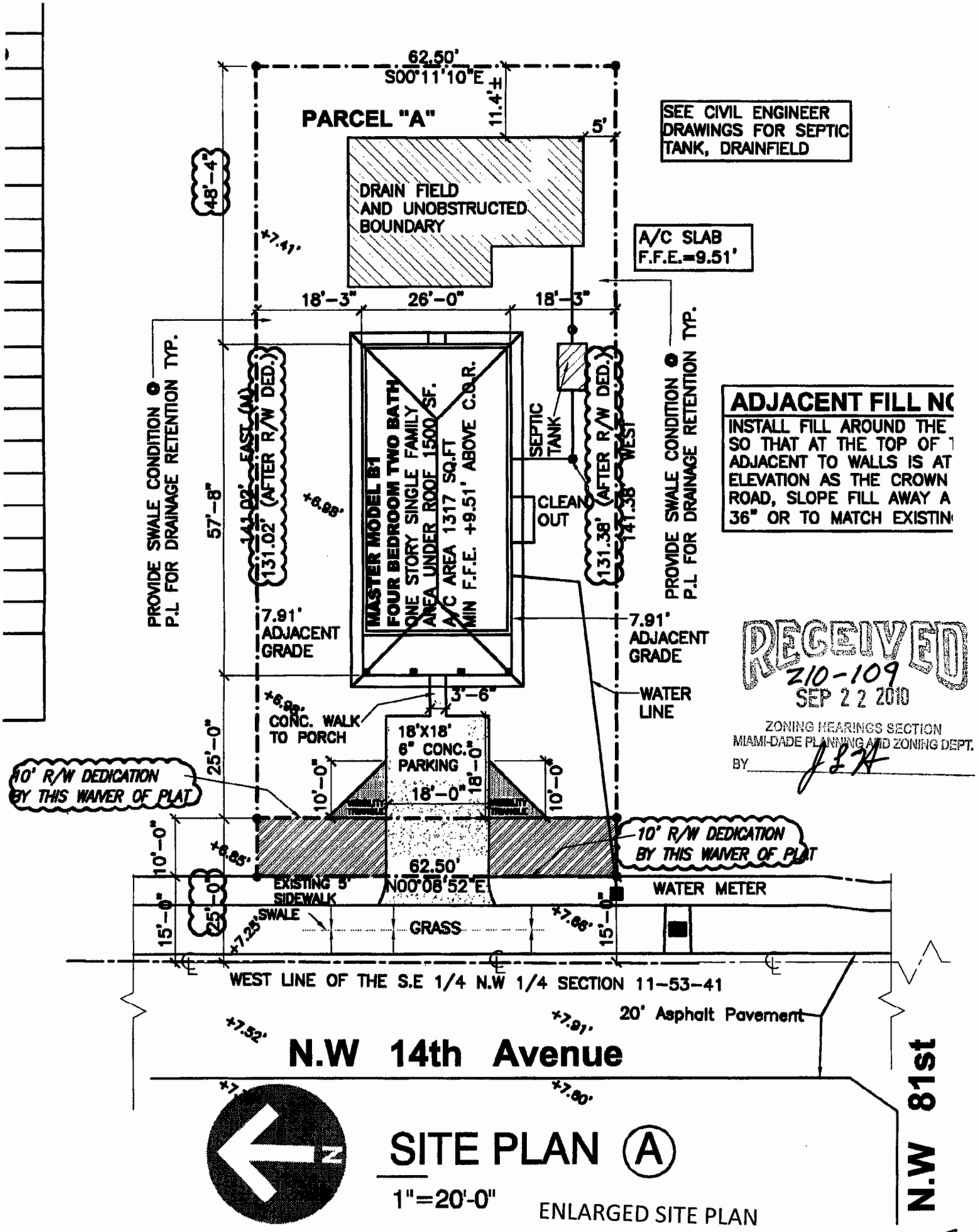
Sworn to and subscribed before me this 13 day of Aug, 20 10. Affiant is personally know to me or has produced _____ as identification.

Jessica Dekker
(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.


62.50'
S00°11'10"E
11.4'±
PARCEL "A"
5'
SEE CIVIL ENGINEER DRAWINGS FOR SEPTIC TANK, DRAINFIELD
48'-4"
DRAIN FIELD AND UNOBSTRUCTED BOUNDARY
+7.41'
A/C SLAB F.F.E.=9.51'
18'-3"
26'-0"
18'-3"
PROVIDE SWALE CONDITION P.L FOR DRAINAGE RETENTION TYP.
57'-8"
141.02' EAST (M)
131.02' (AFTER R/W DED.)
+6.98'
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. +9.51' ABOVE C.O.R.
SEPTIC TANK
CLEAN OUT
131.38' (AFTER R/W DED.)
141.38' WEST
PROVIDE SWALE CONDITION P.L FOR DRAINAGE RETENTION TYP.
ADJACENT FILL NO
INSTALL FILL AROUND THE
SO THAT AT THE TOP OF
ADJACENT TO WALLS IS AT
ELEVATION AS THE CROWN
ROAD, SLOPE FILL AWAY A
36" OR TO MATCH EXISTIN
7.91' ADJACENT GRADE
7.91' ADJACENT GRADE
WATER LINE
RECEIVED
Z10-109
SEP 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
+6.99'
CONC. WALK TO PORCH
3'-6"
18'X18' 6" CONC. PARKING
18'-0"
18'-0"
25'-0"
10' R/W DEDICATION BY THIS WAIVER OF PLAT
10'-0"
10'-0"
10'-0"
+6.85'
10' R/W DEDICATION BY THIS WAIVER OF PLAT
62.50'
N00°08'52"E
EXISTING 5' SIDEWALK
WATER METER
15'-0"
25'-0"
+7.25'
SWALE
GRASS
+7.66'
15'-0"
WEST LINE OF THE S.E 1/4 N.W 1/4 SECTION 11-53-41
20' Asphalt Pavement
+7.52'
+7.91'
N.W 14th Avenue
+7.80'
N.W 81st
N
SITE PLAN (A)
1"=20'-0"
ENLARGED SITE PLAN

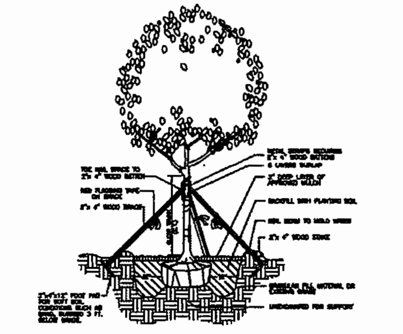
17

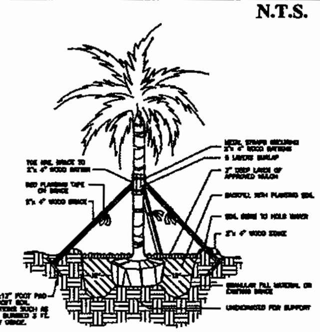
TREE SCHEDULE TABLE – Existing and New

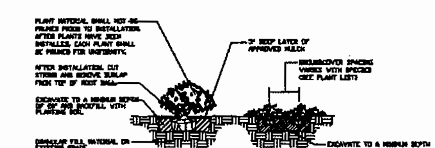
#	SYMBOL	NEW	EXISTING	PLANT NAME: SCIENTIFIC	PLANT NAME: COMMON	NATIVE SPECIES: YES	NATIVE SPECIES: NO	DBH: INSTALLED OR EXISTING	HEIGHT: NEW	HEIGHT: ESTIMATED AT MATURITY	CANOPY DIAMETER	QUANTITY	REMARKS
1-A		YES		Lagerstroemia Indica	CREPE MYRTLE	YES			12'	20'		5	TREE TO INSTALLED
2-A		YES		Conocarpus Erectus Var. Sericeus	Silver Button-wood			18"				9	HEDGE TO BE INSTALLED
7			YES	Persea Americana	AVOCADO		NO	12"		13'	4'	1	TREE TO REMAIN
13			YES	Persea Americana	AVOCADO		NO	18"		20'	12'	1	TREE TO BE REMOVED
14			YES	Ficus Elastica	FICUS		NO	60"		20'	12'	1	TREE TO REMAIN

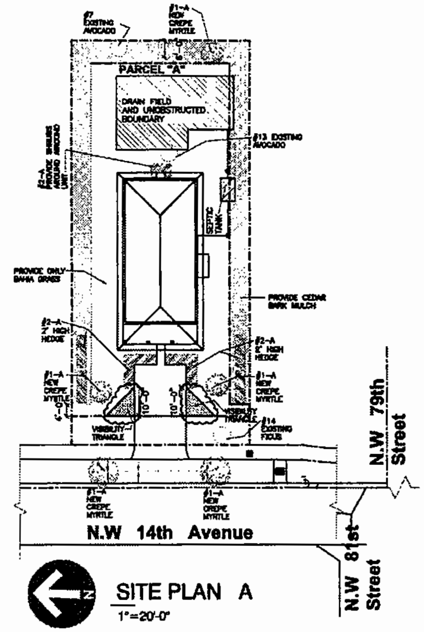
LANDSCAPE LEGEND

Zoning District RU-1









ZONING PLATED AREA — RU-1

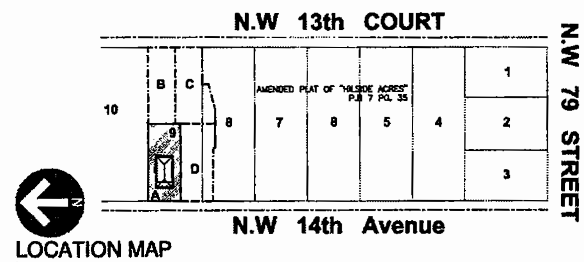
			YES	NO
ADDRESS: 1478 N.W 69th TERRACE, DADE COUNTY FLORIDA			YES	NO
LOT LOCATION IN: (DADE-COUNTY) OR (CITY OF MIAMI)	DADE COUNTY			
1. LOT (DID) OR (DID NOT) REQUIRE WAIVER OF ZONING FOR SETBACKS OR LOT COVERAGE			YES	
	REQUIRED	PROVIDED		
2. A MINIMUM FRONT LOT LINE DIMENSION	75'-0"	62.50'		
3. LOT 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-U1, R-U2, R-U3 DUPLEX		R-U1		
HEIGHT TO RIDGE OF ROOF	25'-0"	18'-2"		
SETBACKS				
FRONT	25'-0"	25'-0"		
REAR	20'-0"	48'-4"		
LEFT SIDE	5'-0"	18'-3"		
RIGHT SIDE	5'-0"	18'-3"		

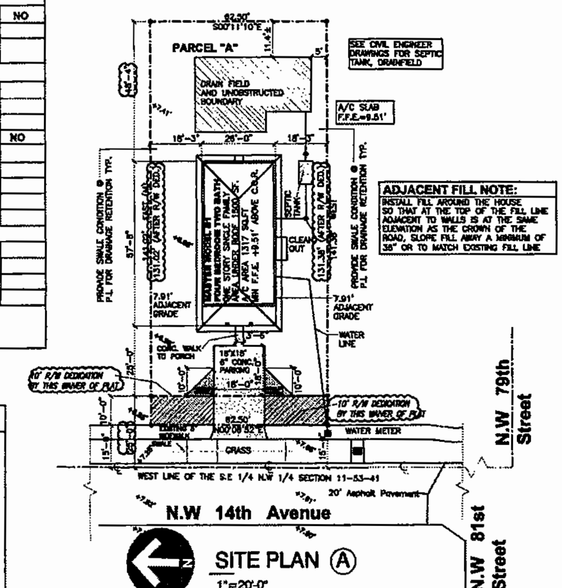
1. ZONING WAIVERS APPROVED FOR THIS LOT, SEE ENCLOSED LETTERS.
2. FILL GRADING ON THIS LOT SHALL BE INSTALLED SO IT WILL NOT SPILL WATER OFF THE LOT ON THE SIDES OR REAR OF PROPERTY LINES.
3. SEPARETE PERMIT REQUIRED FOR DRIVE WAY ON PUBLIC RIGHT OF WAY. PARKING SPACES PROVIDED TWO

LANDSCAPE NOTES

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 ROUTED 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 RETRAIN 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 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 INMEDIATELY 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





ADJACENT FILL NOTE:
INSTALL 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

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 141.02 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 141.38 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS EAST (MEASURED) NORTH 00 DEGREES 08 MINUTES 38 SECONDS EAST (DEED), ALONG THE WEST LINE OF SAID LOT 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, MIAMI-DADE COUNTY, FLORIDA.

RECEIVED
Z10-109
SEP 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Rev#1
Z10-109
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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK
DRAWN BY M.A.C. DATE 08-21-09

214-1

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

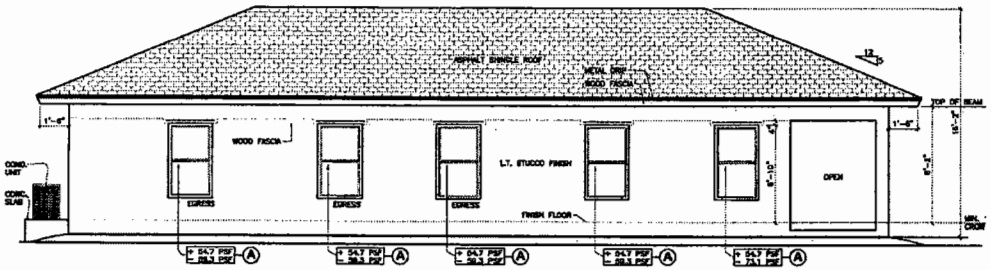
VICTOR E. DEKONSCHIN
architect aia
8245 S.W 106 STREET MIAMI FLORIDA 33156
FLA REG. NO. AR0003191
CELL PHONE (786)-402-5605
email-dekonschin@bellsouth.net
FAX# (305) 274-1679

SHEET NO. A-1 OF 9

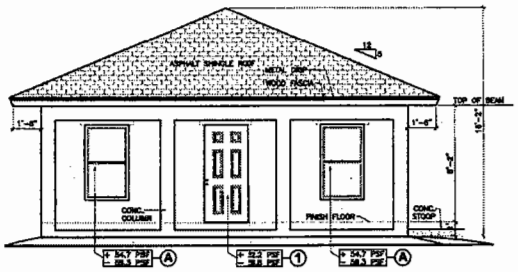
214-1 Z-109

18

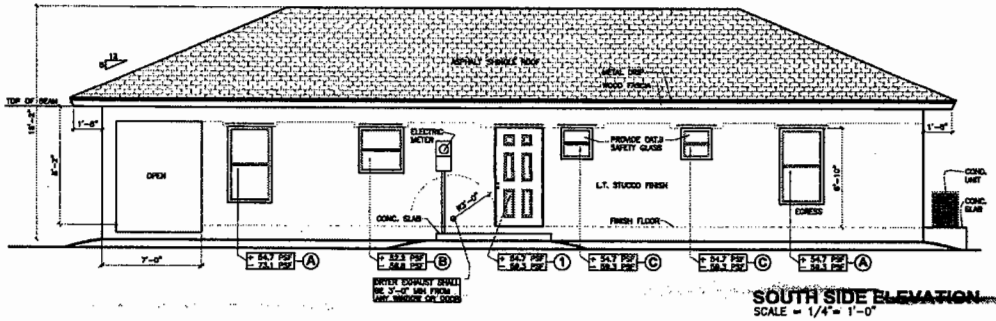
19



NORTH SIDE ELEVATION
SCALE = 1/4"= 1'-0"

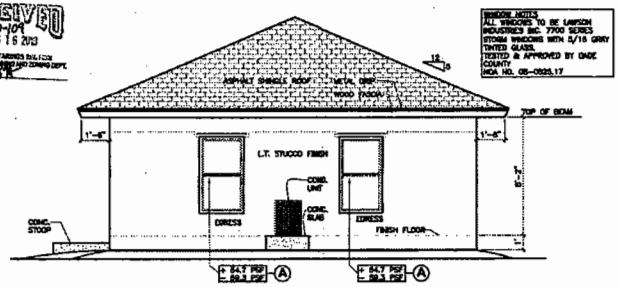


WEST ELEVATION
SCALE = 1/4"= 1'-0"

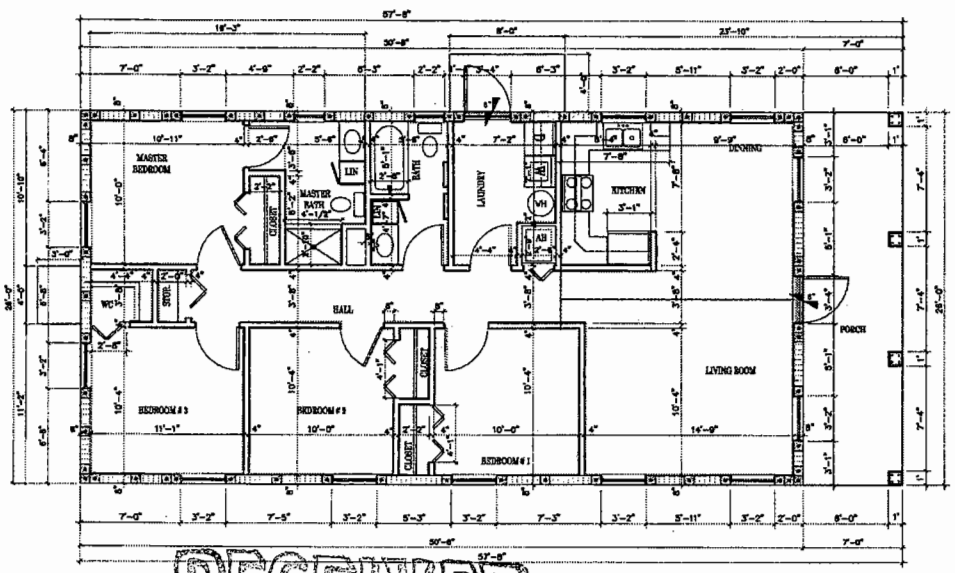


SOUTH SIDE ELEVATION
SCALE = 1/4"= 1'-0"

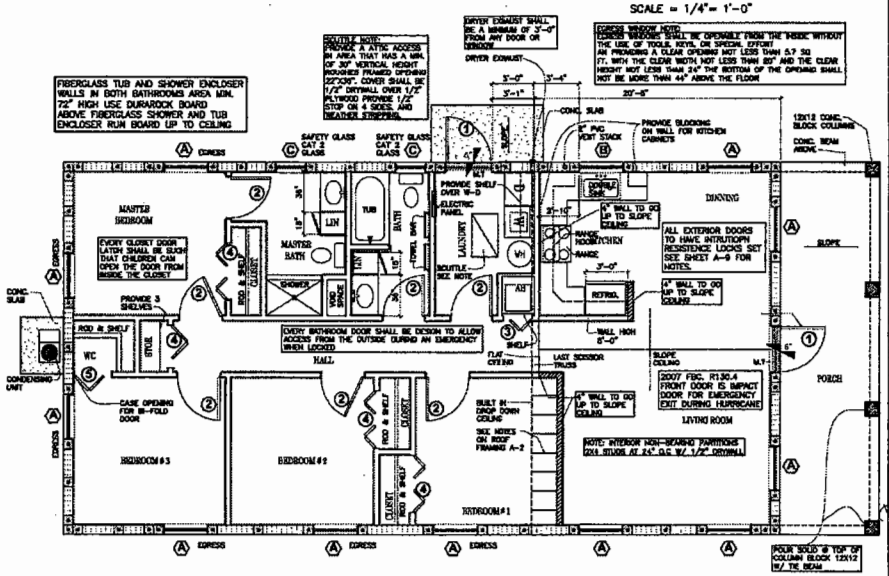
RECEIVED
210-109
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE BUILDING AND ZONING DEPT.
BY



EAST ELEVATION
SCALE = 1/4"= 1'-0"



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



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

214-1

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO PROCEEDING WITH WORK
DRAWN BY M.A.C.
DATE 06-11-2010

REVISIONS:
DATE 1. 08/25/10 REVISED PER ZONING REVIEW
DATE 2. 09/13/10 REVISED PER ZONING REVIEW

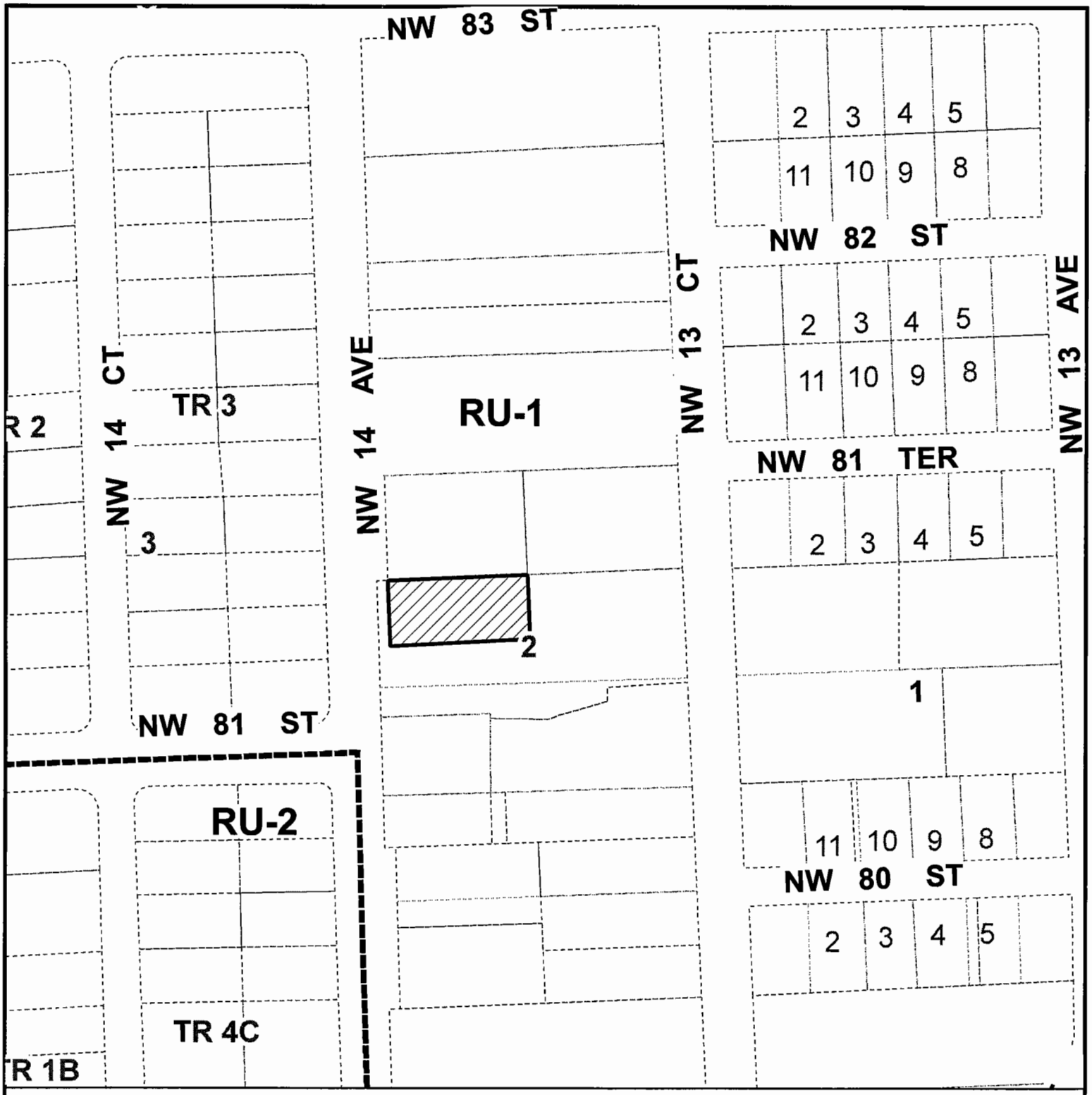
FOUR BEDROOM MASTER MODEL B-1

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)-402-3625
email-dekonsch@bellsouth.net
FAX# (305) 274-1679

SHEET NO.
A3
OF 9

1-1-12



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

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

REVISION	DATE	BY
		20

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

Legend

Subject Property

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

REVISION	DATE	BY

J. HABITAT FOR HUMANITY OF GREATER MIAMI INC
(Applicant)

10-12-CZ8-9 (10-110)
Area 8/District 02
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#9

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-9 (10-110)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

==========

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:

This item was deferred from the December 14, 2011 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/10
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

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

MIAMI-DADE COUNTY

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.

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.

APPLICANT

NORTH OF N.W. 64 STREET, APPROXIMATELY 190' OF N.W. 18 AVE, MIAMI-DADE COUNTY, FLORIDA.

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:

Prop. #271
1825 NW 64th ST.

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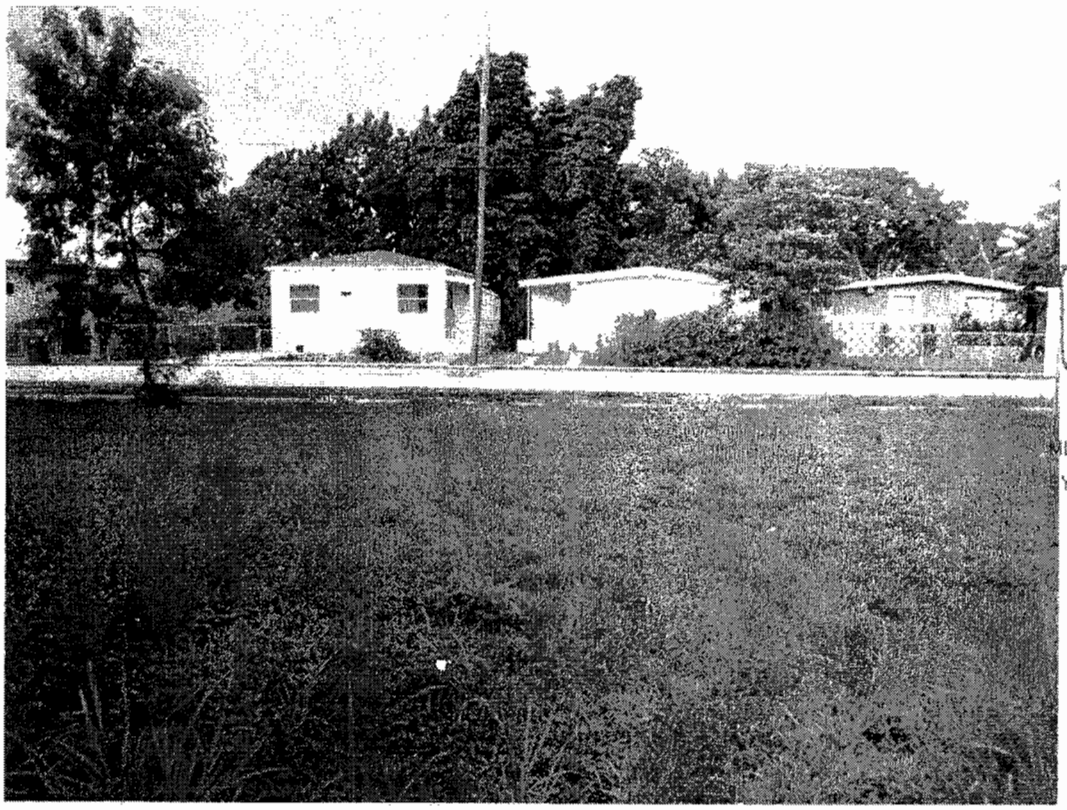
2601/10
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

North Elevation

East Elevation

Prop. #271
1825 NW 64th ST.



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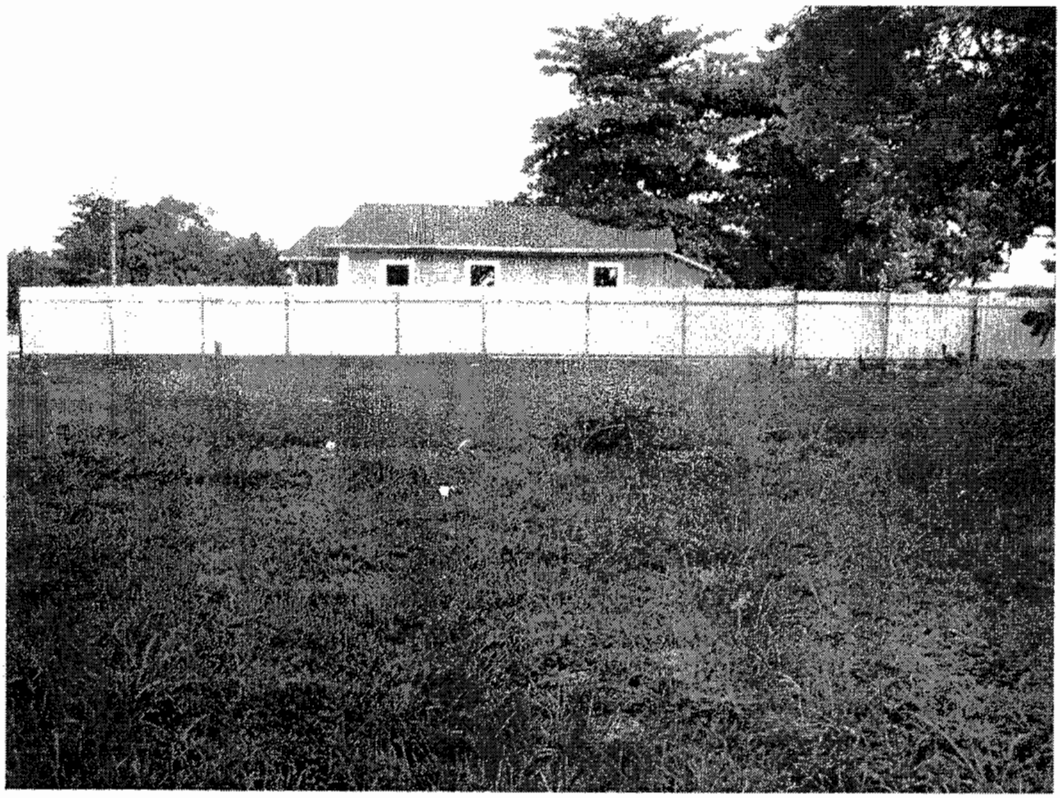
South Elevation



West Elevation

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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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AUG 16 2010
ZONING HEARINGS SECTION
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)

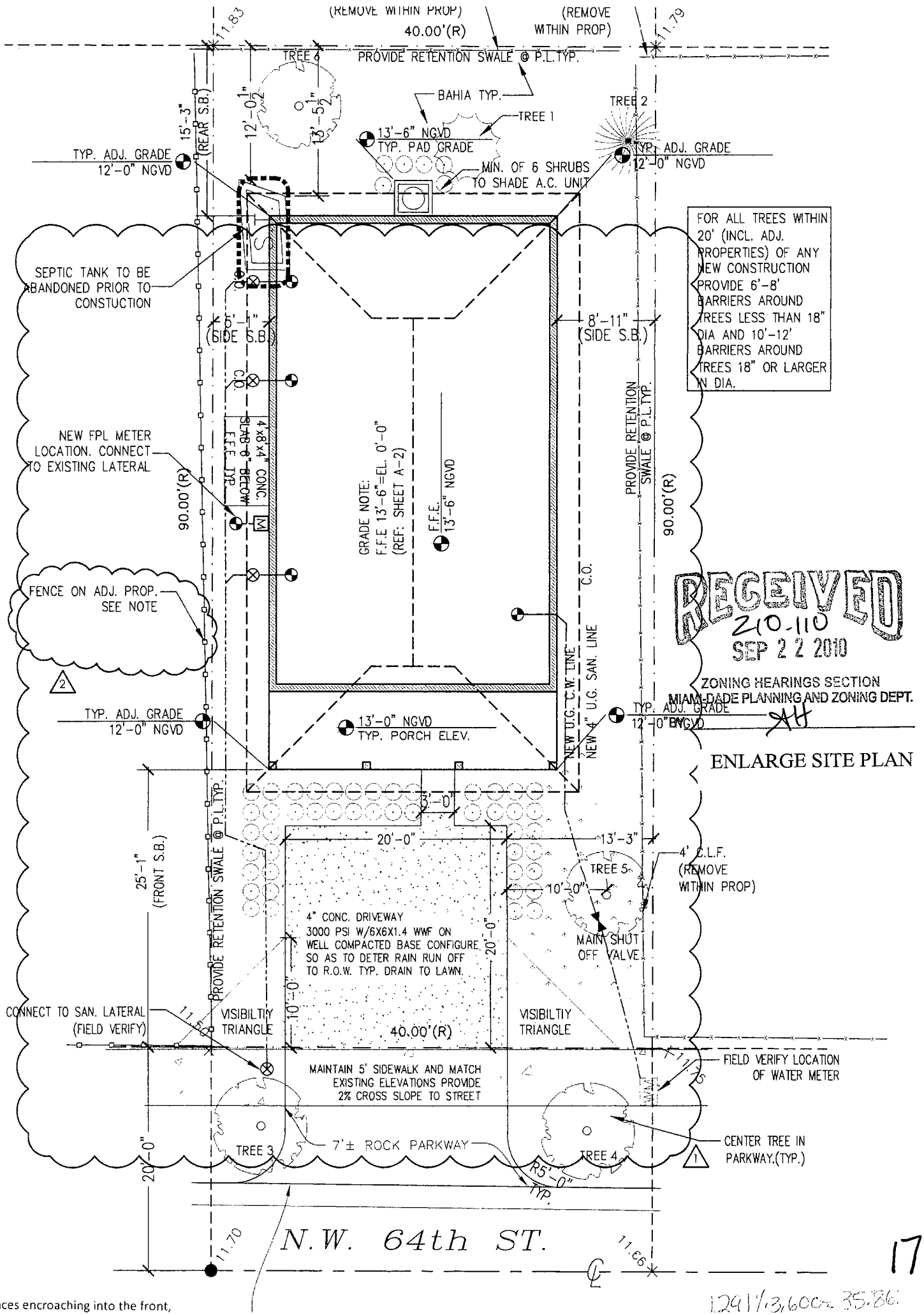
Sworn to and subscribed before me this 26 day of July 20 10. Affiant is personally know to me or has produced _____ as identification.

_____
(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.



17

Any fences encroaching into the front,

1291/3,600 = 35.86

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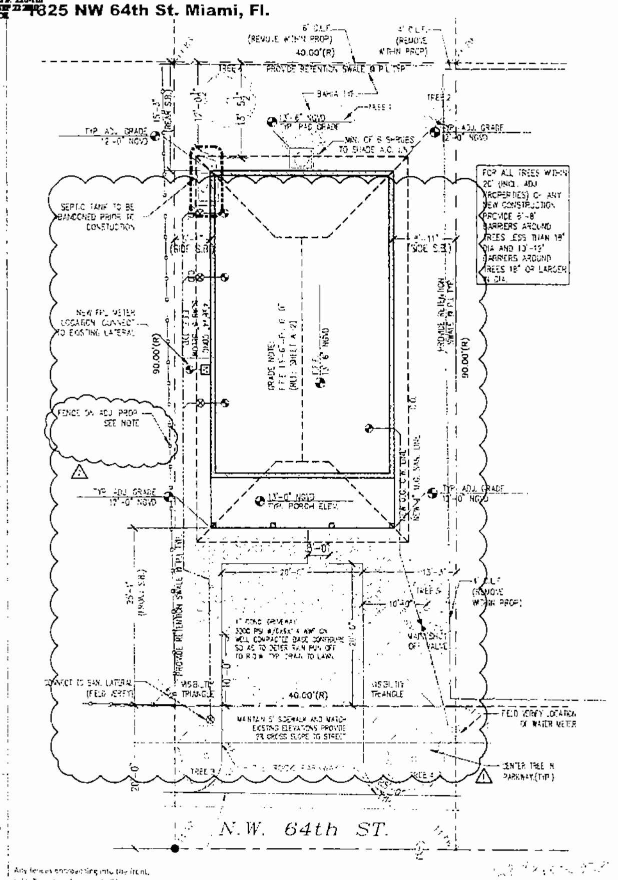
PROCESS #: Z2010110
DATE: SEP 22 2010
BY: SDE

HABITAT FOR HUMANITY

1825 NW 64th St. Miami, Fl.



Any fences encroaching into the front, side, & rear yard areas, shall be eliminated at time of permit

1 SITE PLAN

PROJECT LOCATION

LEGAL DESCRIPTION

LOT 26, BLOCK 34, ACCORDING TO THE PLAT OF LIBERTY CITY, AS RECORDED IN PLAT BOOK 7 AT PAGE 27, 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 [illegible]

PROJECT INDEX

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

CONSTRUCTION NOTES

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)	35'-0"	15'-0"
MINIMUM LOT SIZE	5,000 SF	3,600 SF
PROVIDED LOT SIZE		
ALLOWED LOT COVERAGE		
PROVIDED LOT COVERAGE		[illegible]

SETBACKS	REQUIRED	PROVIDED
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	6'-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 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 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 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 CERTIFICATE (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 104.10.

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 Z97.1

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.

ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONRY UNIT
	CAB.	CABINET
	CLG.	CEILING
	C.D.	CEILING DIFFUSER
	COMP.	COMPRESSOR (A/C)
	COL.	COLUMN
	CONC.	CONCRETE
	CTR.	CENTER
D	DN.	DOWN
	DW.	DISHWASHER
E	E.P.	ELECTRICAL PANELBOARD
	ELEC.	ELECTRIC (AL)
	ELEV.	ELEVATION
F	F.F.	FINISH FLOOR
	FIXT.	FIXTURE
G	G.C.	GENERAL CONTRACTOR
	GYP.	GYPSUM BOARD
H	H.V.A.C.	HEAT / VENTILATION, AIR CONDITIONING
I	INT.	INTERIOR
L	LAV.	LAVATORY
	LT.	LIGHT
M	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	MTL.	METAL
O	O.C.	ON CENTER
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECEP.	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

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 EQUIPPED 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 MATERIAL IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FRIABLE, DECOMPOSED, 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 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. 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.

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 4'-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 (#)	PLANT NAME: SCIENTIFIC	PLANT NAME: 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. 30" O.C. 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 (#)	PLANT NAME: SCIENTIFIC	PLANT NAME: 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

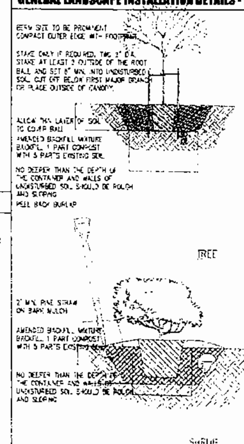
1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVE AS PER TREE PERMIT
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT
4. *** INDICATES TREE LOCATED IN ENERGY CONSERVATION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

		REQUIRED	PROVIDED
LAWN AREA CALCULATION			
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	1850
TREES			
	the number of trees required per net: existing number of trees that meet min. requirements = 30% palm trees allowed (two palms = one tree) Palms provided	5	2
A.	Percentage of native trees req.=number of trees provided x 30%=	1	5
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx' along street/35=	2	2
	Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	N/A	N/A
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	5	5
SHRUBS			
	The total number of shrubs required [illegible] the number of shrubs req.	50	50
	The number of shrubs [illegible] the number of native shrubs req.	15	50

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



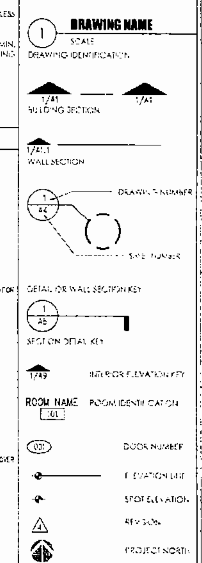
NOTE: PRUNE LOWER BRANCHES OF TREE BACK TO MAIN TRUNK SO THAT REMAINING HEAD IS APPROX. 1/3 OF TOTAL TREE HEIGHT

TREE TIES

EXCAVATE 3 TO 4 TIMES THE WIDTH OF THE ROOT BALL

EXCAVATE 3 TO 4 TIMES THE WIDTH OF THE ROOT BALL

SYMBOLS



Habitat for Humanity

Registration
Peter W. Thomas AR 008754

REVISIONS

THOMAS & CALZADILLA

HABITAT FOR HUMANITY
1825 NW 64th St.
Miami, Florida

SITE /LANDSCAPE PLANS, DETAILS & NOTES

A1

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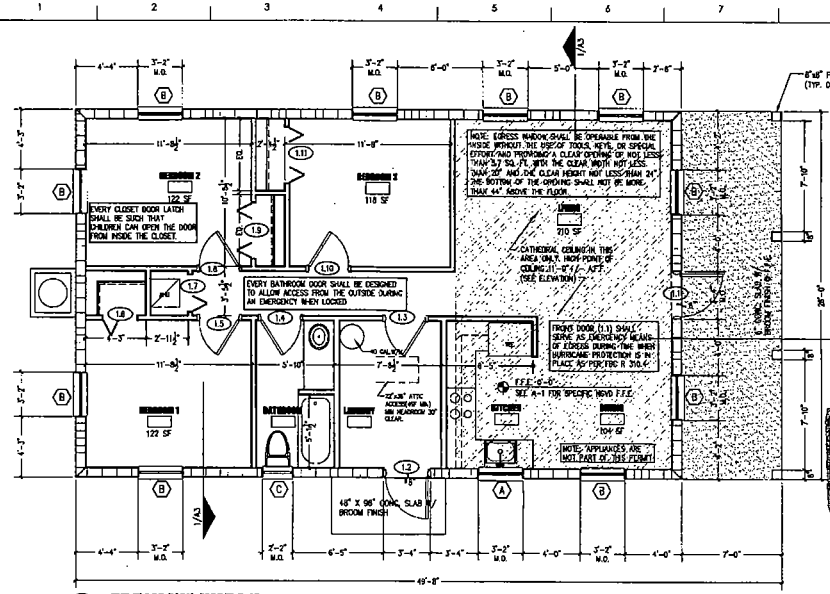


1 TYP.FLOOR PLAN- MODEL A-1A

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)

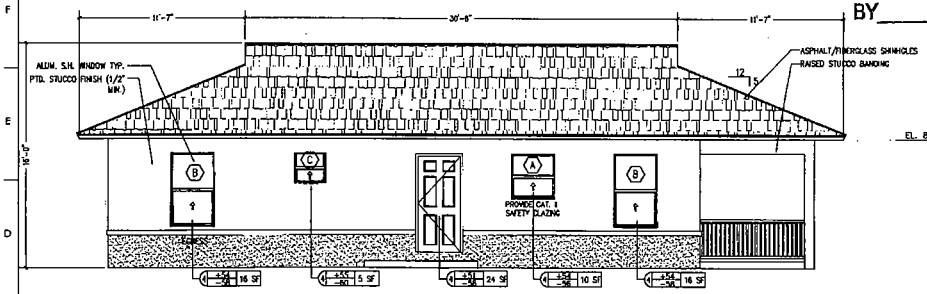
DOOR AND FRAME SCHEDULE

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

ROOM FINISH SCHEDULE

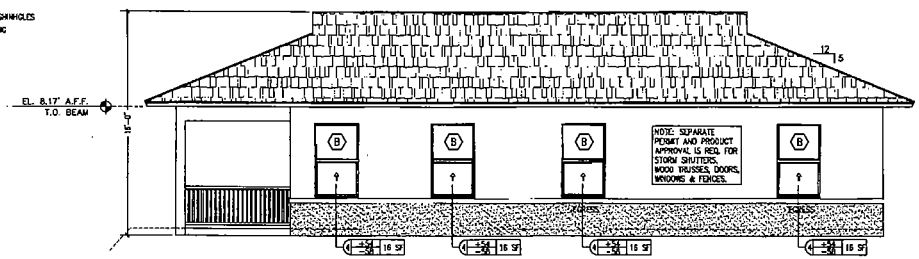
ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
DINING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BD	SMOOTH PTD.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

RECEIVED
210-110
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY XH



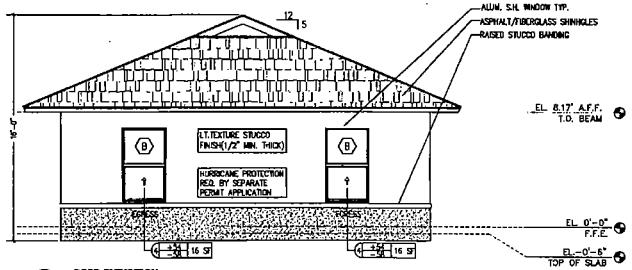
2 LEFT ELEVATION

SCALE 1/4" = 1'-0"



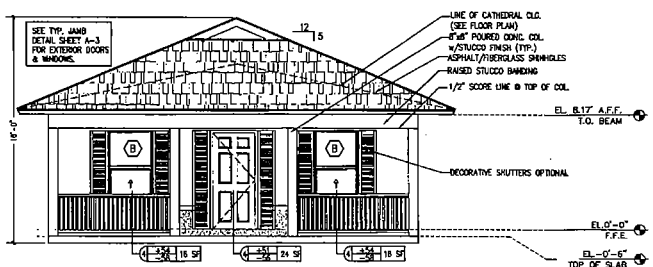
3 RIGHT ELEVATION

SCALE 1/4" = 1'-0"



4 REAR ELEVATION

SCALE 1/4" = 1'-0"

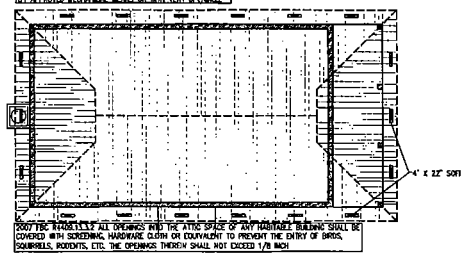


5 FRONT ELEVATION

SCALE 1/4" = 1'-0"

2007 FBC R1409.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ. SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



2007 FBC R1409.13.3.2 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

6 ROOF PLAN

SCALE 1/4" = 1'-0"

Habitat for Humanity
Peter Thomas AR 0031754

Registration

Revisions

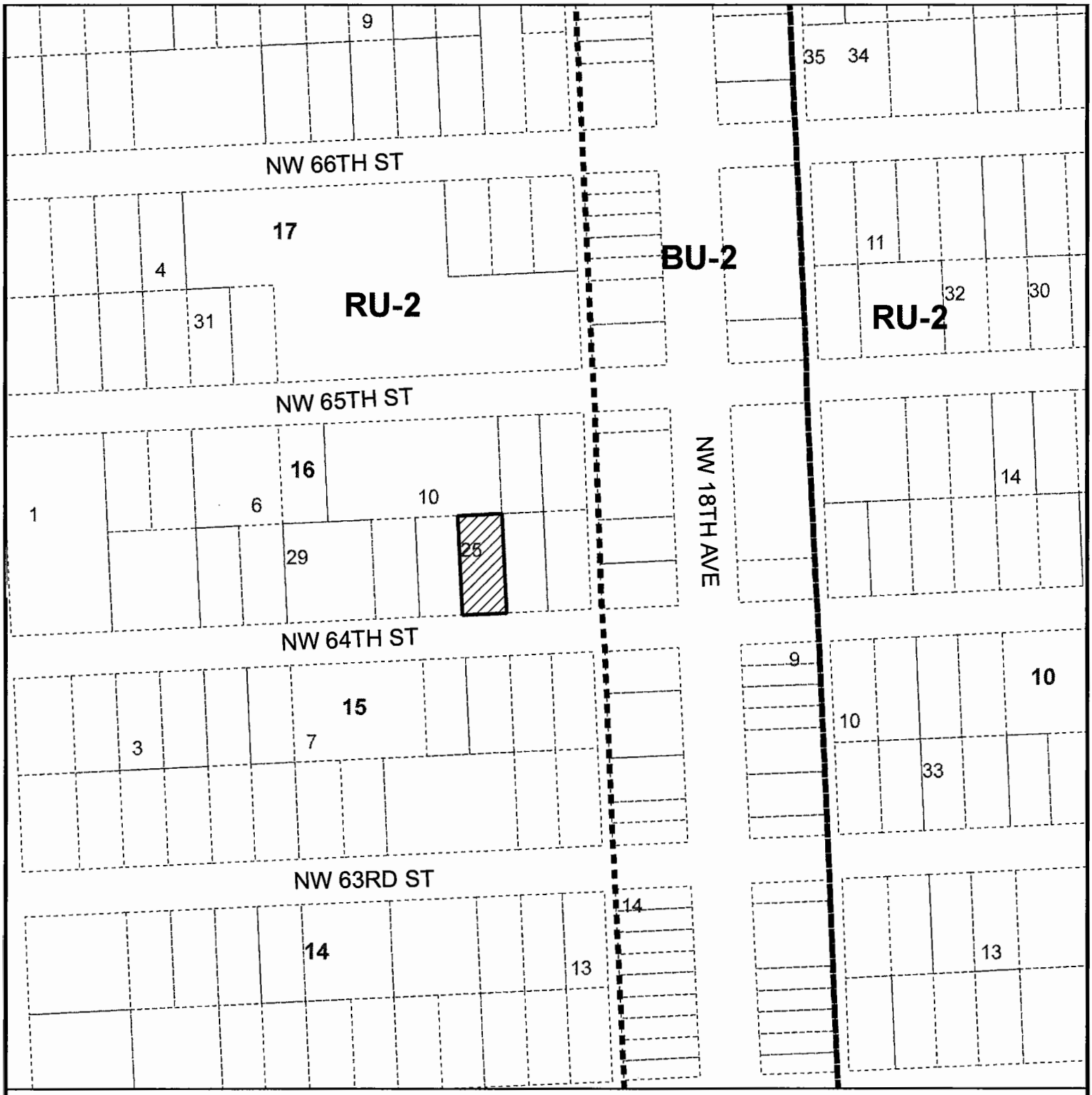
HABITAT FOR HUMANITY
COOQUE CUTTER MODEL "A 1A"

RECEIVED
210-110
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY XH

FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 06/22/10
Drawn by: P.P./F.C.
File: H:\Thomas\Cooque\A1
Field Operation Office

A2



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
		20

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

K. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)

10-12-CZ8-10 (10-111)
Area 8/District 02
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#10

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-10 (10-111)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

==========

A. INTRODUCTION:

- **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.

- **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.

- **LOCATION:**

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

- **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 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:

This item was deferred from the December 14, 2011 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/10
MCL:GR:NN:NC:CI

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

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

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

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 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 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

APPLICANT

LYING EAST OF N.W. 14 AVENUE & APPROX. 703.71' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA.

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:

Prop. #214-4
8075 NW 14 AVE.

North Elevation

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Z10-111
AUG 16 2010
ZONING HEARINGS
MIAMI-DADE PLANNING AND ZONING
BY JFA

East Elevation

Prop. #214-4
8075 NW 14 AVE.

South Elevation

Z10-111
AUG 16 20
ZONING HEARING
MIAMI-DADE PLANN

West Elevation

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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AUG 16 2010
ZONING HEARINGS
MIAMI-DADE PLANNING & ZONING
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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ZONING HEARINGS
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.

Jessica Dekker
(Notary Public)

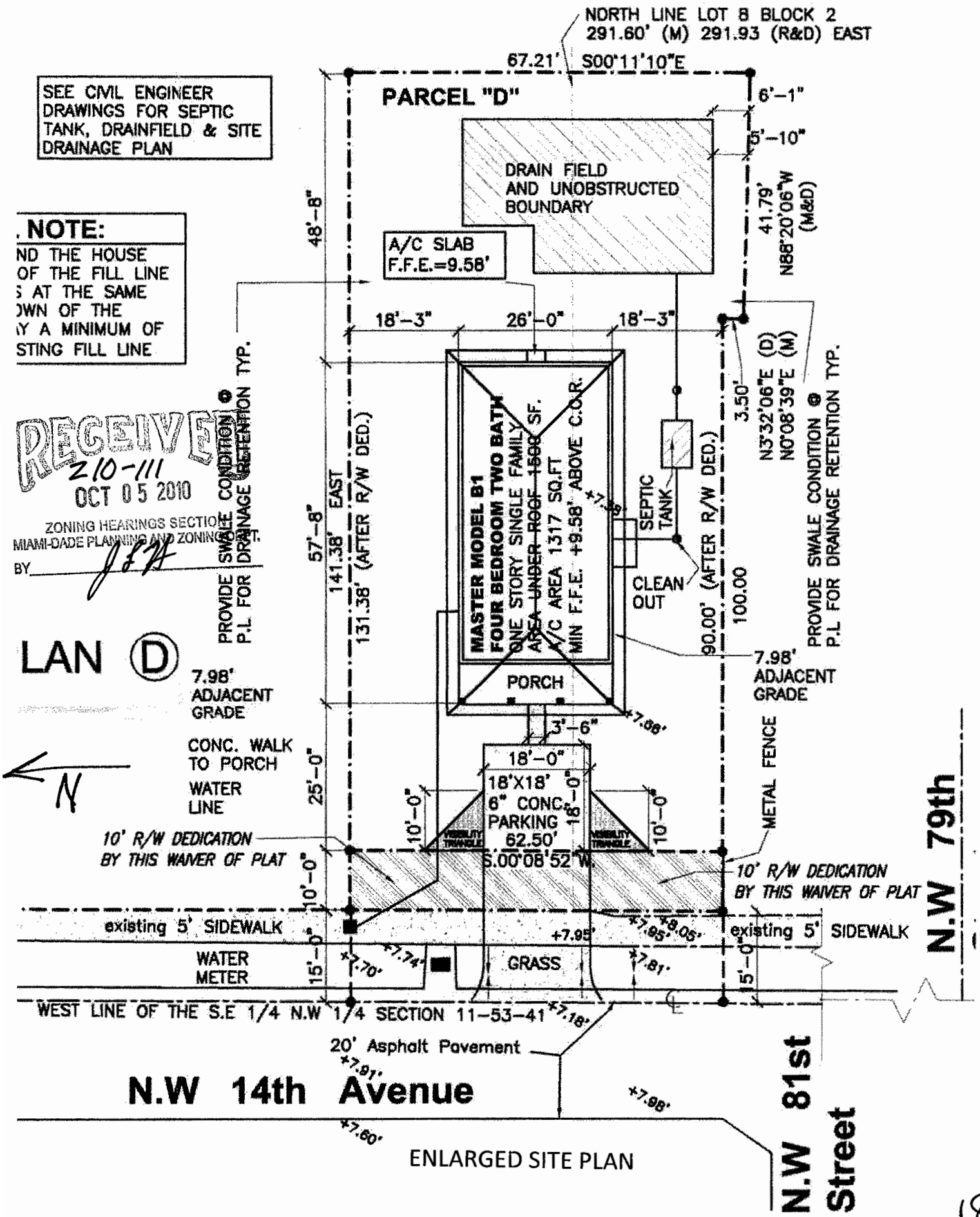
JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters

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



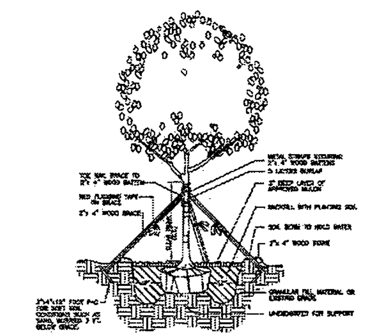
ENLARGED SITE PLAN

TREE SCHEDULE TABLE

#	SYMBOL	NEW	EXISTING	SCIENTIFIC	COMMON	NATIVE SPECIES YES	NATIVE SPECIES NO	CALIPER INSTALLED OR EXISTING	HEIGHT INSTALLED	ESTIMATED AT MATURITY EXISTING	CANOPY DIAMETER	QUANTITY	REMARKS
1-A		YES		Lagerstroemia indica	CREPE MYRTLE	YES			BETWEEN 8' TO 10'	20'		3	
2-A		YES		Conocarpus Erectus Var. Sericeus	Silver Button-wood			18"				8	
3-A		YES		Lagerstroemia indica	CREPE MYRTLE	YES			12'	20'		2	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"		28'	12'	1	TREE TO REMAIN

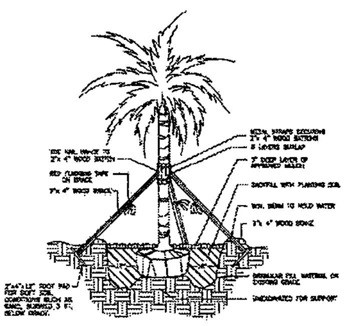
LANDSCAPE LEGEND

Zoning District RU-1



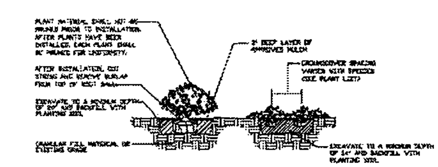
TREE PLANTING & GUYING DETAIL

N.T.S.



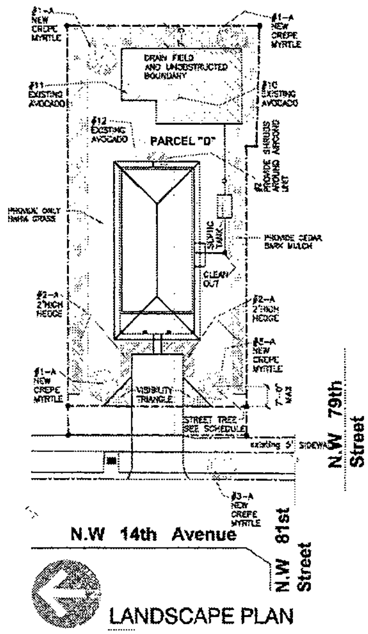
PALM PLANTING DETAIL

N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.



LANDSCAPE PLAN

1"=20'-0"

ZONING PLATED AREA R-U1

			YES	NO
ADDRESS: 1478 N.W 69th TERRACE, MIAMI FLORIDA				
LOT LOCATION: (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'-6"		
3. LOT SIZE S.Q.F.T	7500 S.Q.F.T	6433.7059 S.Q.F.T		
4. % OF LOT COVERAGE	(33%)	(15%)		
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, PROJECT 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 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 THE 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 INMEDIATELY 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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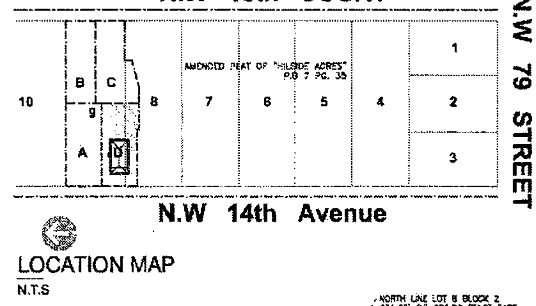
OCT 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

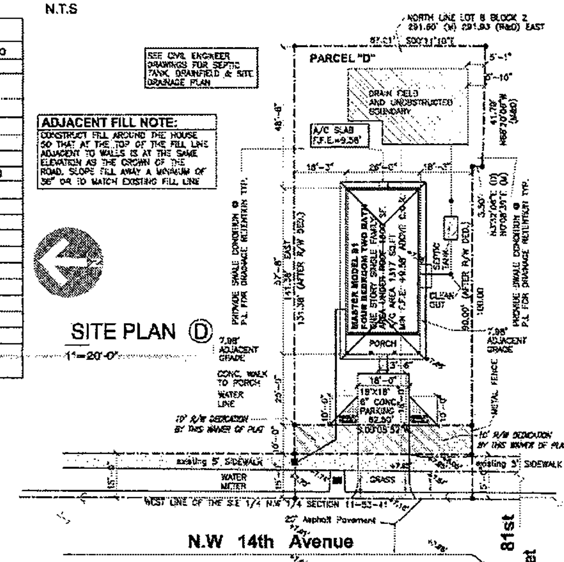


LOCATION MAP

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 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 09 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 8, 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 41.79 FEET; THENCE NORTH 03 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 09 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

RECEIVED Z10-111 OCT 05 2010

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY M.A.C
DATE 02-21-02

214-4

4/B

DATE REVISIONS

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

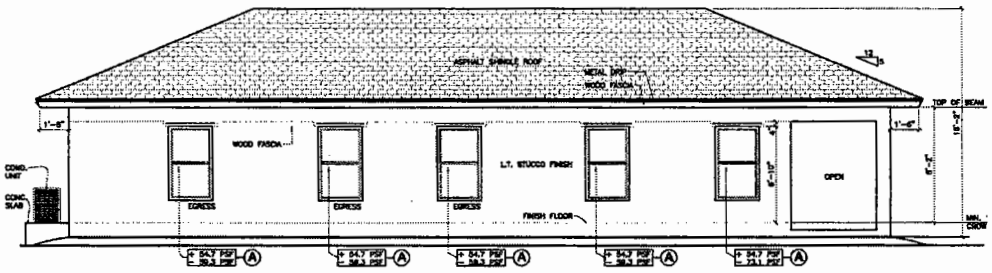
VICTOR E. DEKONSCHIN
architect aia
8245 S.W 106 STREET MIAMI FLORIDA 33156
FLA. REG. NO. AR0003191
CELL PHONE (786)-402-5605 FAX# (305) 274-1679

A-1

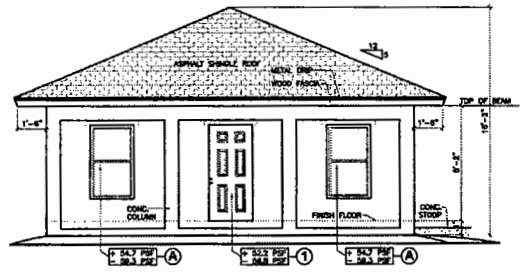
9

19

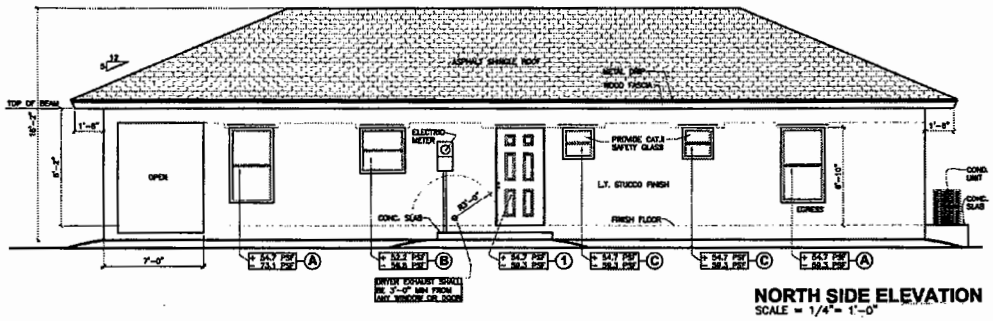
20



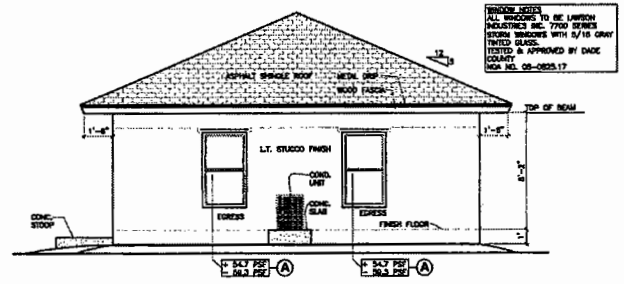
SOUTH SIDE ELEVATION
SCALE = 1/4"= 1'-0"



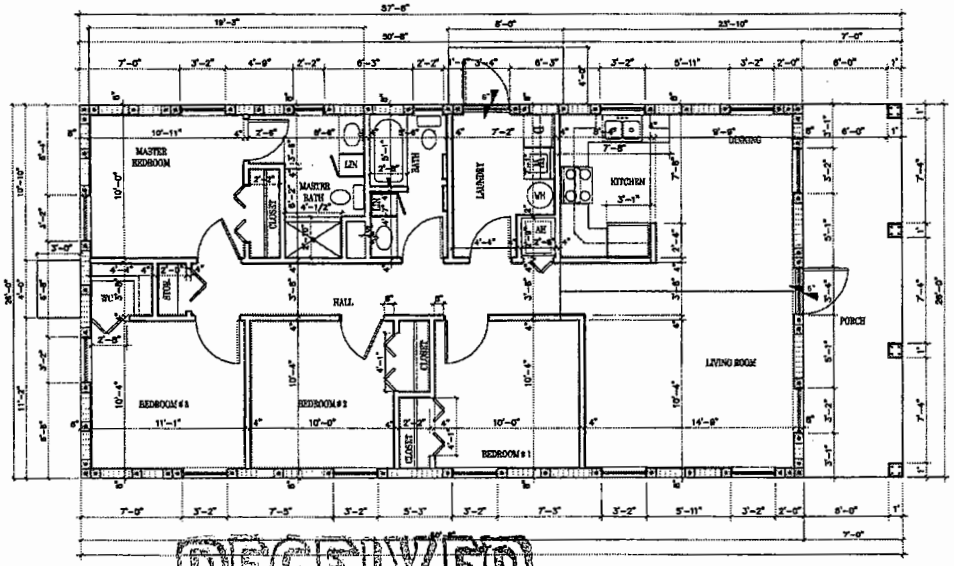
EAST ELEVATION
SCALE = 1/4"= 1'-0"



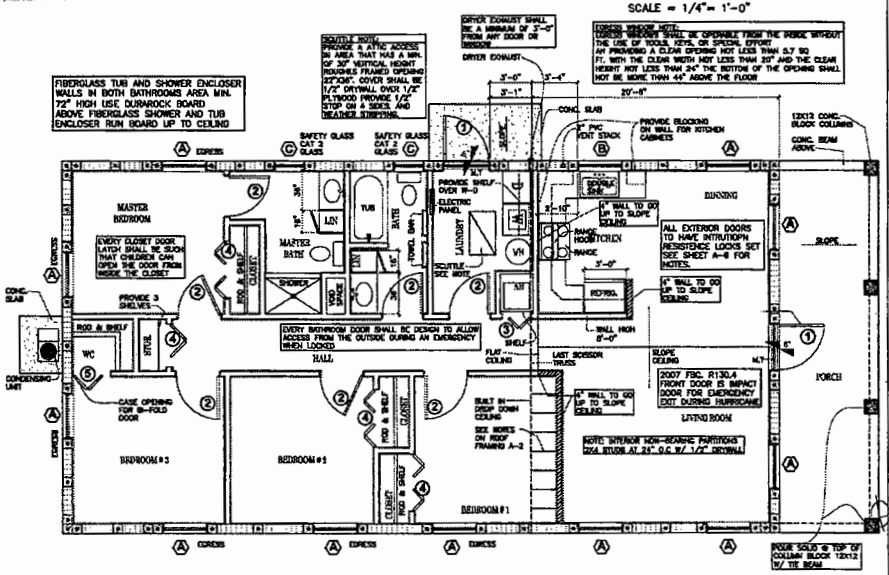
NORTH SIDE ELEVATION
SCALE = 1/4"= 1'-0"



WEST ELEVATION
SCALE = 1/4"= 1'-0"



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



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

214-4

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AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
Z10-111
AUG 16 2010

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.
DRAWN BY M.A.C.
DATE 08-11-2010.

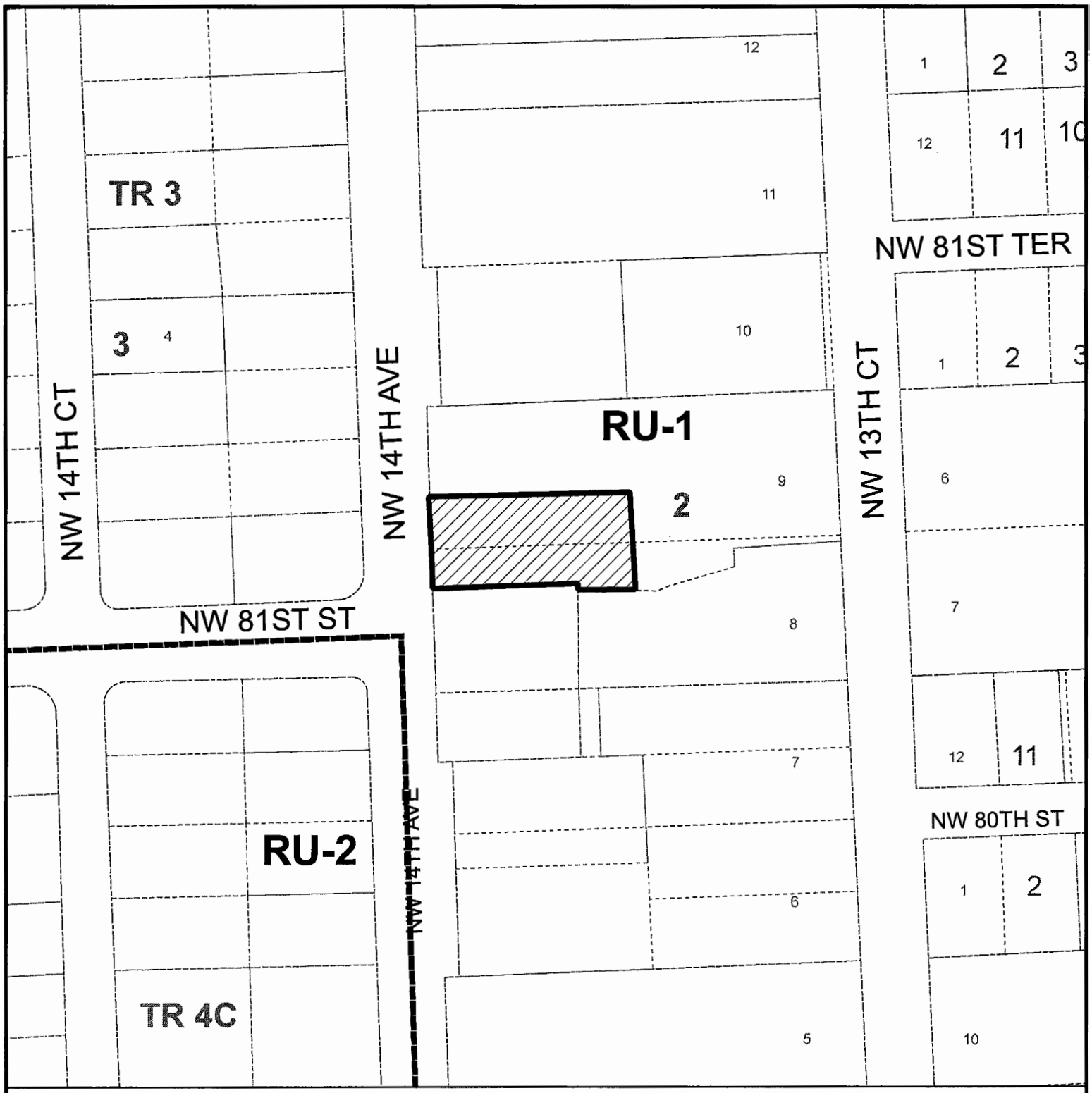
DWG. NO.	REVISIONS
08-11-10	REVISED PER ZONING DEPT. COMMENTS
08-13-10	REVISED PER ZONING DEPT. COMMENTS

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
a r c h i t e c t
8245 S.W 106 STREET
MIAMI FLORIDA 33156
FLA. REG. NO. AR0002191
FAX# (305) 274-1679
CELL PHONE (786)-402-5605
email-dekonsch@bellsouth.net

SHEET NO.
A3
OF 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
		21

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

L. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)

10-12-CZ8-11 (10-112)
Area 8/District 02
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#11

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-11 (10-112)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

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:** January 19, 2011

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

==========

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 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:

This item was deferred from the December 14, 2011 meeting due to a lack of quorum. 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, 12/15/10
DATE FINALIZED: 12/15/12
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	dwelling units	N/A	square feet
residential		**industrial**	
N/A	square feet	N/A	square feet
Office		**institutional**	
N/A	square feet	N/A	square feet
Retail		**nursing home/hospitals**	

Based on this development information, estimated service impact is: 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

APPLICANT

LYING WEST OF N.W. 13 COURT & APPROX. 724.75' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA.

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:

Prop. #214-3
8070 NW 13 CT

North Elevation

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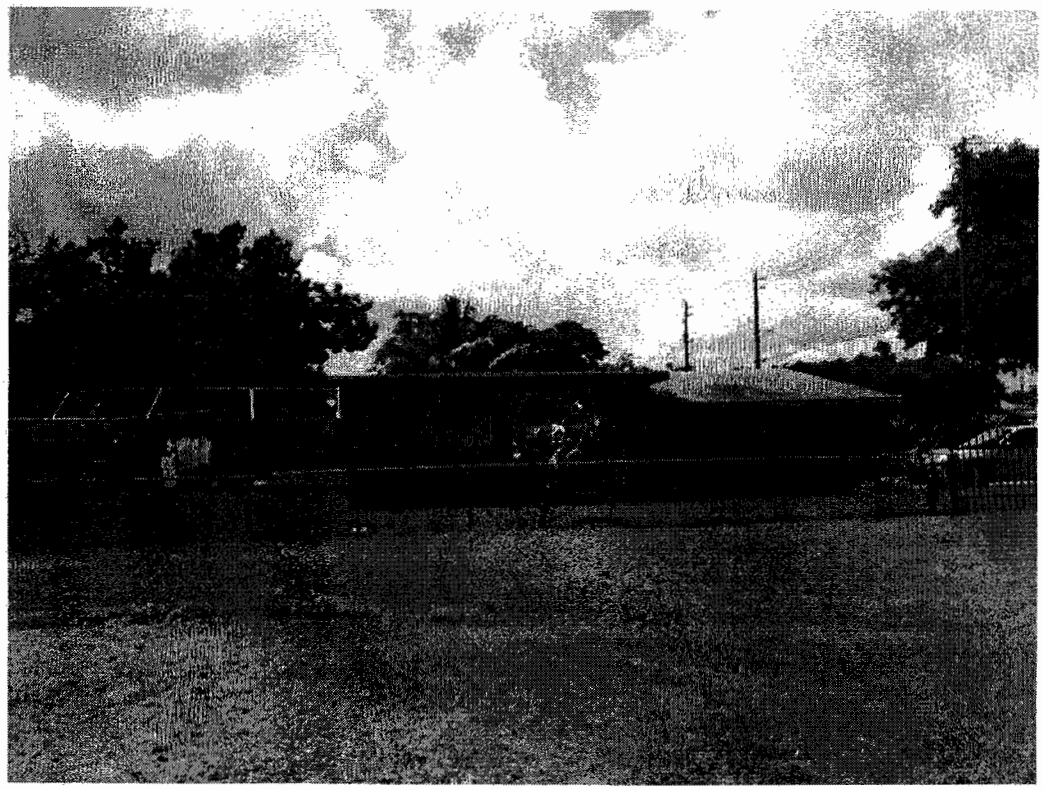
210-112
AUG 16 2010
ZONING [illegible]
[illegible]
BY JPA

East Elevation

Prop. #214-3
8070 NW 13 CT



South Elevation

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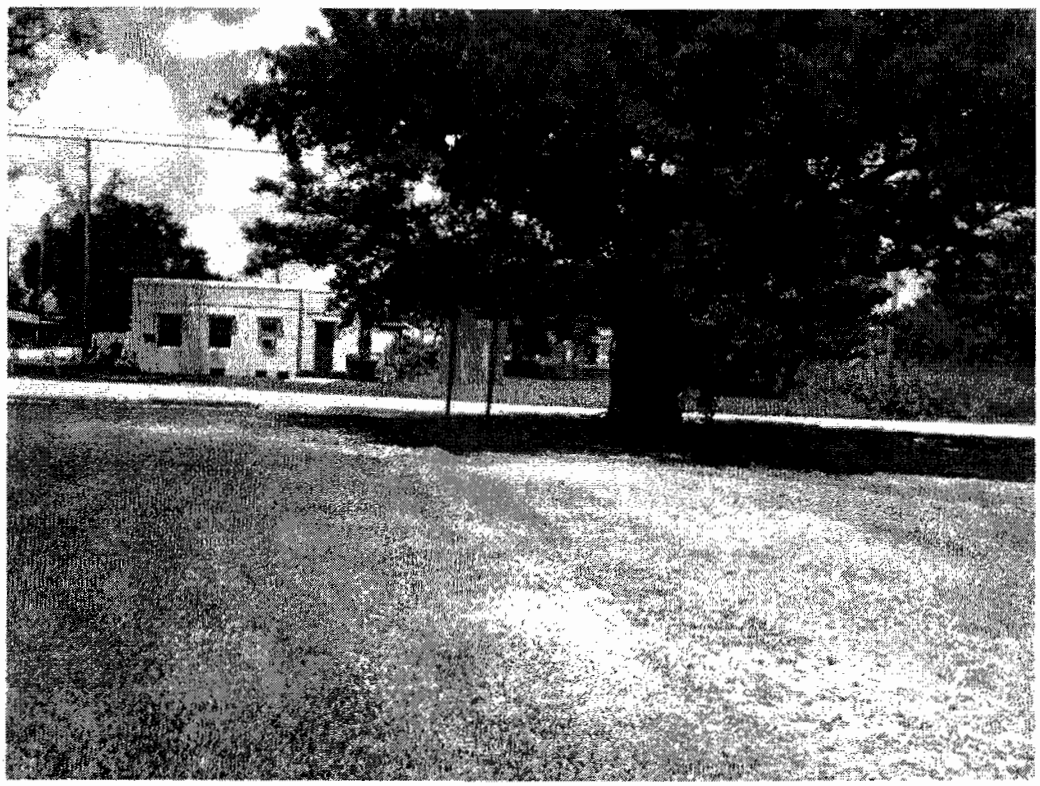
MIAMI-DADE PLANNING [illegible]
BY JLA



West Elevation

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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210-112
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JEH

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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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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

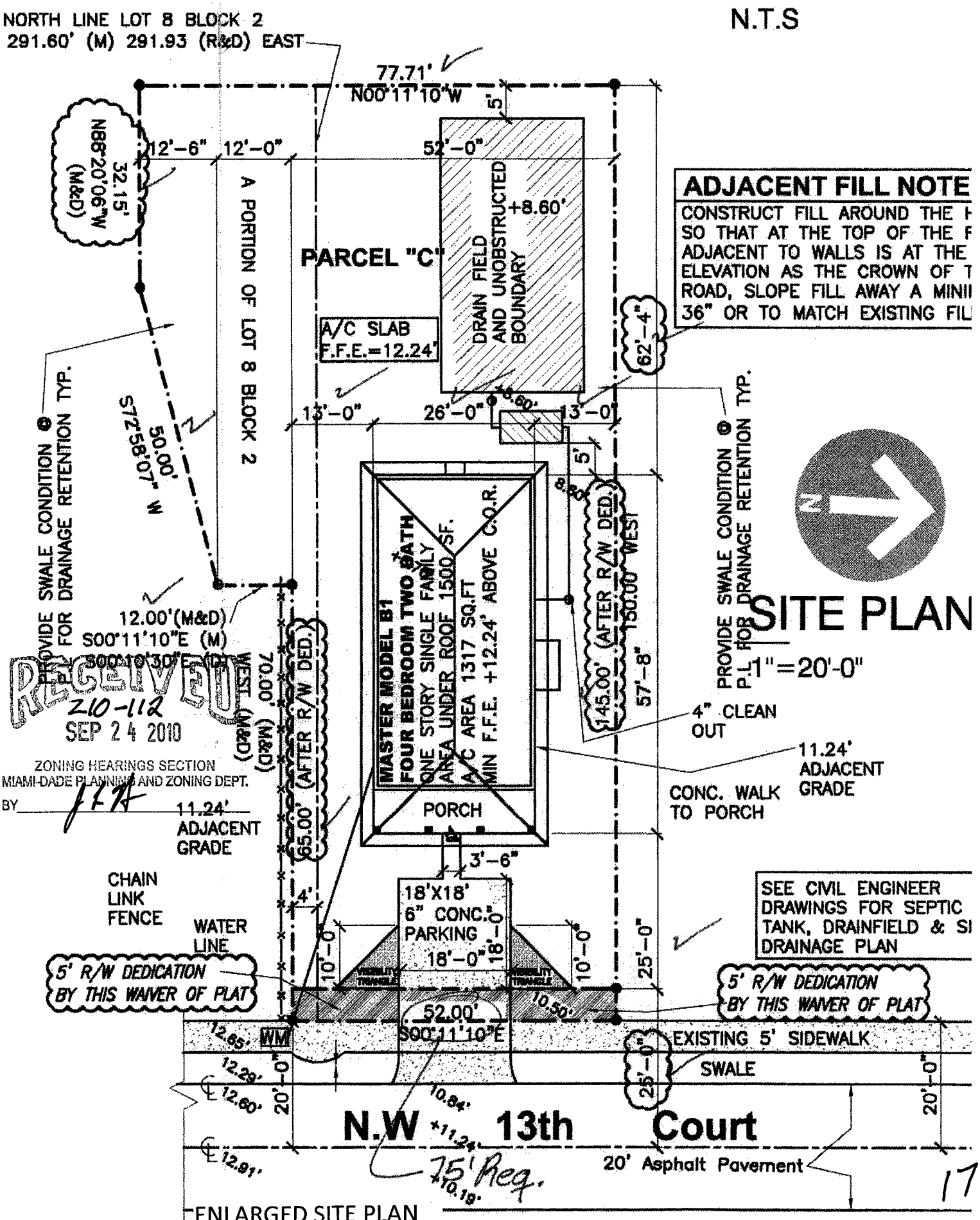
Seal

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



ADJACENT FILL NOTE

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36" OR TO MATCH EXISTING FIL

SITE PLAN

1"=20'-0"

SEE CIVIL ENGINEER DRAWINGS FOR SEPTIC TANK, DRAINFIELD & SI DRAINAGE PLAN

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ZONING HEARINGS SECTION
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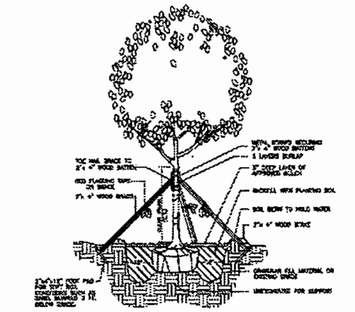
BY

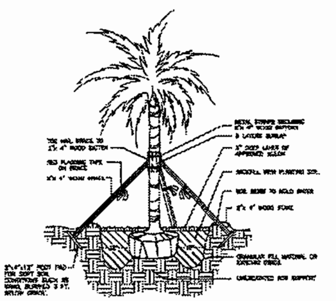
TREE SCHEDULE TABLE

#	SYMBOL USED	NEW	EXISTING	PLANT NAME SCIENTIFIC	COMMON	NATIVE SPECIES YES	NO	DBH INSTALLED OR EXISTING	HEIGHT INSTALLED	HEIGHT ESTIMATES AT MATURITY	CANOPY DIAMETER	QUANTITY	REMARKS
1-A		YES		Lagerstroemia Indica	CREPE MYRTLE	YES			12'	20'		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	30"		20'	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"		30'	12'	1	TREE TO REMAIN
15			YES		Live Oak	YES		24"		33'	12'	1	TREE TO REMAIN
18			YES		Royal Poinciana	YES		16"		23'	12'	1	TREE TO REMAIN
19			YES	Ptychosperma Macarthurii	Macarthur Palm		NO	4"		26'	6'	1	TREE TO REMAIN



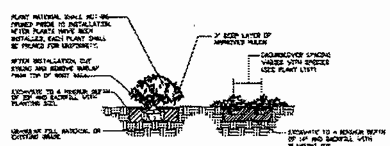
TREE PLANTING & GUYING DETAIL

N.T.S.



PALM PLANTING DETAIL

N.T.S.



SHRUB & GROUNDCOVER PLANTING DETAIL

N.T.S.

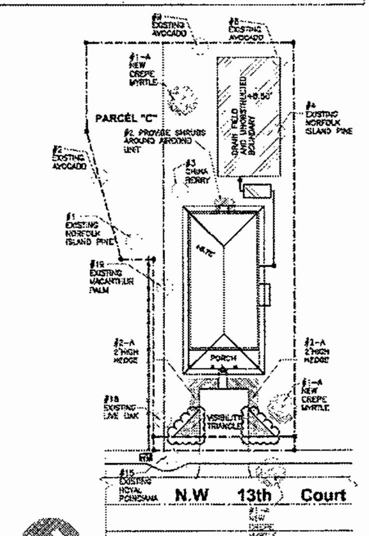
LANDSCAPE LEGEND

Zoning District RU-1

[illegible]

LANDSCAPE NOTES

[illegible]



LANDSCAPE PLAN

1"=20'-0"

ZONING PLATED AREA — R-U1

			YES	NO
ADDRESS: 1478 N.W 89th TERRACE, DADE COUNTY FLORIDA			YES	NO
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"	77.21'		
3. LOT SIZE S.Q.F.T	7500 S.Q.F.T	9268 S.Q.F.T		
4. % OF LOT COVERAGE	(35%)	(16%)		
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"	18'-2"		
SETBACKS				
FRONT	25'-4"	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

Lot Coverage: 1499.42 / 9,268.78 = 16%

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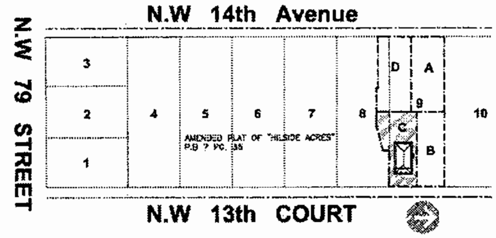
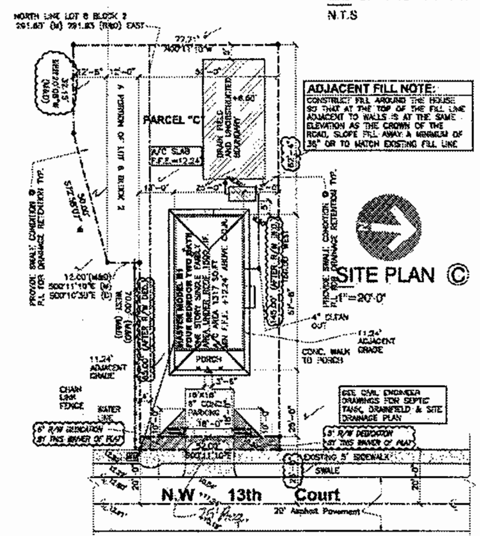
SEP 24 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [signature]

Z10-112



LOCATION MAP

N.T.S



SITE PLAN (C)

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 36" OR TO MATCH EXISTING FILL LINE

LEGAL DESCRIPTION OF CUT-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 291.02 FEET(MEASURE) 291.37 FEET (RECORD); 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 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 38 MINUTES 07 SECONDS WEST (MEASURE) 50.00 FEET (DEED); THENCE NORTH 88 DEGREES 20 MINUTES 06 SECONDS WEST (MEASURE AND DEED) FOR 32.15 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 10 SECONDS WEST FOR 77.71 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 9, BLOCK 2, FOR 150.00 FEET TO THE POINT OF BEGINNING, 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

VICTOR E. DEKONSCHIN
architect aia
8245 S.W 106 STREET, MIAMI FLORIDA 33156
FLA. REG. NO. AR0003191
e-mail- dekonarch@bellsouth.net
CELL PHONE (786)-402-5605 FAX# (305) 274-1679

SITE PLAN FOR MODEL B-1
ADDRESS OF LOT: 81XX N.W 13th COURT "PARCEL C"
MIAMI-DADE COUNTY FLORIDA
HABITAT FOR HUMANITY
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI FLORIDA

DATE REVISIONS: [illegible]

3/B 214-3

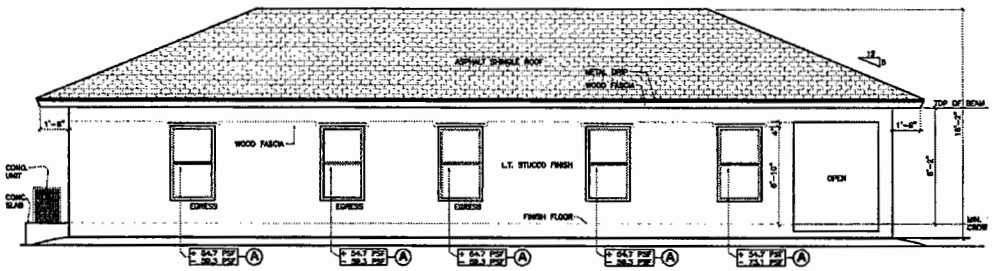
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY M.A.C.
DATE 09-21-09

SHEET No. A-1 of 9

214-3 corrections

18



SOUTH SIDE ELEVATION
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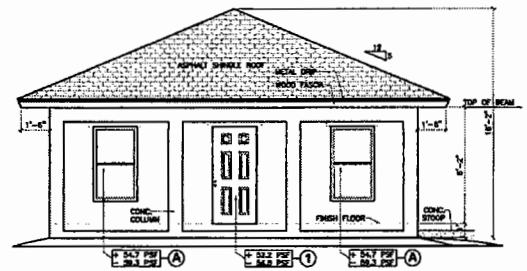

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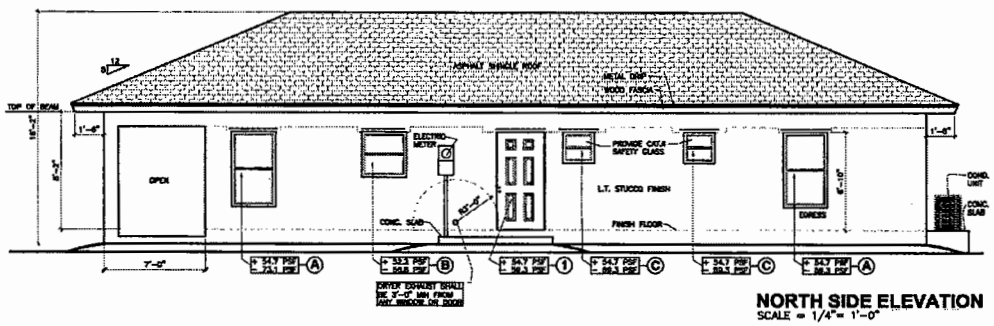

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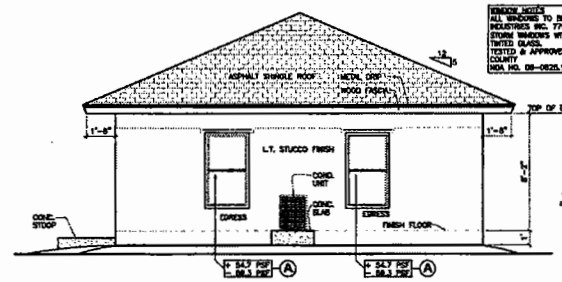

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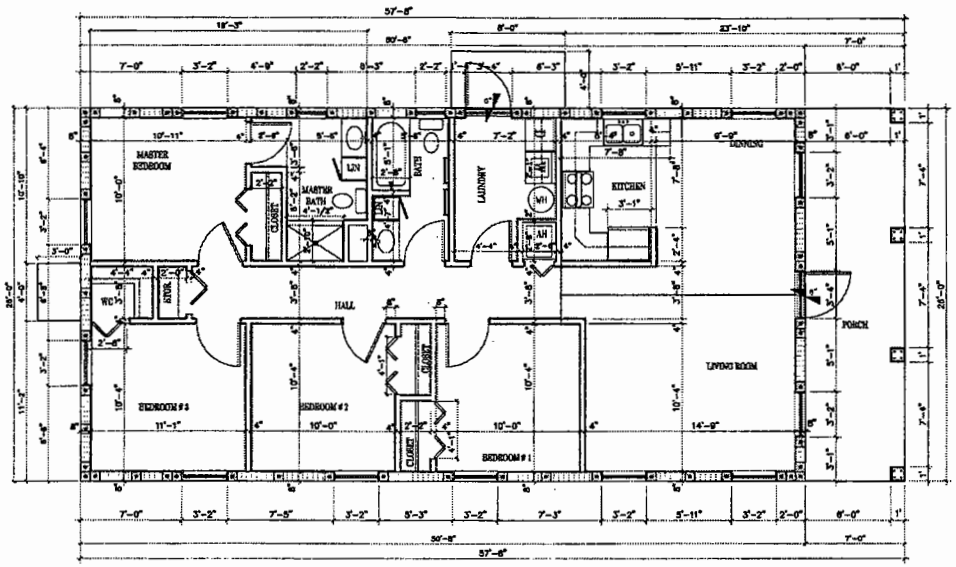
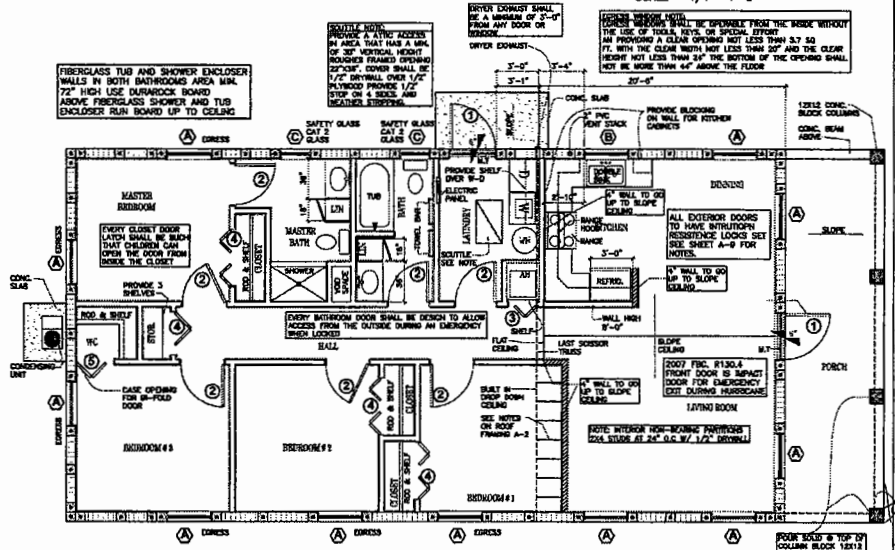


FLOOR PLAN DIMENSIONS
SCALE = 1/4"= 1'-0"



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

214-3

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Z10-112
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

19

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK.
DRAWN BY M.A.C.
DATE 06.13.2010.

MAY 1 REVISIONS
06.13.2010 - ADDED SHEET A-9 FOR EGRESS WINDOWS
06.13.2010 - ADDED SHEET A-9 FOR EGRESS WINDOWS

FOUR BEDROOM MASTER MODEL B-1

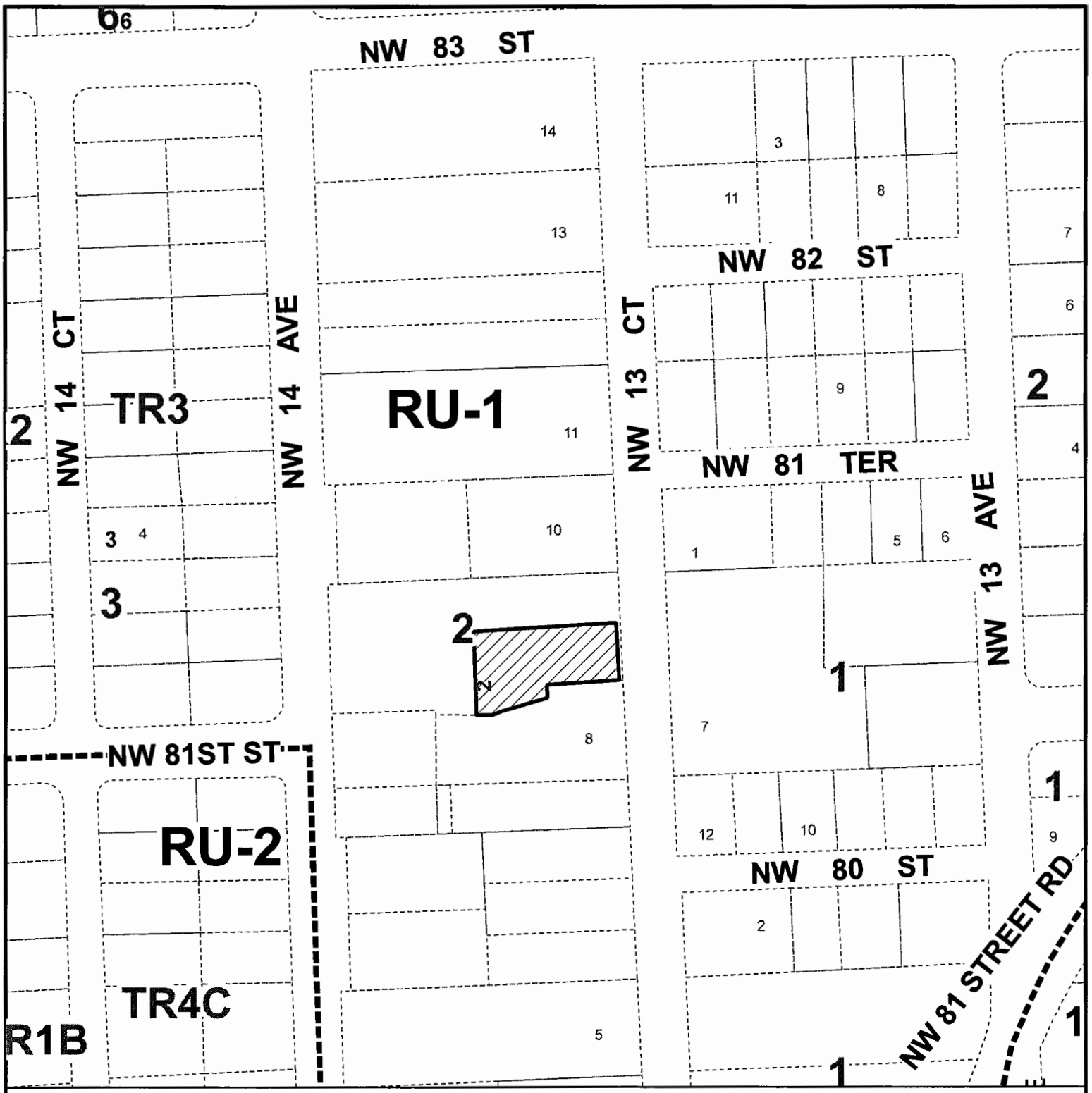
2010 COOKIE CUTTER FOR HABITAT FOR HUMANITY
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI, FLORIDA

VICTOR E. DEKONSCHIN
architect
8245 S.W. 106 STREET
MIAMI, FLORIDA 33156
FLA. REG. NO. AR0002351
CELL PHONE (786)-182-5645
email-dekonsch@bellsouth.net
FAX (305) 274-1679

8/12/2010

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

Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

REVISION	DATE	BY
		20

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

Legend

Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

REVISION	DATE	BY

M. HABITAT FOR HUMANITY OF GREATER MIAMI INC (Applicant)

10-12-CZ8-12 (10-114)
Area 8/District 02
Hearing Date: 01/19/11

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
COMMUNITY ZONING APPEALS BOARD - AREA 8
MOTION SLIP

#12

APPLICANT'S NAME: **HABITAT FOR HUMANITY OF GREATER MIAMI INC**

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
10-12-CZ8-12 (10-114)	December 14, 2010	CZAB8		10

REC: Approval with conditions.

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

■ DEFER: ☐ INDEFINITELY ■ TO: January 19, 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: The application was deferred due to a lack of a quorum.

TITLE	M/S	NAME	YES	NO	ABSENT
COUNCILMAN		Richard C. BROWN (C.A.)			X
COUNCILMAN		Patrick CURE			
COUNCILMAN		Arthemon JOHNSON			
COUNCIL WOMAN		Voncarol Yvette KINCHEN			X
COUNCILMAN		Fredericke Alan MORLEY			X
CHAIRWOMAN		Joy J. DAVIS			
		VOTE:			

EXHIBITS: ☐ YES ■ NO COUNTY ATTORNEYS: **DENNIS KERBEL & DARON FITCH**

2

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:** January 19, 2011

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

==========

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:

This application was deferred from the December 14, 2010 due to a lack of quorum. 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: 12/15/10
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: November 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 #Z2010000114-3rd 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 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 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
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 of Greater Miami Inc 3800 NW 22nd Avenue Miami, Florida" prepared by Victor Dekonschin, sheet A-1 of 9, dated September 21, 2009 (revised September 21, 2010 and submitted on September 22, 2010)has a Tree Schedule Table which depicts tree #6 to remain as per the permit, also tree #16 was correctly labeled and signed "to remain" by Victor E Dekonshin. Therefore, this Program 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 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# 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

REVISION 1

Memorandum

Date: 16-NOV-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:

This memo supersedes MDFR memorandum dated September 17, 2010.
APPROVAL
No objection to site plan date stamped September 22, 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	dwelling units	N/A	square feet
residential		**industrial**	
N/A	square feet	N/A	square feet
Office		**institutional**	
N/A	square feet	N/A	square feet
Retail		**nursing home/hospitals**	

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

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

APPLICANT

LYING WEST OF N.W. 13 COURT & APPROX. 776.75' NORTH OF N.W. 79 STREET, MIAMI-DADE COUNTY, FLORIDA.

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.

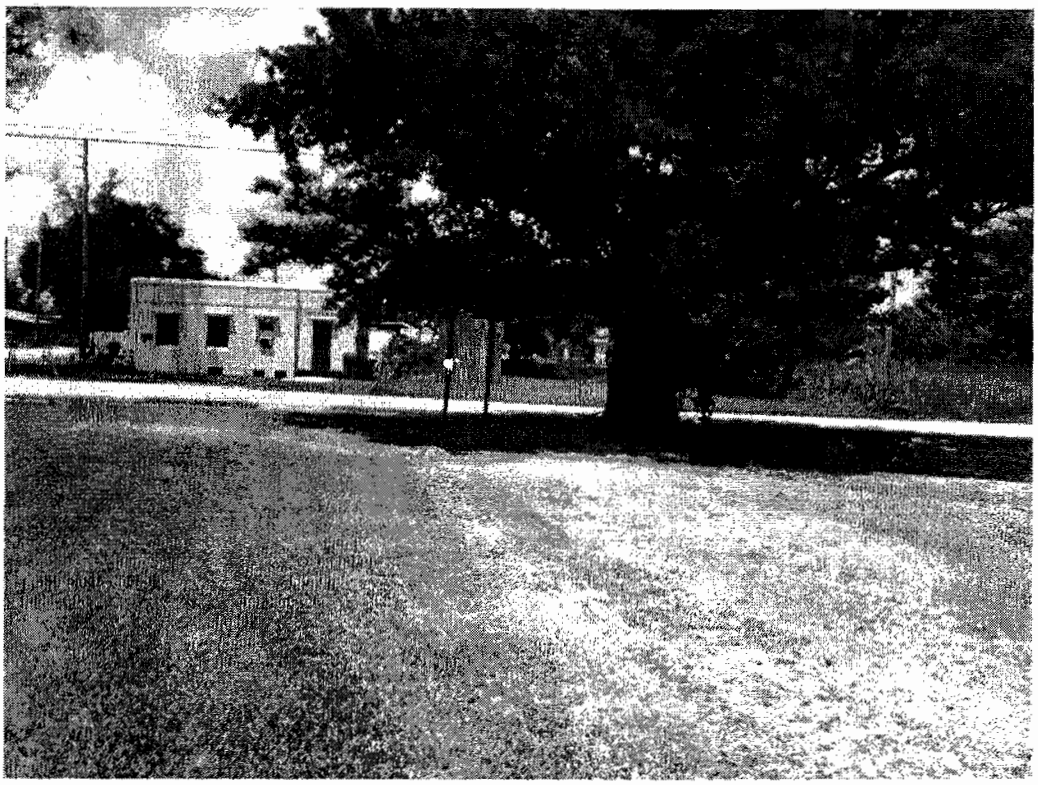
HABITAT FOR HUMANITY OF GTR MIAMI

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

REPORTER NAME:

Prop. #214-2
8110 NW 13 CT

South Elevation



West Elevation

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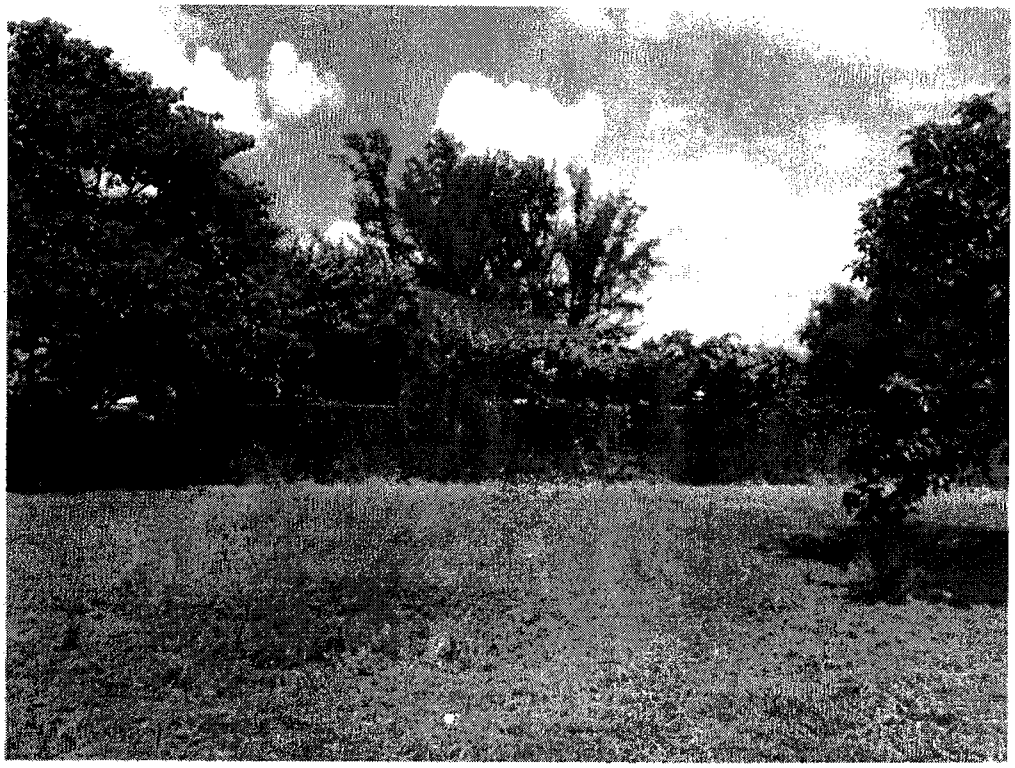
Z10-114
AUG 16 2010
ZONING HEARINGS
MIAMI-DADE PLANNING
BY

Prop. #214-2
8110 NW 13 CT



North Elevation

East Elevation

RECEIVED
210-114
AUG 16 2009
ZONING DIVISION
MAMI-DADE FLORIDA
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

RECEIVED
Z10-114
AUG 16 2010
ZONING HEARINGS SECTION
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

RECEIVED
Z10-114
AUG 10 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING & ZONING DEPT.
BY JJH

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)

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.

SEE CIVIL ENGINEER DRAWINGS FOR SEPTIC TANK, DRAINFIELD & SITE DRAINAGE PLAN

: PLAN (B)

RECEIVED
210-114
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

T FILL NOTE:
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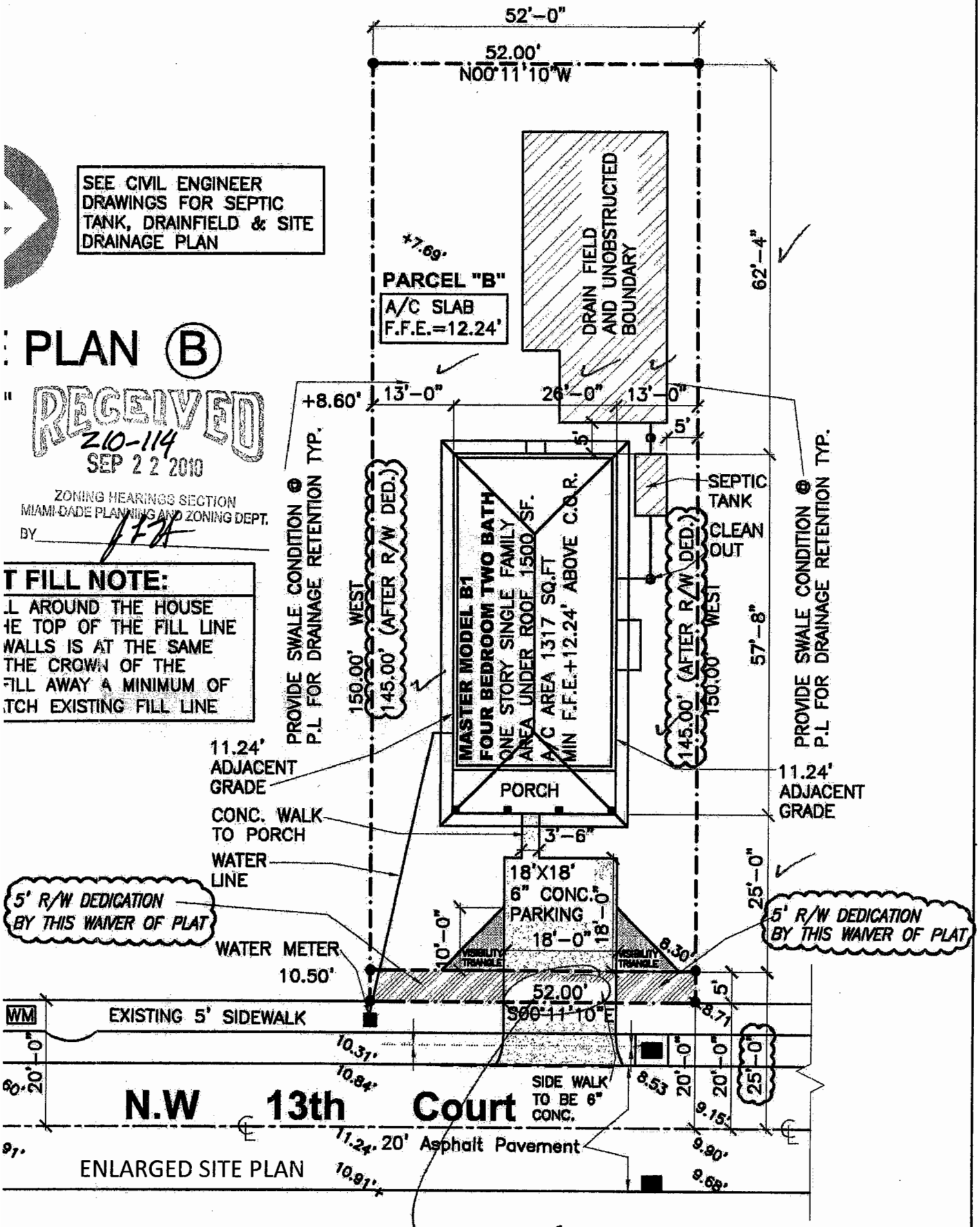
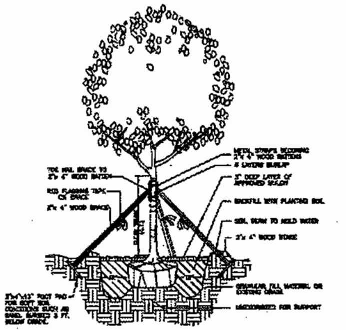


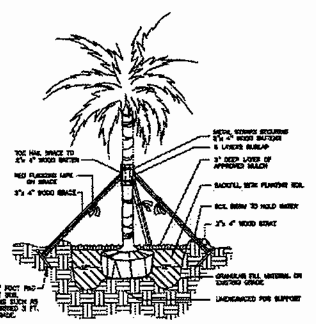
17

TREE SCHEDULE TABLE													
SYMBOL USED				PLANT NAME		NATIVE SPECIES		DBH	HEIGHT		CANOPY DIAMETER	QUANTITY	REMARKS
#	SYMBOL	NEW	EXISTING	SCIENTIFIC	COMMON	YES	NO	INSTALLED OR EXISTING	INSTALLED	ESTIMATED AT MATURITY			
1-A		YES		Lagerstroemia Indica	CREPE MYRTLE	YES			12'	20'		4	TREE TO INSTALLED
2-A		YES		Conocarpus Erectus Var. Sericeus	Silver Button-wood			18"				8	HEDGE TO BE INSTALLED
5			YES		Orange	YES		6"		13'	12'	1	TREE TO BE REMOVED
6			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

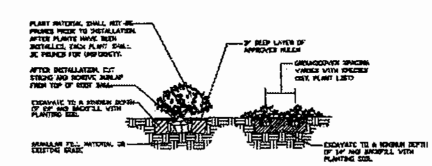
ZEC...[illegible] 12/10/2010



TREE PLANTING & GUYING DETAIL
N.T.S.



PALM PLANTING DETAIL
N.T.S.

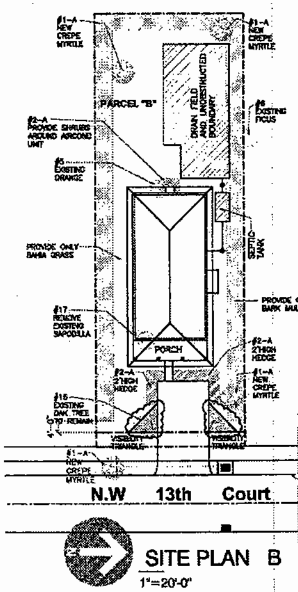


SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

LANDSCAPE LEGEND

Zoning District RU-1

[illegible]



SITE PLAN B
1"=20'-0"

ZONING PLATED AREA			R-U1	
ADDRESS: 1470 N.W 69th TERRACE, DADE COUNTY FLORIDA			YES	NO
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"	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

STANDARDS FOR TREES, 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, 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 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 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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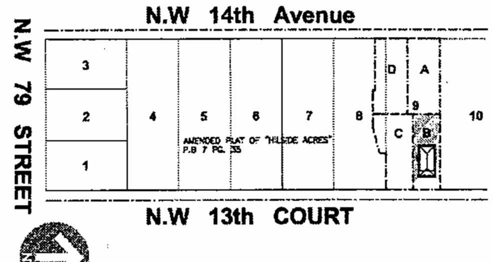
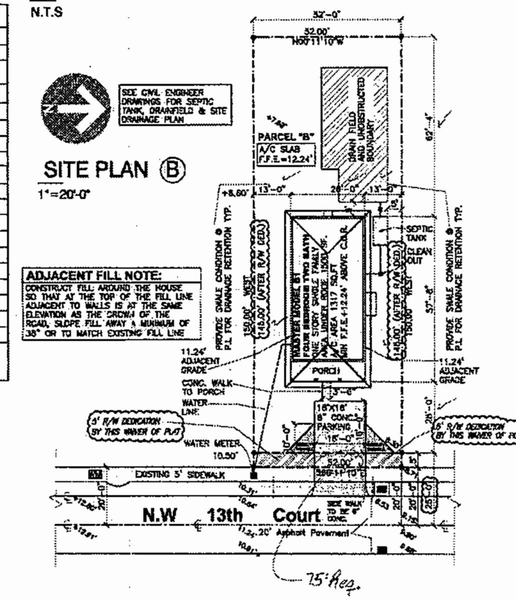
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [signature]

Rev#1
Z10-114



LOCATION MAP
N.T.S



SITE PLAN (B)
1"=20'-0"

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 (MESJARUD), 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

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY M.A.C
DATE 09-21-09

DATE	REVISIONS
03-09-10	[illegible]
05-20-10	[illegible]
09-01-10	[illegible]
09-11-10	[illegible]
09-21-10	[illegible]

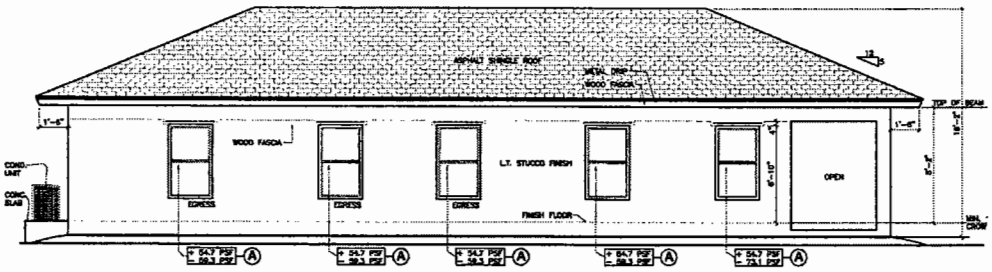
(2/B)
214-2

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

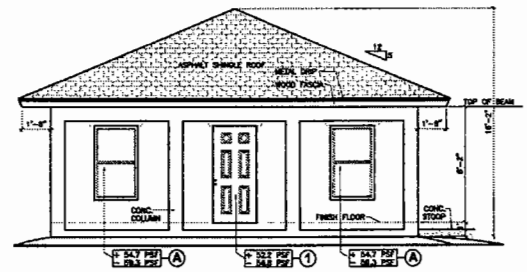
VICTOR E. DEKONSCHIN
architect aia
8245 S.W 106 STREET MIAMI FLORIDA 33156
FLA. REG. NO. AR0003191
email-dekonarch@bellsouth.net
CELL PHONE (786)-402-5605 FAX# (305) 274-1679

SHEET NO
A-1
OF 9

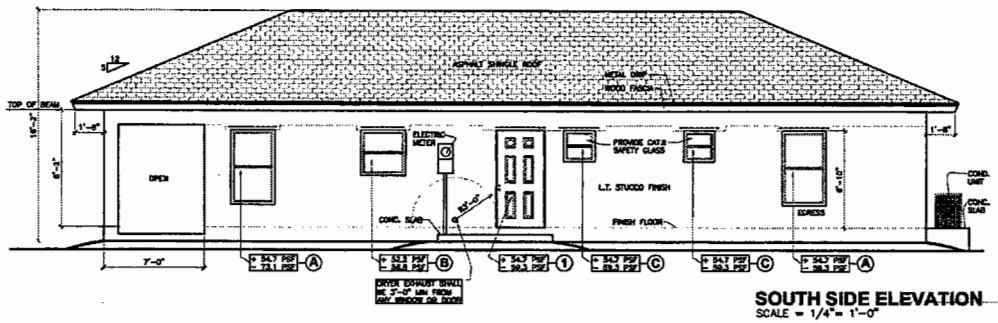
18



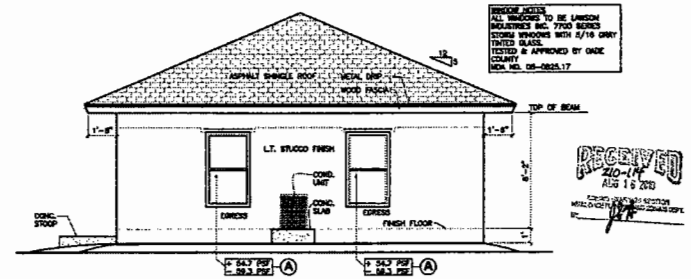
NORTH SIDE ELEVATION
SCALE = 1/4"= 1'-0"



WEST ELEVATION
SCALE = 1/4"= 1'-0"



SOUTH SIDE ELEVATION
SCALE = 1/4"= 1'-0"



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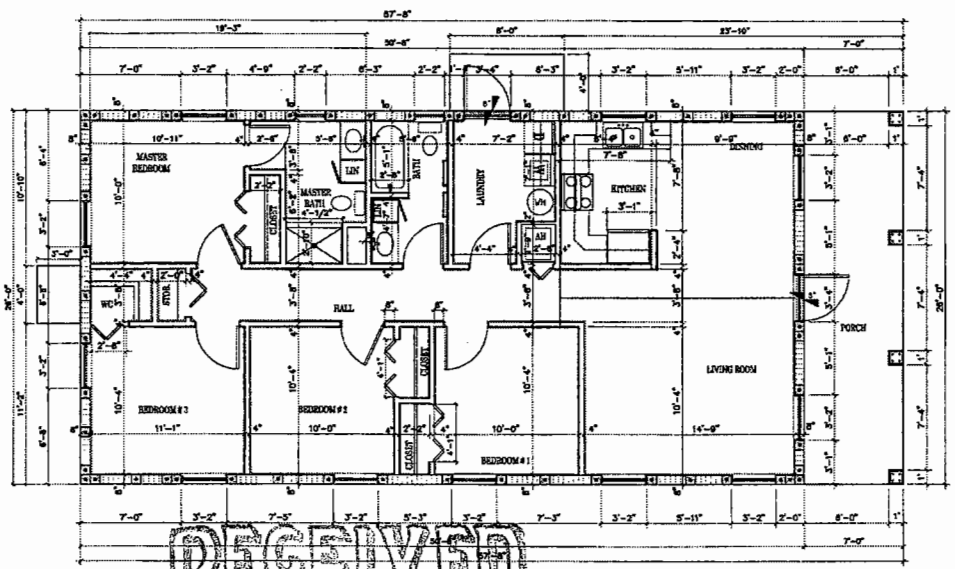
EAST ELEVATION
SCALE = 1/4"= 1'-0"



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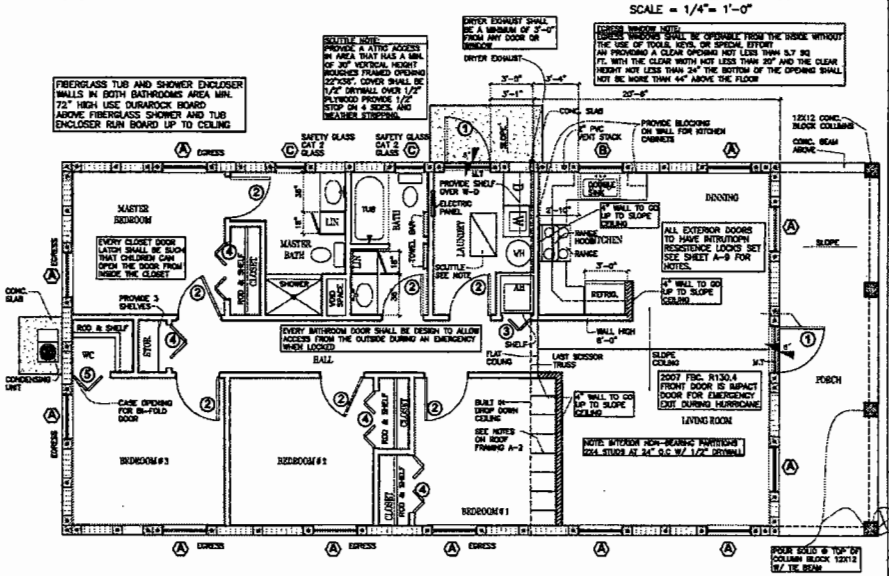
AUG 16 2010

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

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



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

214-2

19

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK

DRAWN BY M.A.G.
DATE 08.13.2010

DATE	REVISIONS
08.13.2010	PER DRAWING REVIEW
08.16.2010	PER DRAWING REVIEW

FOUR BEDROOM MASTER MODEL B-1

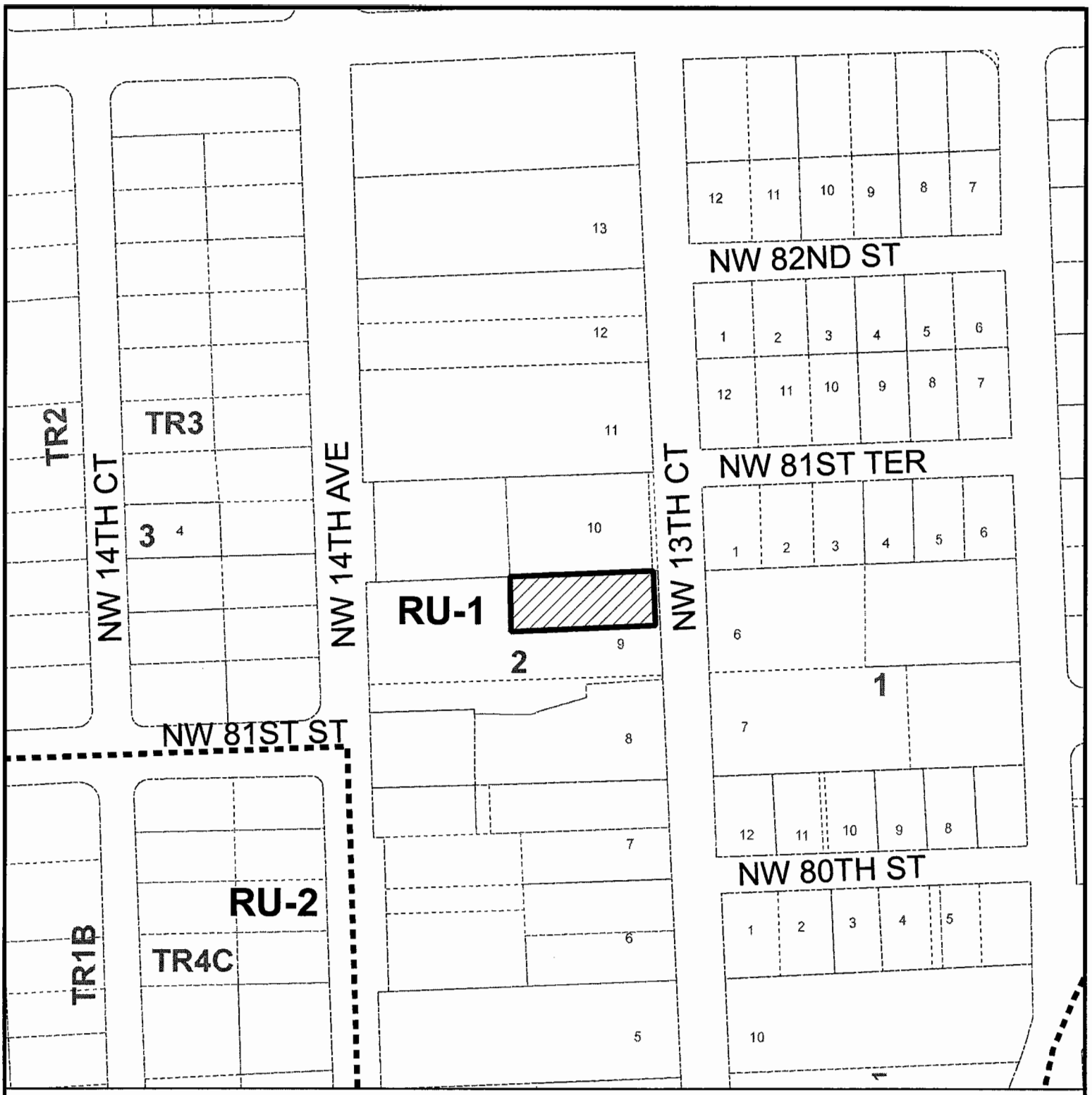
2010 COOKIE CUTTER FOR HABITAT FOR HUMANITY
OF GREATER MIAMI, INC.
3800 NW 22nd AVENUE MIAMI, FLORIDA

VICTOR E. DEKONSCHIN
a r c h i t e c t
8245 S.V 106 STREET
MIAMI, FLORIDA 33156
FLA. REG. NO. A0002351
CELL PHONE (786)-402-2605
email-dekonsarch@bellsouth.net
FAX# (305) 274-1879

8/17/2010

SHEET NO.
A3
OF 9

2-11-12



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000114

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 Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, August 25, 2010

REVISION	DATE	BY
		20

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000114

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

1. TROPICAL LAND INVESTORS INC.
(Applicant)

11-1-CZ8-1 (08-181)
Area 8/District 02
Hearing Date: 01/19/11

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
1951	Alberta Bray	- Variance setbacks and Day Nursery.	BA	Approved
1962	Grand Union Company	- Use Variance for liquor store.	C02	Approved
1963	Grand Union Company	- Use Variance for liquor store.	BCC	Approved

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

APPLICANT: Tropical Land Investors, Inc. **PH:** Z08-181 (11-1-CZ8-1)

SECTION: 12-53-41 **DATE:** January 19, 2011

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

==========

A. INTRODUCTION

- **SUMMARY OF REQUESTS:**

The applicant seeks to rezone the subject property from BU-1, Neighborhood Business District, to BU-1A, Limited Business District. Requests are also being sought to permit a reduced greenbelt along the right-of-way, to waive the required wall and landscape buffer along the rear property line, to permit less landscape open space and to permit fewer parking spaces than required by the Zoning Code. In addition, the applicant is requesting to permit an existing building setback closer to the side street property line than permitted by the Zoning Code.

- **REQUESTS:**

(1) BU-1 to BU-1A

(2) Applicant is requesting to permit 85 parking spaces (86 required).

(3) Applicant is requesting to permit a greenbelt 5' (7' required) along the right-of-way.

(4) Applicant is requesting to waive the required wall set in 10' from the right-of-way with a 10' wide landscaped strip along the rear (west) property line where said lot lies across the street from RU zoned property.

(5) Applicant is requesting to permit a landscaped open space of 4,350 sq. ft. (13,708 sq. ft. required).

(6) Applicant is requesting to permit an existing building setback a minimum of 9.17' (15' required) from the side street (north) property line.

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Tropical Land Investors, Inc. FH Change of Use to BU-1A," as prepared by Juan C. David, R.A., Design Development and dated stamped received 10/18/10 for a total of 4 pages. Plans may be modified at public hearing.

- **LOCATION:** 8080 North Miami Avenue, Miami-Dade County, Florida.

- **SIZE:** 1.46 Acres

B. ZONING HEARINGS HISTORY:

In 1951, a portion of the subject property was granted approval by the Board of Adjustment to permit an addition to an existing residence that encroaches into the front, side and rear setback area as well as to permit said residence and addition on a parcel of land with less lot width than that required by the Zoning Code and to permit the conversion of said residence to a day nursery, pursuant to BA 8-51. In 1963, the Board of County Commissioners (BCC), on appeal, approved a use variance to permit a liquor package store in a BU-1, Neighborhood Business District, and a request to permit a liquor package store spaced less than the required 1500' from an existing alcoholic beverage use and less than the required 2500' from existing churches and schools, pursuant to Resolution No. Z-43-63.

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 **Business and Office** use. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, 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. 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-1; shopping center	Business and Office
Surrounding Properties:	
NORTH: BU-1 and BU-1A; Multi-family Apartments and Gas Station	Business and Office
SOUTH: BU-1; Church and School	Business and Office
EAST: T5-O; City of Miami; Office, Single-family residence, duplex and multi-family residence	Office / Residential
WEST: BU-1; Church and School	Business and Office
RU-3b; Bungalow Residences	Low-Medium Density Residential, 6-13 dua

F. PERTINENT REQUIREMENTS/STANDARDS:

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

(1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;

(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;

(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;

(4) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

(5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

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

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is comprised of various lots and portions of lots which as a whole are improved with an existing commercial shopping center located at 8080 North Miami Avenue in an area characterized by multi-family residential uses, a church and school, as well as commercial uses such as a gas station. The applicant is requesting a zone change from BU-1, Neighborhood Business District, to BU-1A, Limited Business District. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates 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, 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. The proposed BU-1A zoning permits uses such as amusement centers, convention halls, grocery stores, junior department stores, pet shops and variety stores, among others, which are permitted uses in the Business and Office designation of the CDMP. The proposed BU-1A zoning is therefore, **consistent** with the Business and Office LUP Map designation of the Master Plan.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration whether the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. Additionally, the Board shall consider whether the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways. Further, the Board shall take into consideration whether the development conforms to the CDMP.

As previously mentioned, the applicant is requesting a zone change from BU-1 to BU-1A in order to include additional commercial uses within the existing commercial shopping center and the requested BU-1A zoning is **consistent** with the Business and Office LUP Map designation of the CDMP. Staff notes that the property to the north of the subject site was granted approval of a district boundary change from BU-1 to BU-1A, pursuant to Resolution No. Z-180-61. In addition, staff notes that the subject site is centrally located within an enclave of commercial zoning that lines the west side of a section line roadway, North Miami Avenue, which consists of BU-1, BU-1A and BU-3 zoning. Furthermore, staff notes that the properties located to the east of the subject site are located within the City of Miami and are zoned T5-O, Urban Center Zone – Office, which in general allows high density mixed use buildings that accommodate office uses, rowhouses and apartments with a maximum building height of 5' permitted under the recently adopted Miami 21 Zoning Ordinance. Further, it should be noted that the Public Works Department and DERM do not object to this application. As such, staff is of the opinion that the proposed zone change to BU-1A is **compatible** with the area and is **consistent** with the LUP Map CDMP interpretative text. Accordingly, staff recommends approval of the zone change request to BU-1A (request #1).

When requests #2 through #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 area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. Staff opines that approval of request #2, to permit 85 parking spaces (86 required) is not overly excessive, will maintain the basic intent and purpose of the zoning regulations, and will not cause an overflow of vehicles resulting in traffic congestion on and around the subject site, on neighboring properties, and on the swales or rights-of-way. Moreover, it should be noted that the Public Works Department does not object to this application. Approval of requests #3 and #4 will allow the applicant to provide a 5' wide greenbelt (7' required) along the right-of-way and will allow the applicant to waive the required wall set in 10' from the rights-of-way with a 10' wide landscape strip along the rear (west) property line where the subject site lies across the street from RU zoned property, in order to permit parking and drives. Staff's review of the County Property Appraiser's records indicates that the building was constructed in 1962 prior to the adoption of Chapter 18A the Landscape Code of Miami-Dade County. Although, staff has no objections to requests #3 and #4, in staff's opinion, request #5, to permit 4,350 sq. ft. of landscape open space where 13,708 sq. ft. are required, is overly intense and would be out of character with the area as no

similar approvals exist in the immediate vicinity. Therefore, approval of request #5 would be **incompatible** with the surrounding area and would be detrimental to the neighborhood. Therefore, staff recommends that the applicant reduces the size of the building and/or parking area by approximately 9,358 sq. ft. in order to accommodate the required landscape area. As such, staff recommends approval with conditions of requests #2 though #4 and denial without prejudice of request #5 under Section 33-311(A)(4)(b) (NUV).

When request #6 is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the request, to permit an existing commercial building setback a minimum of 9.71' (15' required) from the side street (north) property line, would be **compatible** with the surrounding area, would not be detrimental to the neighborhood, and would not negatively affect the appearance of the community. Staff opines that approval of request #6 will maintain the basic intent and purpose of the zoning regulations and will not be visually intrusive to the existing BU-1 zoned multi-family apartment site and the BU-1A zoned gas station site located to the north of the subject property. Staff's review of the submitted plan reveals that the side street building line is not parallel with the side street property line so that only the rear portion of the existing building encroaches approximately 5.83' into the side street (north) setback area and that the front portion of the building line complies with the required 15' side street setback. As such, staff recommends approval with conditions of request #6 under Section 33-311(A)(4)(b) (NUV).

Staff notes that request #1 to rezone the subject property from BU-1 to BU-1A, is **consistent** with the Business and Office Designation of the LUP Map of the CDMP and **compatible** with the surrounding area. Based on all of the aforementioned, staff recommends approval of the zone change request to BU-1A (request #1), approval with conditions of requests #2 through #4 and #6 under Section 33-311(A)(4)(b) (NUV), and denial without prejudice of request #5 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval of request #1; approval with conditions of requests #2 through #4 and #6 and denial without prejudice of request #5.

J. CONDITIONS: For requests #2 through #4 and #6 only.

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Tropical Land Investors, Inc. FH Change of Use to BU-1A," as prepared by Juan C. David, R.A., Design Development and dated stamped received 10/18/10 for a total of 4 pages, except as herein modified to comply with the landscape open space requirement of the Zoning Code.

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

4. That the applicant apply for a building permit for the commercial building from the Building Department within 90 days after final public hearing approval of this application.

5. 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.

6. That the applicant obtain a Certificate of Use from 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.

7. 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 portion of the subject property zoned BU-1A be submitted to, and meet the approval of, the Director of the Department of Planning and Zoning prior to the issuance of a building permit for any structure within the BU-1A District.

DATE TYPED: 11/24/10
DATE REVISED: 11/29/10; 12/15/10
DATE FINALIZED: 12/20/10
MCL:GR:NN:TA:NC

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: October 26, 2010

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

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

Subject: C-08 #Z2008000181-2nd Revision
Tropical Land Investors Inc
8050 North Miami Avenue
District Boundary Changes from BU-1 to BU-1A
(BU-1) (1.46 Acres)
12-53-41

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

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

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

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 Pollution Remediation Section of at 305-372-6700.

Pollution Remediation
There are no historical records of contamination assessment/remediation issues regarding non-permitted sites associated with this property or abutting the property

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

Tree Preservation
There are no tree resources issues on the subject property.

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

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

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review.

Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

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

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

REVISION 1

PH# Z2008000181
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: TROPICAL LAND INVESTORS INC.

This Department has no objections to this application.

Turning radii for all landscape islands must have a minimum of 15 feet.

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.
07-JUL-09

Memorandum

Date: 29-NOV-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2008000181

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated July 8, 2009.
OBJECTIONS
These objections are for site plan date stamped October 18, 2010.
- Applicant must comply with previous Fire Department comments memoranda requesting a minimum 15 feet One-Way traffic and provide an inside turning radius of 35 feet minimum.

Service Impact/Demand

Development for the above Z2008000181
located at 8080 NORTH MIAMI AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0800 is proposed as the following:

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

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

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Not applicable to service impact analysis.

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

DATE: 22-DEC-10

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

TROPICAL LAND INVESTORS INC.

APPLICANT

8080 NORTH MIAMI AVENUE,
MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2008000181

HEARING NUMBER

HISTORY:

NC: (2)Graffiti cases found; 200606004353, warning letter issued 2006, 200706004623, warning letter issued 2007. All cases closed.
(2)Sign on private property cases;200706004332, warning letter issued 2007, 200706004337, warning letter issued 2007. Both cases closed.
Bldg;(1)Work without a permit case found; 199857696, 1998. Case closed.

Tropical Land Investors, Inc.

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

REPORTER NAME:

Unknown

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: Tropical Land Investors

NAME AND ADDRESS	Percentage of Stock
Hugo Morales	100%

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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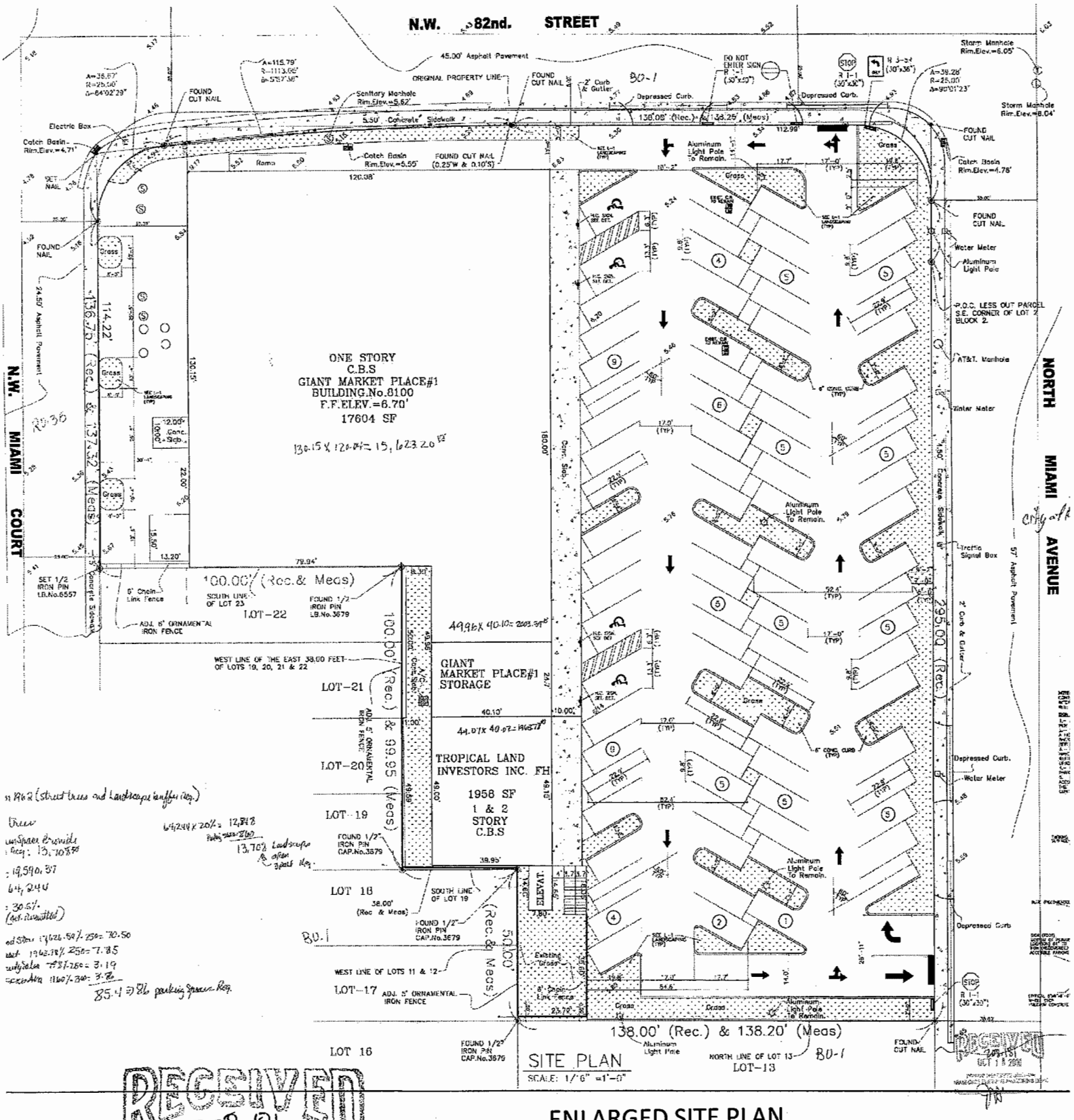
SEP 16 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JH

RECEIVED
208.181
SEP 16 2008
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JH

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].



ENLARGED SITE PLAN

17

PROPERTY ADDRESS

8050 N. MIAMI AVE, MIAMI, FL 33150

LEGAL DESCRIPTION

Lots 1 through 13, inclusive, Lots 22 through 28 inclusive, and the East 39.00 feet of Lots 19 through 21, inclusive, Block 2 EVERY ACRE COMMERCIAL ADDITION, according to the Plat thereof as recorded in Plat Book 16, at Page 78 of the Public Records of Dade County, Florida.

LESS:

That portion of Lots 1, 2, 27, and 28, lying North of the following described line:

Commencing at the Southeast corner of said Lot 2; thence Northerly along the East line of said Lot 2 for 39.99 feet to the Point of Beginning of the line hereinafter described; said point also being the point of curvature of a circular curve to the left; thence Northerly along the arc of said curve, being concave to the Southwest, having a radius of 20.00 feet and a central angle of 90°02'23" for an arc of 39.99 feet, to a point of tangency with a line being 100 feet South of and parallel with the North line of said Lot 1; thence Westerly along a line 100 feet South of and parallel with the North line of said Lot 1, for 118.99 feet to a point of curvature of a circular curve to the left; thence Westerly along the arc of said curve, being concave to the South, having a radius of 113.00 feet and central angle of 09°57'39" for an arc distance of 19.79 feet to a point compound curve; thence Westerly along the arc of said curve, being concave to the Southeast, having a radius of 23.00 feet and a central angle of 91°59'21" for an arc distance of 35.67 feet to a point of tangency with the West line of said Lot 27, said point being 14.99 feet northerly of the Southwest corner of said Lot 27, said point being the Point of Termination of said line.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2004 ED. AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUPERVISION OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, BUILDING AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND ENABLE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVAL SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK SHOWN ON THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY VARIATIONS ARE MADE AT THE SITE, AGAIN, THE CONTRACTOR WILL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEER.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE OPERATION AND ANY DAMAGE TO HIS WORK BY THE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND THEREIN STAND BY THE ARCHITECT AND THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED IN ANY OTHER LOCATION EXCEPT WHERE THE USE FOR SUCH IS HAS BEEN EXPRESSLY DESIGNED. ANY USE CHANGES OR ANY PART THEREOF IS TO BE REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON DOING SUCH WILL BE LIABLE TO ARCHITECT FOR HIS FULL COMPENSATION.

FLOOD LEGEND

Community Number

Flood: 290 [illegible] ADDRESS: 8050 N. MIAMI AVE, MIAMI, FL 33150

LOT: 22-28/39-22 BLOCK: 2 SUBDIVISION: EVERY ACRE COMMERCIAL ADDITION

PLAT BOOK: 16 PAGE: 78 DATE: 8/25/75 & 8/26/76

ORIGIN OF ROAD ELEV: [illegible] PROVIDE CHANGE OF ROAD ELEVATION WAS TAKEN FROM A DEVELOPER SURVEY PREPARED BY/FOR ARMONTROSE/MANNY, INC. PLS LIC # 6367

ORIGINAL PLANS SHALL BE ATTACHED

DERM/DPW WATER MANAGEMENT STORMWATER PERMIT

STORM - ENVIRONMENTAL RESOURCES PERMIT

UNDERGROUND PARKING: YES/ NO

BASEMENT: YES/ NO

HAVE THE SITE OF ON-SITE PORTIONS OF THIS PROPERTY BEEN GRANTED A FLOOD OR FINAL LOMR? YES LOMR-

PROPOSED	4.87 NGVD	5.00 NGVD	N/A

2' - 0" = 4.87 NGVD

ZONING INFO.

Zoning - BU-1A

	NET	GROSS
LOT SIZE: 1.47 ACRES ±	63,974 SF	64,000 SF
	REQ'D	PROVIDED
LOT COVERAGE - MAX (GROSS)	15,000 SF	10,528 SF (16.52%)
F.A.R. - 0.33 MAX (GROSS)	21,120 SF	21,120 SF (33.12%)

"LUCKY VONAS" 1958 SF

"HOBO GIANT" 17604 SF

"TOTAL AREA" 19,562 SF

21,120 SF

SETBACKS	REQ'D	PROVIDED
Front	25'-0" (1)	31'-0"
Rear	20'-0" (2)	80'-0"
Side Street	15'-0" (1)	15'-0"
Side Street	15'-0" (1)	19'-0"
Open Space	15%/0.9	9,600 SF/0.9 = 10,667 SF
Pvt. Area		10,000 SF
Grass Area - 30%	4,500 SF	8,500 SF

PARKING SPACES

Retail Warehouse: 1960/250 SF=1958 SF/250 SF= 8

"HOBO GIANT" 1960/250 SF=17604 SF/250 SF= 70

"OTHER AREA" 1960/350 SF=17604 SF/350 SF= 4

Handicapped: 1 HC/25 = 3 HC/100 = 1 HC/200 = 1 PROVIDED=85

REQ. 1-25 (1) 25-100 (4) 101-200 (1)

REGULAR PARKING

TOTAL PKG. = 85

LEGEND:

- FIRE HYDRANT
- TELEPHONE SERVICE POLE
- PROPERTY LINE
- UTILITY POLE

* Bldg from R/W (street trees and landscape buffer req.)

17 street trees

4,250 plumbers friends

overall req: 13,703 SF

Bldg Sqft = 19,590.37

Lot Sqft = 64,244

Interior req. = 30.5% (not included)

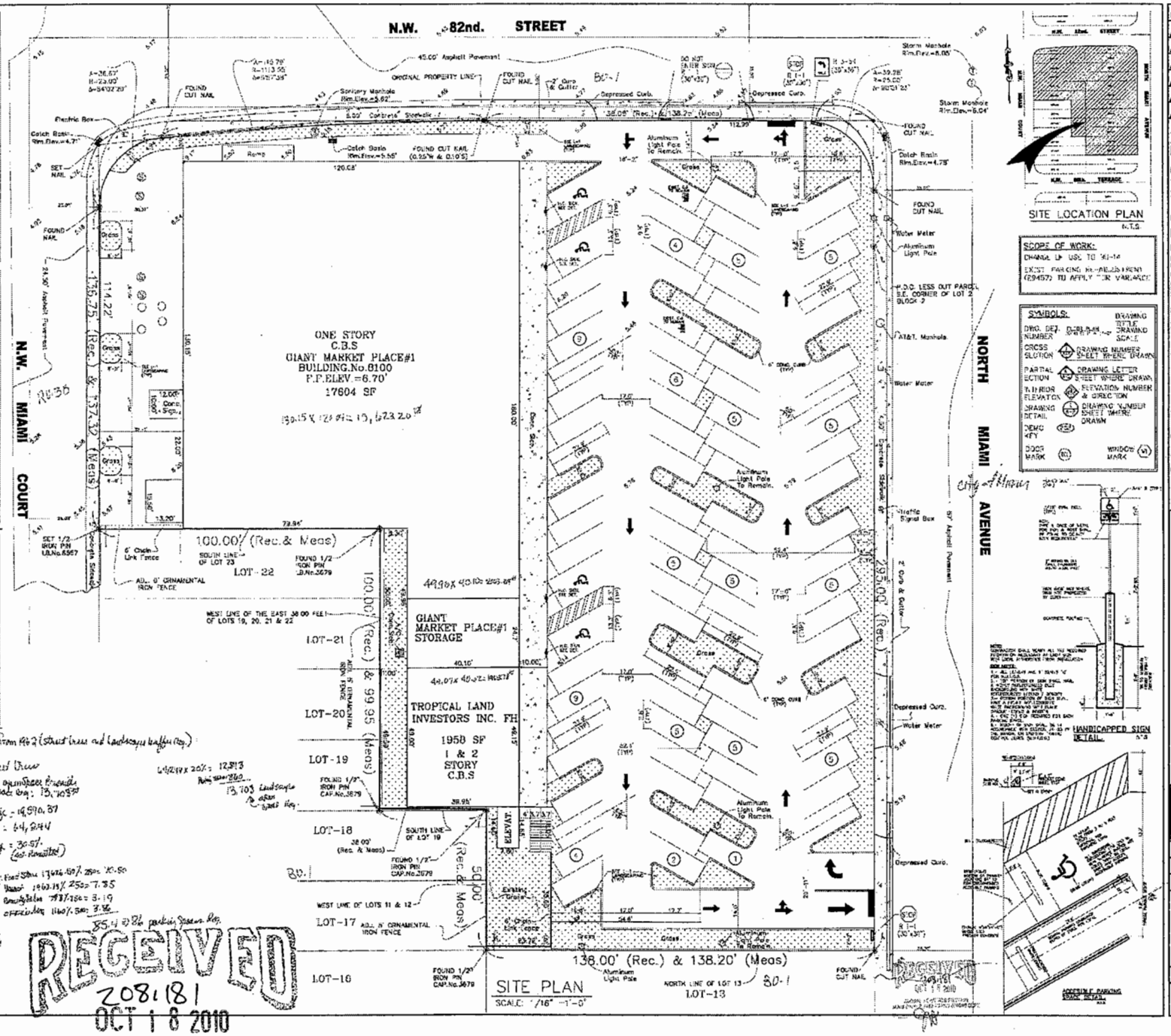
Parking: Fast Store 17,604.00/250 = 70.50

Hoot 1960.19/250 = 7.85

Bookstore 1960/350 = 3.19

office/ware (1960/500) = 3.96

85.4 total parking spaces req.



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

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OCT 1 8 2010

Revisions

TROPICAL LAND INVESTORS, INC FH
CHANGE OF USE TO BU-1A
8050 N.MIAMI AVE
MIAMI, FL 33150

JUAN C. DAVID R.A.
Design & Development
Architecture | Interiors | Planning | Construction

Job No.
Date
Scale SHOWN
Seal
OCT 0 2 2010
AR-00015344
Sheet No.
A-1

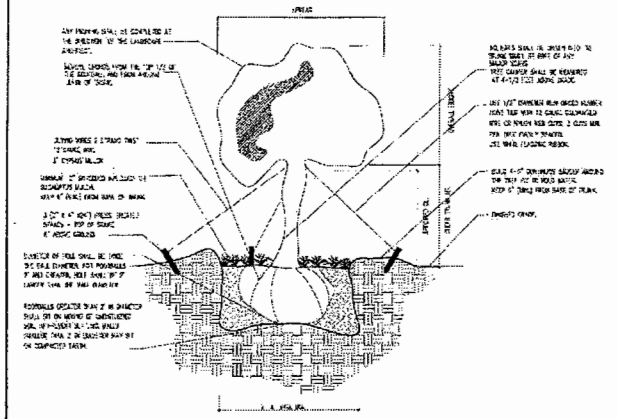
18

LANDSCAPE LEGEND

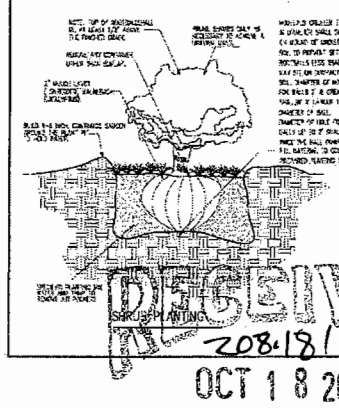
ZONING DESIGNATION BU-1A NET LOT AREA 1.02 ACRES 44,436 SQUARE FEET

	REQ'D	PROVD
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area= 44,436 square feet x .20 = 8,887 square feet	8,887 SF	8,887 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 0 x 10 s.f. per parking space =	0	200 SF
C. Total s.f. of landscaped open space required by Chapter 33, A+B =	8,887 SF	9,087 SF
LAND AREA CALCULATION		
A. Total SF of Microphyll over space required by Chapter 33=	1,777 SF	9,087 SF
B. Maximum lawn area (sod) permitted= 15.5% x 43,560 SF	6,749 SF	8,887 SF
TREES		
A. The number of trees required per net lot area (use the existing number of trees that meet minimum requirements = 22 trees x 1.02 lot = 1.42 acreage= 33	33	33
B. If palm trees planted (this trees counting x .25)= ___ No. trees permitted (x 1.02 lot area) (x 1.5 trees x .25)	N/A	N/A
C. Street trees (min. average spacing of 30' o.c.) 565 linear feet along streets/30=	19	19
D. Total number of trees	52	52
SHRUBS		
A. The total number of trees required x 10= the number of shrubs required	520	527
IRRIGATION PLAN		
Required by Chapter 33. Auto irrigation ✓ or hose bib ___ provided.		

SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Existing	Scientific	Common	YES	NO	Installed	Estimated at maturity	Estimated at maturity	
	yes	no	Jacaranda mimosifolia	Fernseeds	X		12'-14'	14'	3'-6"	19
	yes	no	Magnolia grandiflora	Lake View Special	X		12'-14'	14'	3	33
Sod	yes	no	Bahia Grass	Bahia Grass		X	n/a	n/a	n/a	6320 SF
	yes	no	Ficus Nitida	Nitida Green		X	10'	15'	8'-10'	527



TREE PLANTING(2-4" CALIPER)
NOT TO SCALE



SHRUB PLANTING

LANDSCAPE NOTES

1. Irrigation System: Irrigation system to be operated with a timer and it is to cover all landscaped area within property line. Irrigation system shall be designed to allow differential operation schedules for high and low water requirement areas.

2. Tree Size: All trees except street trees shall be a minimum of 10' high and have a minimum diameter of 2" of trunk at time of planting except that 30% of the tree requirement may be met by native species with a minimum height of 8' and a minimum of 1-1/2" of trunk at time of planting.

3. Street Trees Size and Spacing: Street trees shall have a clear trunk of 4' and an overall height of 12' and a minimum of 2" of trunk at time of planting and shall be provided along at roadway at a maximum average spacing of 35' o/c. Where trees are planted on private property, they shall be placed within 7' of the edge of the dedicated right of way or within 7' of the roadway and/or inside edge of a sidewalk on private roads.

4. Native Species: 30% of the required trees and/or palms shall be native species.

5. Palmetto: No more than 20% of native trees requirements shall be Sabal Palmetto palms.

6. Shrubs: Shall be a minimum of 16" in height when planted and have a maximum spacing of 30" o.c. and maintained so as to form a continuous unbroken screen within a maximum of one year after time of planting.

7. Plant Quality: Plants installed pursuant to this code shall conform to or exceed the minimum standards for Florida #1 as provided in the most current edition of "Grades and Standards for nursery plants part I and II prepared by the Fl. Dept. of Agriculture and Consumer service.

8. Landscape Contractor: is to locate and verify all underground and overhead utilities prior to beginning work. Contractor is to verify all current elevations and check for discrepancies and bring to the attention of the landscape architect prior to commencing with the work.

10. All unattended and unplanted trees, pits are to be properly barricaded and flaged during construction.

Note: Dimensions are issued as directives for site layout. Any deviation, site changes, etc. are to be brought to the attention of the landscape architect for elimination prior to installation.

PLANTING NOTES

1.-All plant materials are to be FL grade #1 or better.

2.-Sod is to be grade A and weed free.

3.-All areas marked sod/sem shall be sold sod with St. Augustine var. (Floratam, Palmetto). All areas marked Solid shall be solid sodded. All sod is to be tale level, tight and even along planting beds.

4.-All plants are to be mulched drowned with a minimum of 3" layer of Mulch. Eucalyptus. Recycled mulches will not be accepted.

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

6.-No changes are to be made without the prior consent of the Landscape Architect, Engineer or owner.

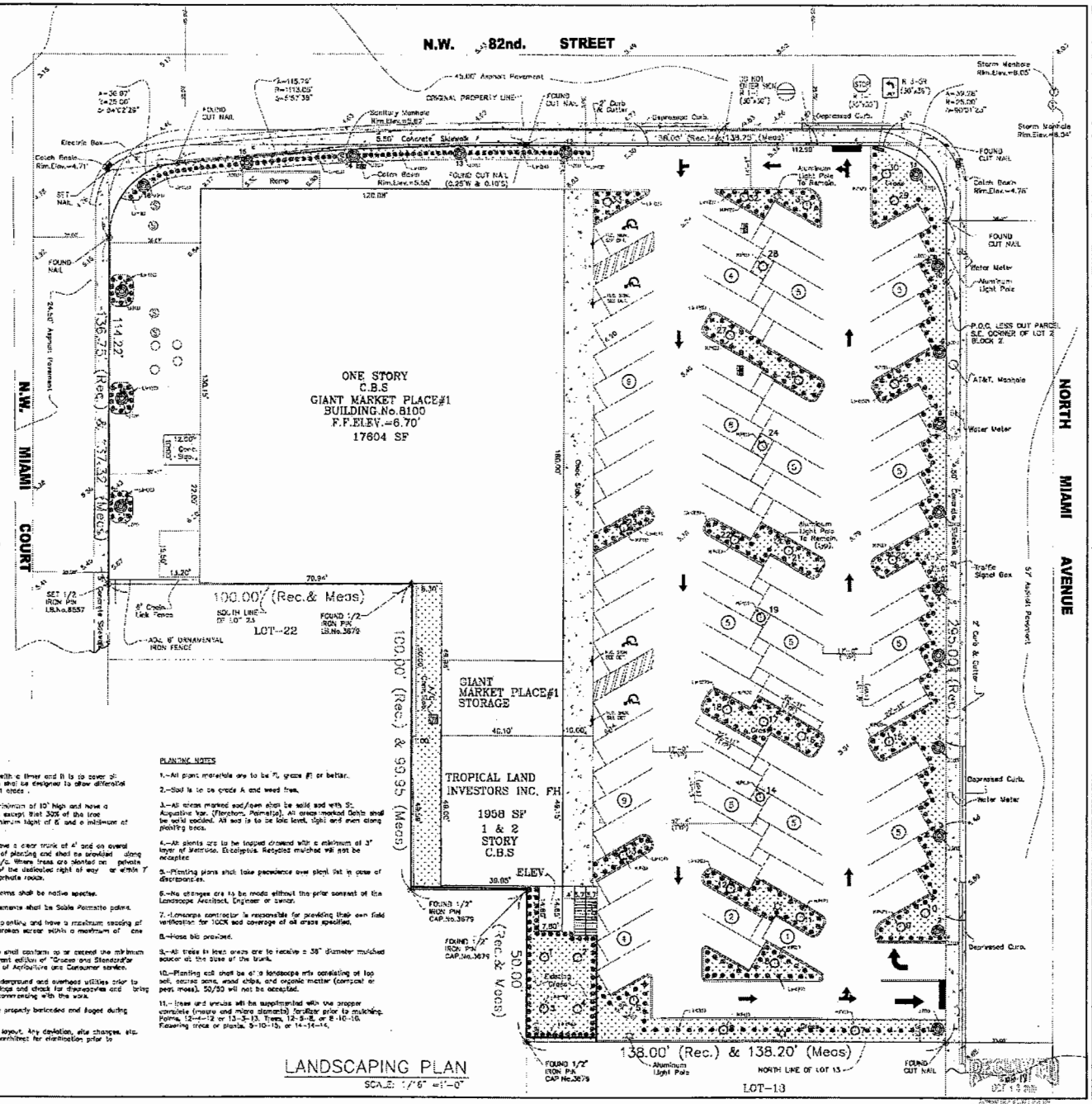
7.-Landscape contractor is responsible for providing their own field verification for 100% sod coverage of all areas specified.

8.-Hose bib provided.

9.-All trees in lawn areas are to receive a 36" diameter mulched saucer at the base of the trunk.

10.-Planting soil shall be a landscape mix consisting of top soil, coarse sand, wood chips, and organic matter (compost or peat moss). 50/50 will not be accepted.

11.-Trees and shrubs will be supplimented with the proper complete (macro and micro elements) fertilizer prior to mulching. Palms, 12-4-12 or 13-3-13. Trees, 12-5-8, or 8-10-10. Flowering trees or plants, 9-10-10, or 14-14-14.



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

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

Revisions

TROPICAL LAND INVESTORS, INC FH
CHANGE OF USE TO BU-1A
8050 N.MIAMI AVE.
MIAMI, FL 33150

JUAN C. DAVID R.A.
Design & Development
Architecture | Interiors | Planning | Construction
1840 Dove Ave. Miami, FL 33138 Phone (305) 396-4148 Fax (305) 396-1420
JCD ARCHITECTS, INC.

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Date
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SECURITY AND FORCED ENTRY PREVENTION

1. PROVIDE INTRUSION AND BURGLARY AND SECURITY DEVICES AS SET FORTH IN CHAPTER 30 OF THE FLORIDA BUILDING CODE.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 500 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH HARDWARE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE.
3. ALL SINGLE EXTERIOR OR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 8000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY SINGLE DEAD BOLT WITH HARDENED BOLT INSERTS.
4. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF SHALL HAVE MATTERED POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
5. JAMBS OF ALL EXTERIOR OFFSET TYPE OF SWING DOORS SHALL BE REINFORCED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON REMOVABLE PINS AND NON EXPOSED SCREWS.
7. GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICA NATIONAL STANDARD INSTITUTE STANDARD Z97.1
8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 OF THE INSIDE LOCKING ACTUATING DEVICE, OF LOCKS AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARDS 297.1
9. WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM ITS TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MANUFACTURE ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE AAMA 1303.3 PROVIDE LOCKS PER FBC SECT. 1003.4.1 THE EXTERIOR WINDOW SHALL BE LOCKED WITH A DEVICE CAPABLE OF WITH STANDING A FORCE OF 150 LB APPLIED IN AN OPERABLE DIRECTION.
10. EXTERIOR WINDOW USED AS A MEANS OF ESCAPE SHALL ALSO COMPLY WITH A DOOR SCOPE OR VISION PANELS.
11. FROM MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANELS

WALL AND FLOOR FINISHES (FBC)

TOILET SURROUNDING MATERIALS
THE WALLS AND FLOORS IN ALL PUBLIC REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR

ACCESSIBLE BUILDINGS (FBC)

11-4.13.3) IN BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES, SUBJECT TO DE ACCESSIBILITY, ALTERNATE MEANS OF EGRESS SHALL BE PROVIDED IN THE SAME MANNER AS REQUIRED FOR EXITS BY LOCAL, SUBSIDIARY SAFETY REGULATIONS. WHERE A REQUIRED EXIT FROM AN OCCUPIABLE LEVEL ABOVE OR BELOW A LEVEL OF ACCESSIBILITY IS NOT ACCESSIBLE, AN AREA OF REFUGE ACCORDING TO THAT OF HANDICAPPED SENSITIVE EXITS.

HARDWARE SPECIFICATIONS:

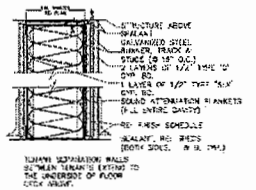
ALL DOORS SHALL HAVE LEVEL HARDWARE
RESTROOMS DOORS SHALL BE SELF-CLOSING
ALL EXIT DOORS SHALL HAVE PANIC HARDWARE

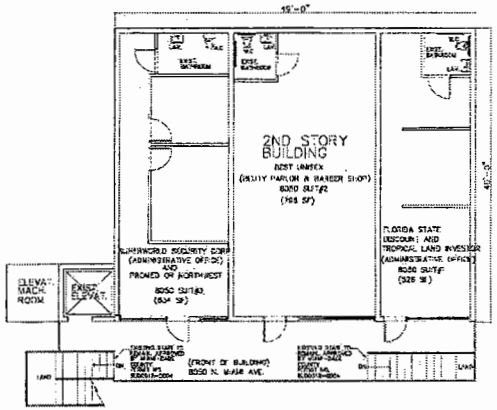
CONST. LEGEND:

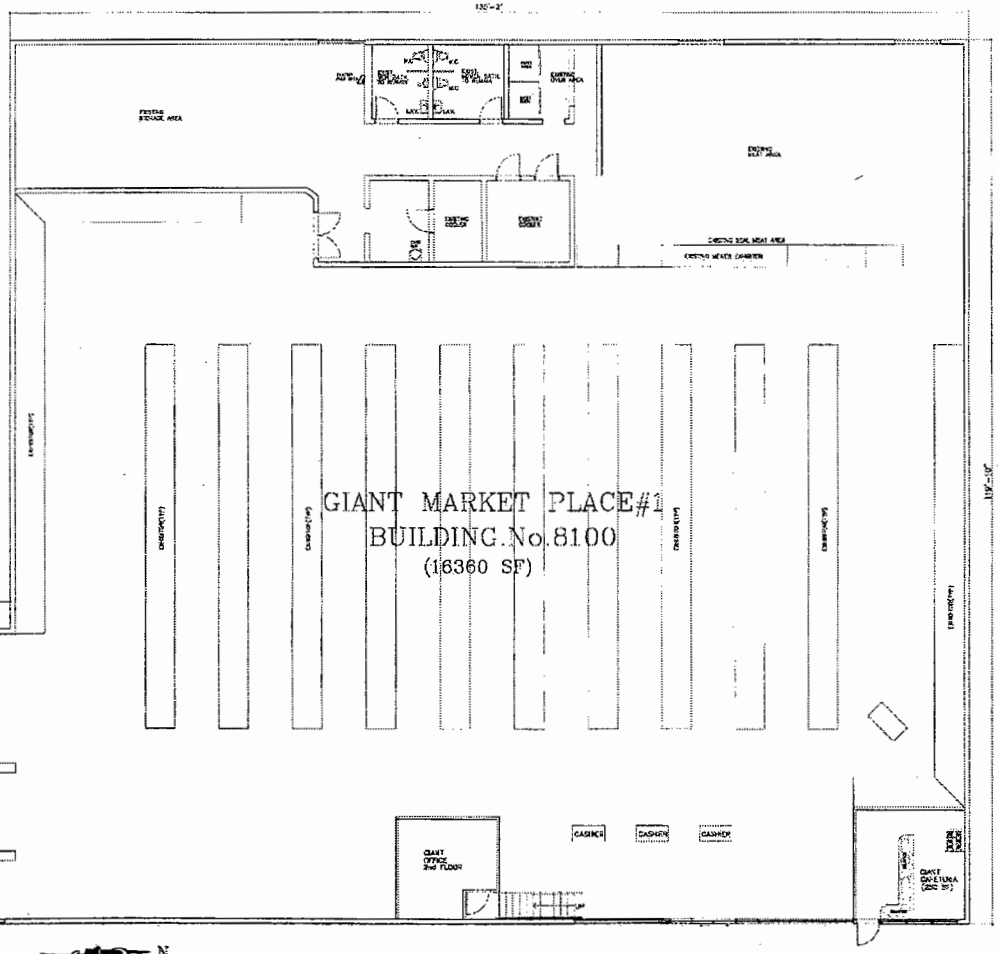
- FIRST MASONRY WALL
- 8" CONC. BLOCK WAT STUCCO (EXIST.) AND 1" CHP. WALL BOARD ON 2x4 [illegible] AND 4x2 WALL STUD
- EXIST PARTITION

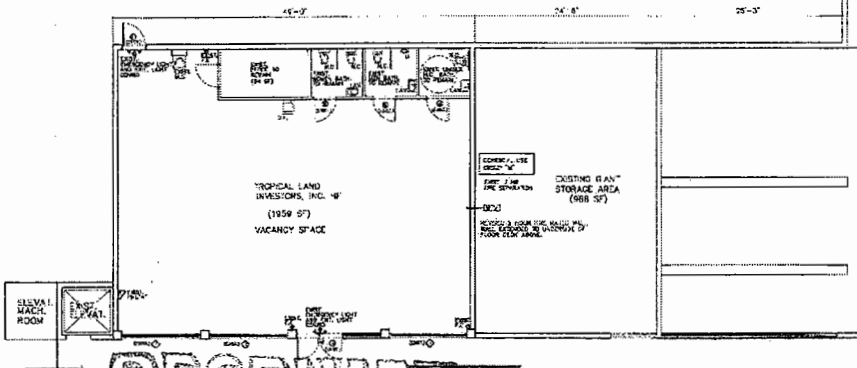
SYMBOLOGY.

- FIRE EXT. (TYP)









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8050 N.MIAMI AVE
MIAMI, FL 33150

JUAN C. DAVID R.A.
Design & Development
Architecture Interiors Planning Construction
1350 Coral Way Suite 301-B Miami, Florida 33145 Phone (305) 856-0344 Fax (305) 856-4362

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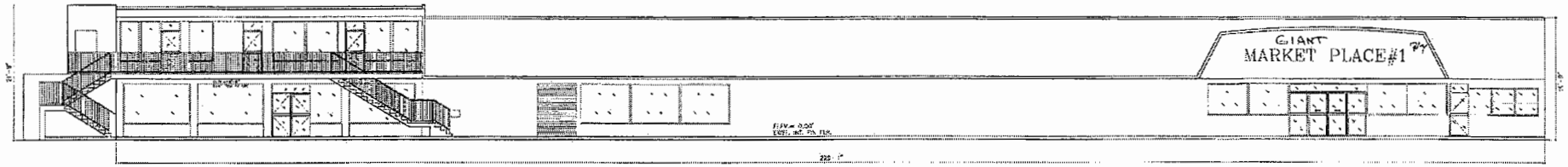

EAST ELEVATION
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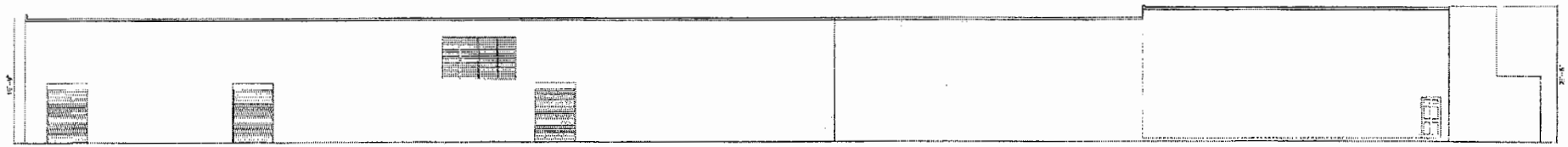
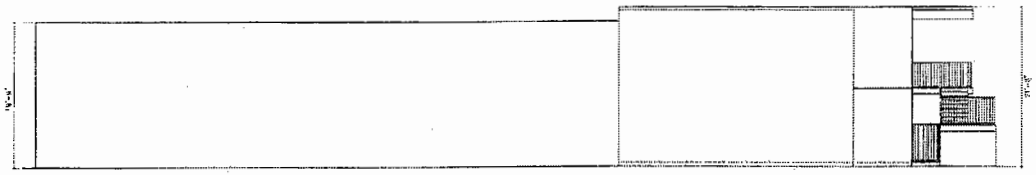
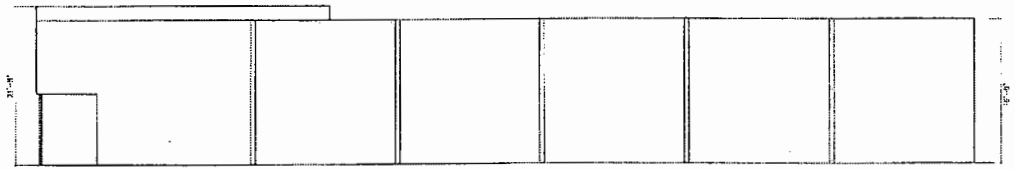


WEST ELEVATION
SCALE: 1/8" =1'-0"



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



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

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CHANGE OF USE TO BU-1A
8050 N.MIAMI AVE
MIAMI, FL 33150

JUAN C. DAVID R.A.
Design & Development

Architecture | Interiors | Planning | Construction

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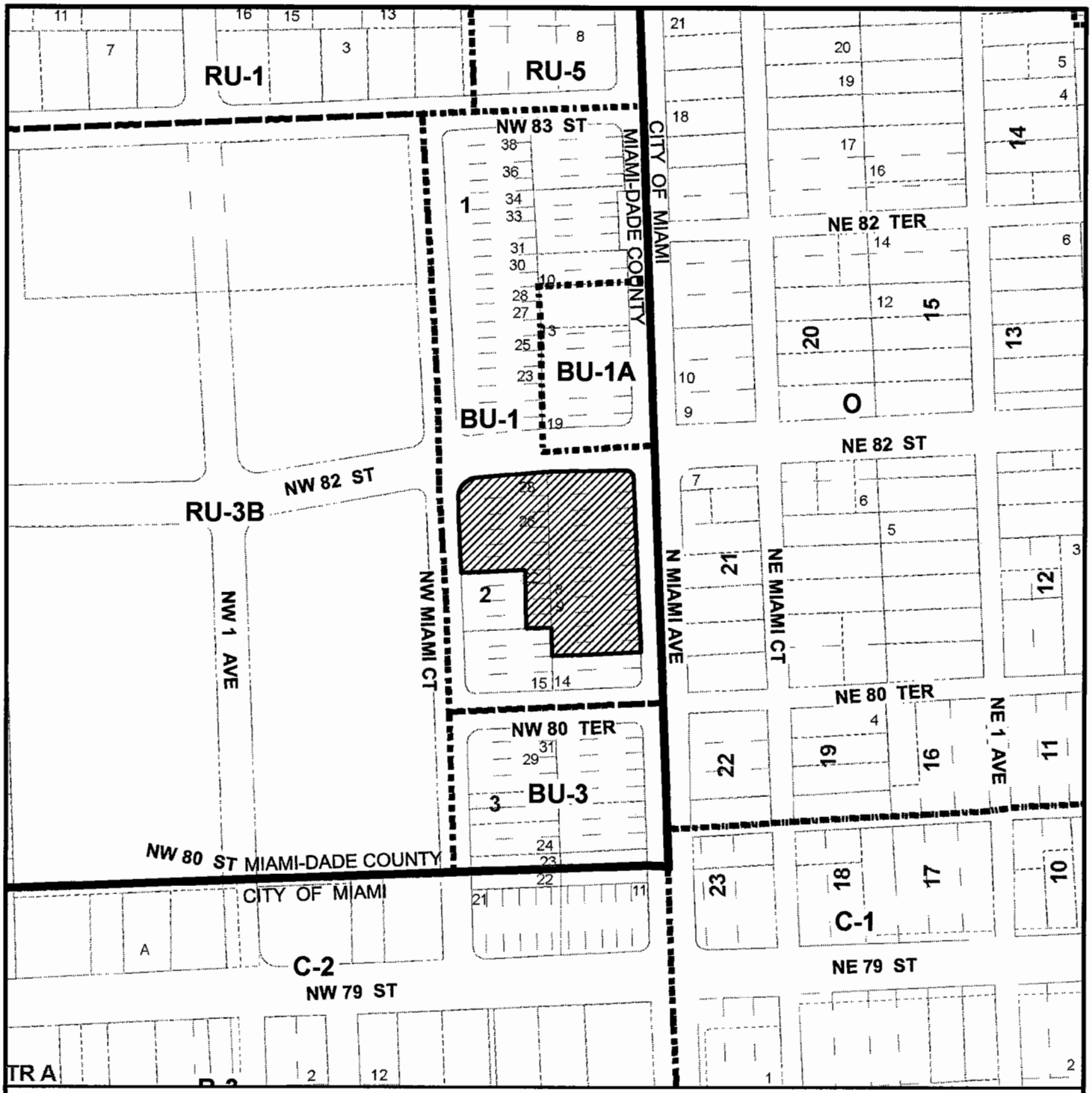


MIAMI-DADE COUNTY
HEARING MAP

Process Number
08-181

Section: 12 Township: 53 Range: 41
Applicant: TROPICAL LAND INVESTORS, INC.
Zoning Board: C08
Commission District: 02
Drafter ID: ALFREDO
Scale: NTS
---------- Zoning

SUBJECT PROPERTY

N W E S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 09/19/08

REVISION	DATE	BY
Change city's label size	09/15/09	AFT

21

MIAMI-DADE COUNTY

AERIAL YEAR 2008

Section: 12 Township: 53 Range: 41
Applicant: TROPICAL LAND INVESTORS, INC.
Zoning Board: C08
Commission District: 02
Drafter ID: ALFREDO
Scale: NTS
---------- Zoning

Process Number

08-181

SUBJECT PROPERTY

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: 09/19/08

REVISION	DATE	BY

2. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-2 (10-113)
Area 8/District 02
Hearing Date: 01/19/11

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1948	Dade County Zoning Dept.	- Zone change from RU-3B to RU-1B and RU-2.	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-113 (11-1-CZ8-2)

SECTION: 15-53-41 **DATE:** January 19, 2011

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

==========

A. INTRODUCTION:

o SUMMARY OF REQUESTS:

This application will allow the construction of a single-family residence on a lot with less lot frontage and lot area than that required by the Zoning Code. Approval of this application will also allow said residence with a greater lot coverage and setback closer to the rear (north) property line than that required 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 a lot coverage of 35.8% (35% permitted).

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

o LOCATION:

Lying north of N.W. 65 Street, approximately 109' east of N.W. 19 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.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 65 Street and approximately 109' east of N.W. 19 Avenue. Single-family residences, churches 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 with a reduced lot frontage, 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 requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that two (2) properties lying to the south of NW 63 Street, approximately 489' to the south of the subject property were approved for similar requests between 2007 and 2010. For example, in September 2007, the property located to the south of NW 63 Street, approximately 130' to the east of NW 19 Avenue, was approved to permit the parcel with a 40' (75' required) lot frontage and a 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution #Z-34-07. Subsequently, said parcel was approved pursuant to Resolution #CZAB-8-21-10, in October 2010, to permit a single-family residence setback 15'2" from the rear (south) property line, where 25' is required and to permit a lot coverage of 35.8%, where a maximum of 35% is permitted by the Zoning Code. Staff also notes that the abutting property located to the west at 1866 NW 63 Street, was approved for identical variances of lot frontage and lot area, in 2007, pursuant to Resolution #Z-50-07 and was later granted approval of setbacks and lot coverage variances pursuant to Resolution #CZAB8-20-10, in October

2010. 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 T & C Thomas & Calzadilla, 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: 11/4/10
DATE REVISED: 11/5/10, 12/9/10
DATE FINALIZED: 12/20/10
MCL:GR:NN:NC:CH

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

Memorandum

MIAMI-DADE COUNTY

Date: September 1, 2010

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

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

Subject: C-08 #Z2010000113
Habitat for Humanity of Greater Miami, Inc.
1879 NW 65th ST
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 Permitted (RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

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: Z2010000113

Fire Prevention Unit:

No objection to site plan date stamped August 16, 2010.

Service Impact/Demand:

Development for the above Z2010000113
located at NORTH OF N.W. 65 STREET, APPROXIMATELY 109' OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

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

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped 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 GREATER MIA INC.

APPLICANT

NORTH OF N.W. 65 STREET, APPROXIMATELY 109' OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000113

HEARING NUMBER

HISTORY:

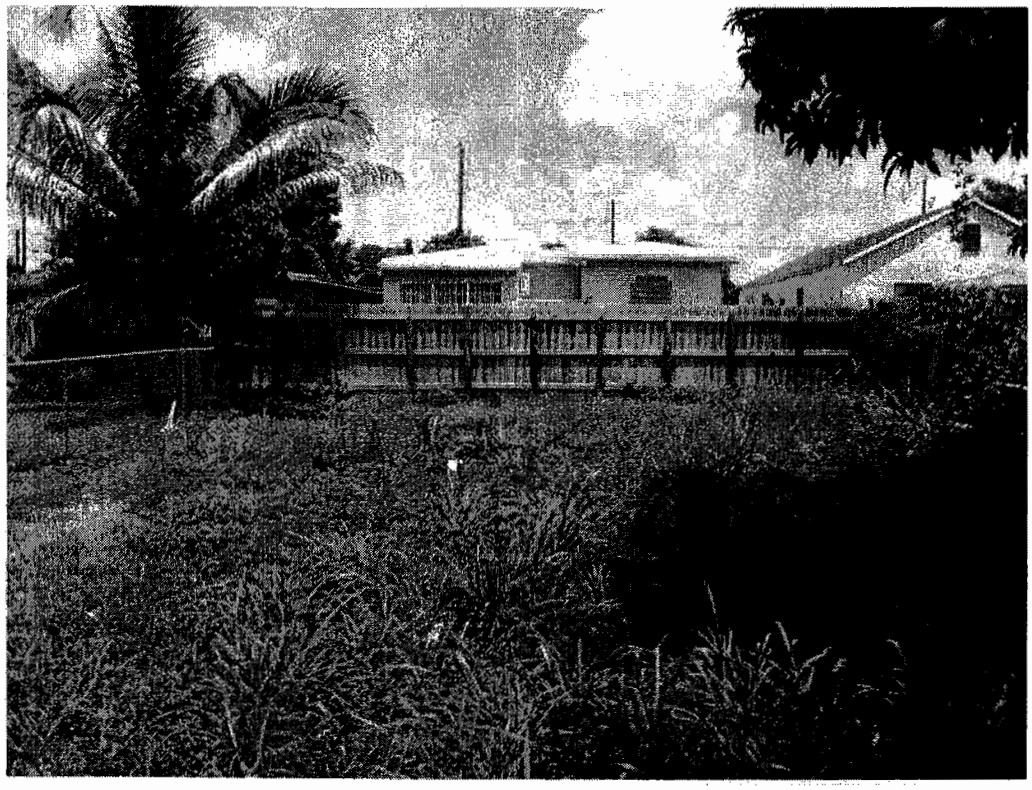
CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (2) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

REPORTER NAME:

Prop. #272
1879 NW 65th ST.



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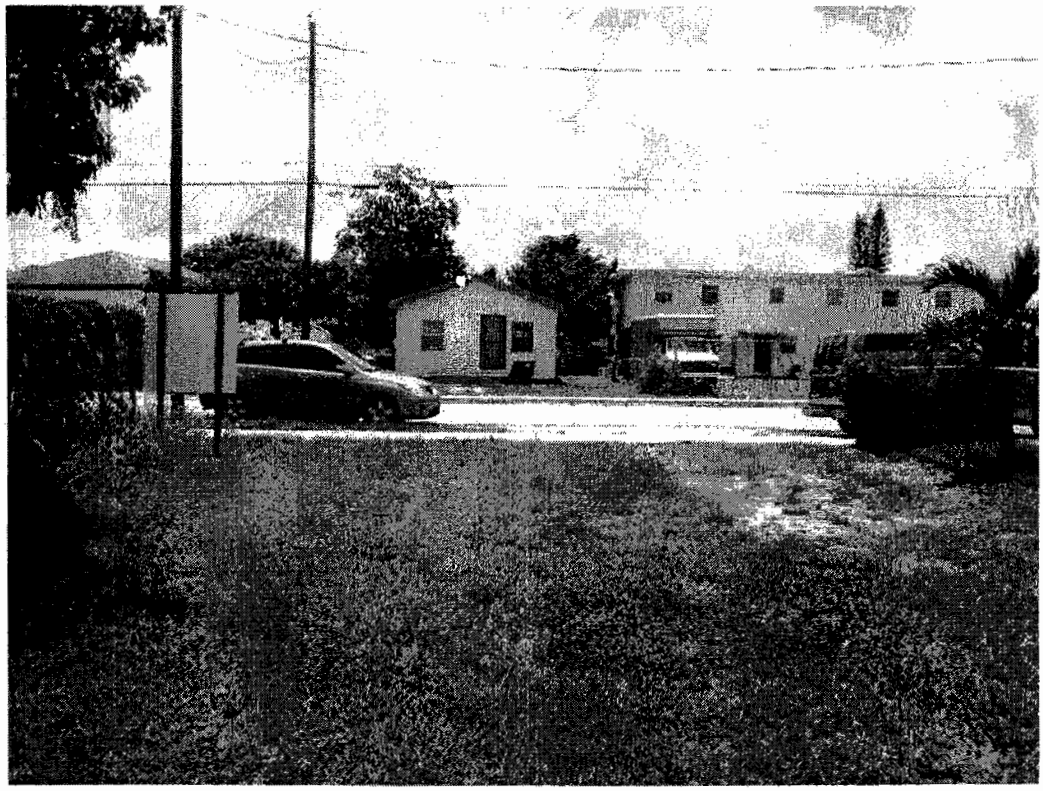
210,113
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

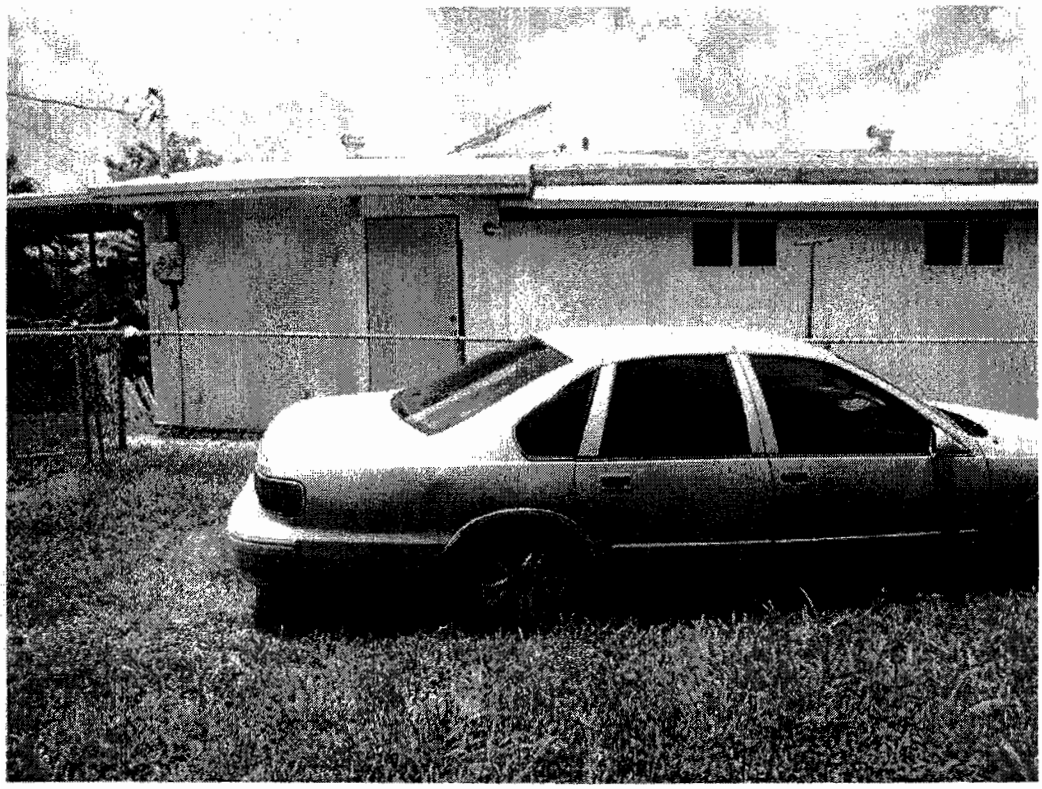
North Elevation

East Elevation

Prop. #272
1879 NW 65th ST.



South Elevation



West Elevation

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210.03
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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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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ZONING HEARINGS SECTION
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 20 day of July 20 10. Affiant is personally know to me or has produced _____ as identification.

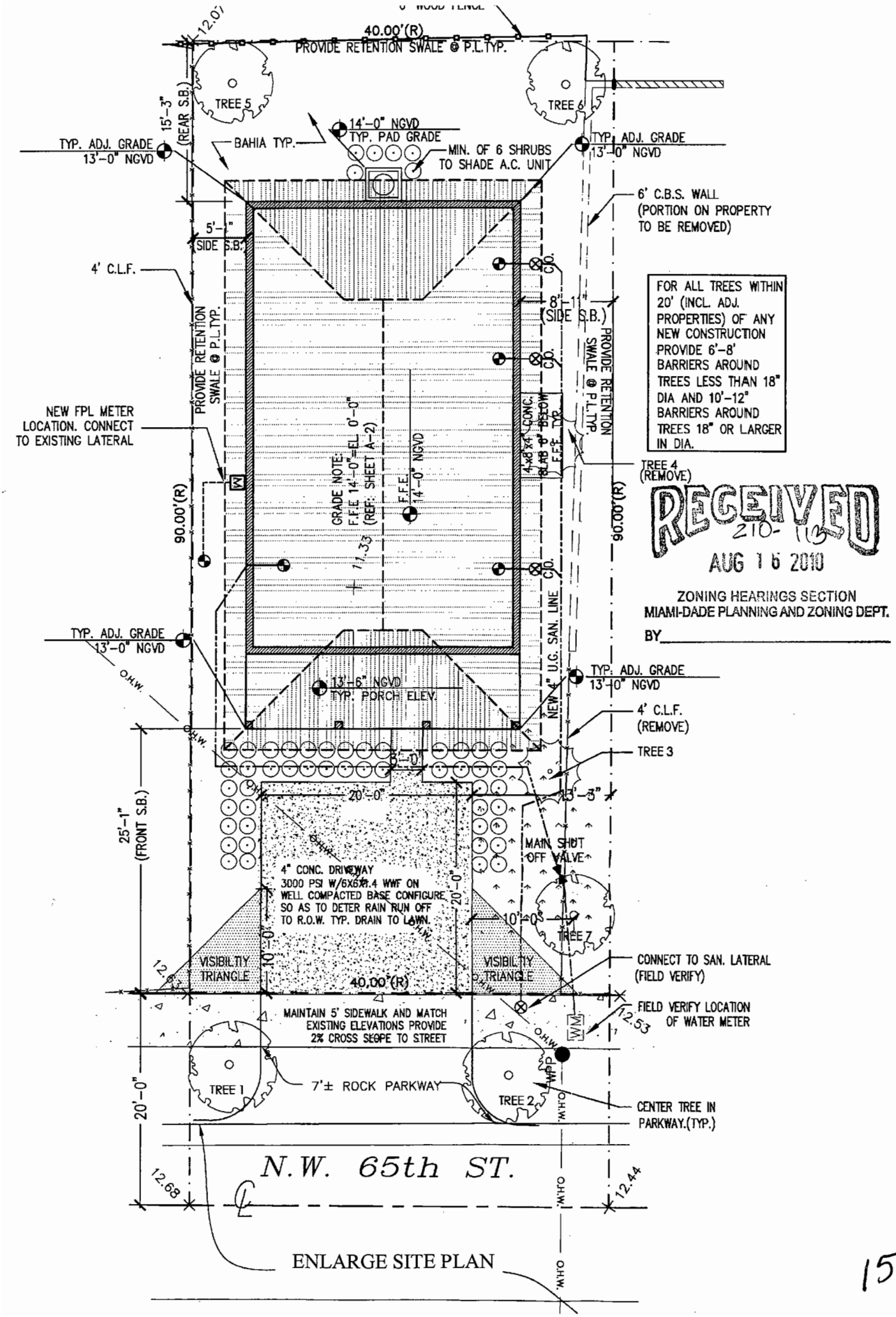
Jessica Dekker
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters

My commission expires: _____ Jessica 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.


6' WOOD FENCE
40.00'(R)
PROVIDE RETENTION SWALE @ P.L.TYP.
12.01
TREE 5
TREE 6
15'-3" (REAR S.B.)
14'-0" NGVD
TYP. PAD GRADE
BAHIA TYP.
MIN. OF 6 SHRUBS TO SHADE A.C. UNIT
TYP. ADJ. GRADE 13'-0" NGVD
TYP. ADJ. GRADE 13'-0" NGVD
6' C.B.S. WALL (PORTION ON PROPERTY TO BE REMOVED)
5'-1" SIDE S.B.
4' C.L.F.
C.O.
8'-1" (SIDE S.B.)
PROVIDE RETENTION SWALE @ P.L.TYP.
PROVIDE RETENTION SWALE @ P.L.TYP.
FOR ALL TREES WITHIN 20' (INCL. ADJ. PROPERTIES) OF ANY NEW CONSTRUCTION PROVIDE 6'-8' BARRIERS AROUND TREES LESS THAN 18" DIA AND 10'-12" BARRIERS AROUND TREES 18" OR LARGER IN DIA.
NEW FPL METER LOCATION. CONNECT TO EXISTING LATERAL
GRADE NOTE: F.F.E 14'-0"=EL 0'-0" (REF: SHEET A-2)
F.F.E. 14'-0" NGVD
4"x8"x4' CONC. BLAB 8" BELOW F.F.E. TYP.
TREE 4 (REMOVE)
90.00'(R)
90.00'(R)
11.33
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210-113
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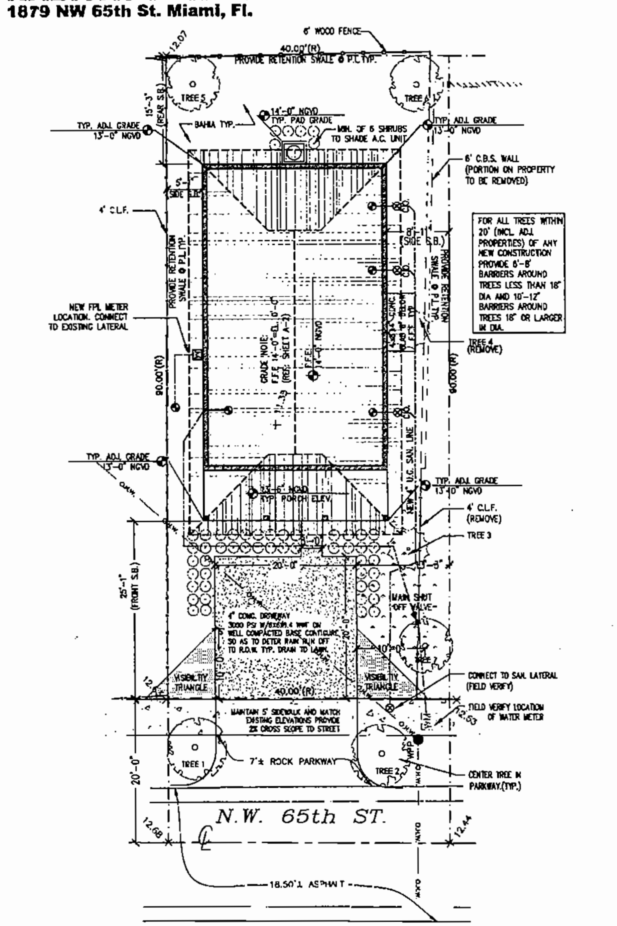
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
TYP. ADJ. GRADE 13'-0" NGVD
O.H.W.
13'-6" NGVD
TYP. PORCH ELEV.
NEW 4" U.G. SAN. LINE
TYP. ADJ. GRADE 13'-0" NGVD
4' C.L.F. (REMOVE)
TREE 3
5'-0"
20'-0"
13'-3"
25'-1" (FRONT S.B.)
MAIN SHUT OFF VALVE
4" CONC. DRIVEWAY 3000 PSI W/6X6X1.4 WWF ON WELL COMPACTED BASE CONFIGURE SO AS TO DETER RAIN RUN OFF TO R.O.W. TYP. DRAIN TO LAWN.
20'-0"
10'-0"
10'-0"
TREE 7
VISIBILITY TRIANGLE
VISIBILITY TRIANGLE
12.03
40.00'(R)
CONNECT TO SAN. LATERAL (FIELD VERIFY)
MAINTAIN 5' SIDEWALK AND MATCH EXISTING ELEVATIONS PROVIDE 2% CROSS SLOPE TO STREET
FIELD VERIFY LOCATION OF WATER METER
12.53
WM
WP
TREE 1
7'± ROCK PARKWAY
TREE 2
CENTER TREE IN PARKWAY.(TYP.)
20'-0"
N.W. 65th ST.
12.68
12.44
ENLARGE SITE PLAN

15

HABITAT FOR HUMANITY
1879 NW 65th St. Miami, Fl.



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

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
003	PERSIA AMERICANA	AVOCADO	✓		16"	18'	3-13" trunk
*004	MANGIFERA INDICA	MANGO		✓	16"	20'	23'

NEW SHRUB LIST

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

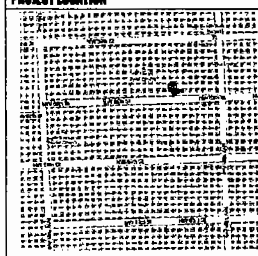
SHRUB NOTES
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
****001	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
****002	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
***007	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 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. STREET TREES SHALL BE MIN. 12'-0" AT TOME OF PLANTING
6. LOT TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 33, BLOCK 17, 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 1,110 SQ. FT.

PROJECT INDEX

A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES

COOKIE CUTTER APPROVED SHEETS

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

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292sf (35.8%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	8'-11" & 5'-1"
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 ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

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

PROJECT NOTES

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

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

TERMITE TREATMENT CERTIFICATES (FBC '05.10) 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 COMBINATONS.

7. REMOVE ALL CHAIN LINK FENCES ON PROPERTY.

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
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	RFF.	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

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-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.

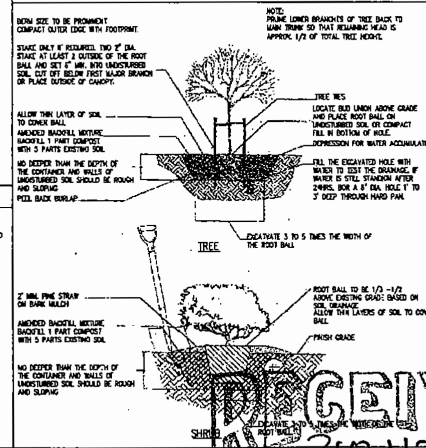
RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED, THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERTY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 75-27.

LANDSCAPE LEGEND

ZONING DISTRICT: RU 2 NET LOT AREA: .0826 ACRES (3,600 SF)

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. Total open space required by Ch 33	N/A	N/A
B. Max. lawn area [redacted] =50% X lot area ONLY BAHIA USED ON PROJECT, SEE PLAN.	N/A	1850
TREES		
The number of trees required per lot	3	3
existing number of trees that meet min. requirements =	-	-
30% palm trees allowed(two palms = one tree) Palms provided	-	-
A. Percentage of native trees req.=number of trees provided X 30%=	1	3
B. Street trees (max. avg. spacing of 35' o.c.) xxx.sf along street/35= Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	2	2
	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

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



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/A6 SECTION DETAIL KEY
1/A9 INTERIOR ELEVATION KEY
ROOM NAME 101 ROOM IDENTIFICATION
001 DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY________

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

Registration
Peter W. Thomas AR 008754
20 July 2010

REVISIONS

HABITAT FOR HUMANITY
1879 NW 65th St.
Miami, Florida

THOMAS CAZZADILLA

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BY

SITE /LANDSCAPE PLANS, DETAILS & NOTES

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BY

Date: 07/05/10
Drawn by: IL/E/EG
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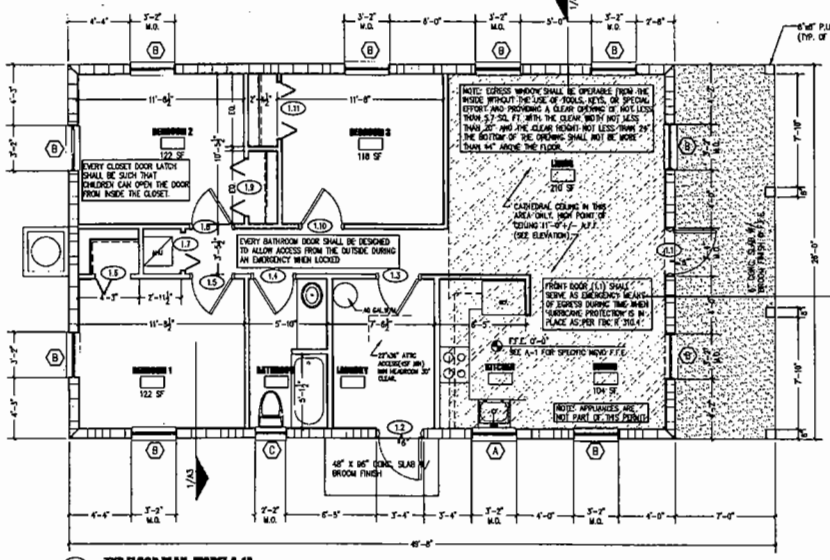

1 TYP.FLOOR PLAN- MODEL A-1A
SCALE 1/4"=1'-0"

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 ATTACHED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET.(FBC 1209.3

WINDOW SCHEDULE

MARK	DIMENSIONS W.	H.	R/L	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	1.00	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
(B)	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.00	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
(C)	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.00	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

MARK	SIZE WD	HGT	THK	MATL	HARDWARE	REMARKS
MODEL TYPE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0828.10)
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'-8"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS

ROOM FINISH SCHEDULE

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

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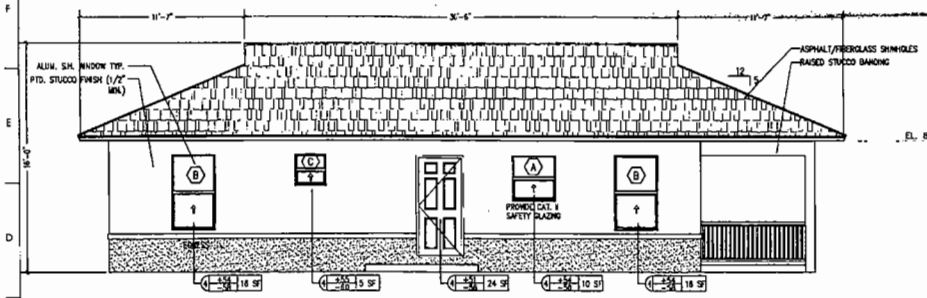
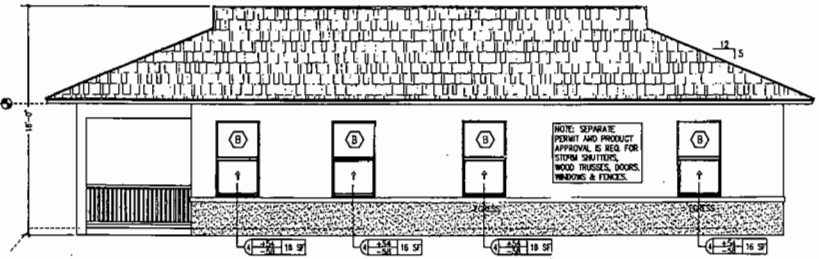
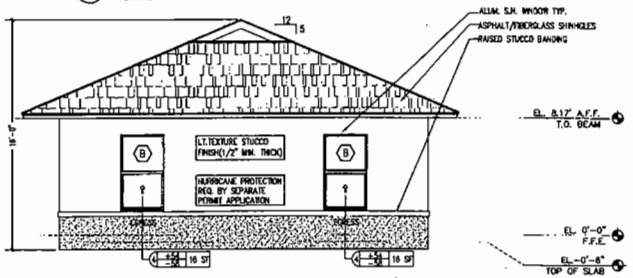


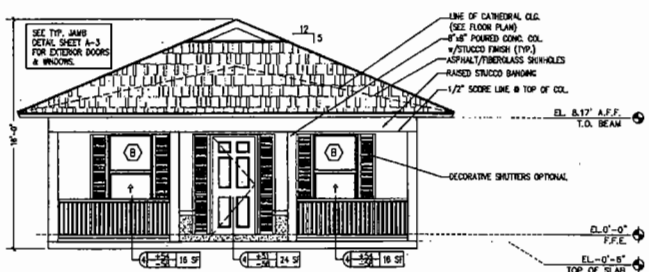
2 LEFT ELEVATION
SCALE 1/4" = 1'-0"



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



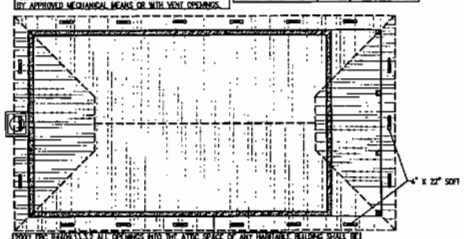
4 REAR ELEVATION
SCALE 1/4" = 1'-0"



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

2007 FBC R4409.3.3.3 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



2007 FBC R4409.3.3.3 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 THEREIN SHALL NOT EXCEED 1/8 INCH

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

Habitat for Humanity International
Miami-Dade Area
Miami, FL 33142
305-248-2832
DISCLAIMER: Current was working

Registration

Peter Thornton AIA 0067754

Revisions

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

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FLOOR PLANS,ELEVATIONS AND SCHEDULES

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Date: 06/07/10
Updates: 09/17/10 FS
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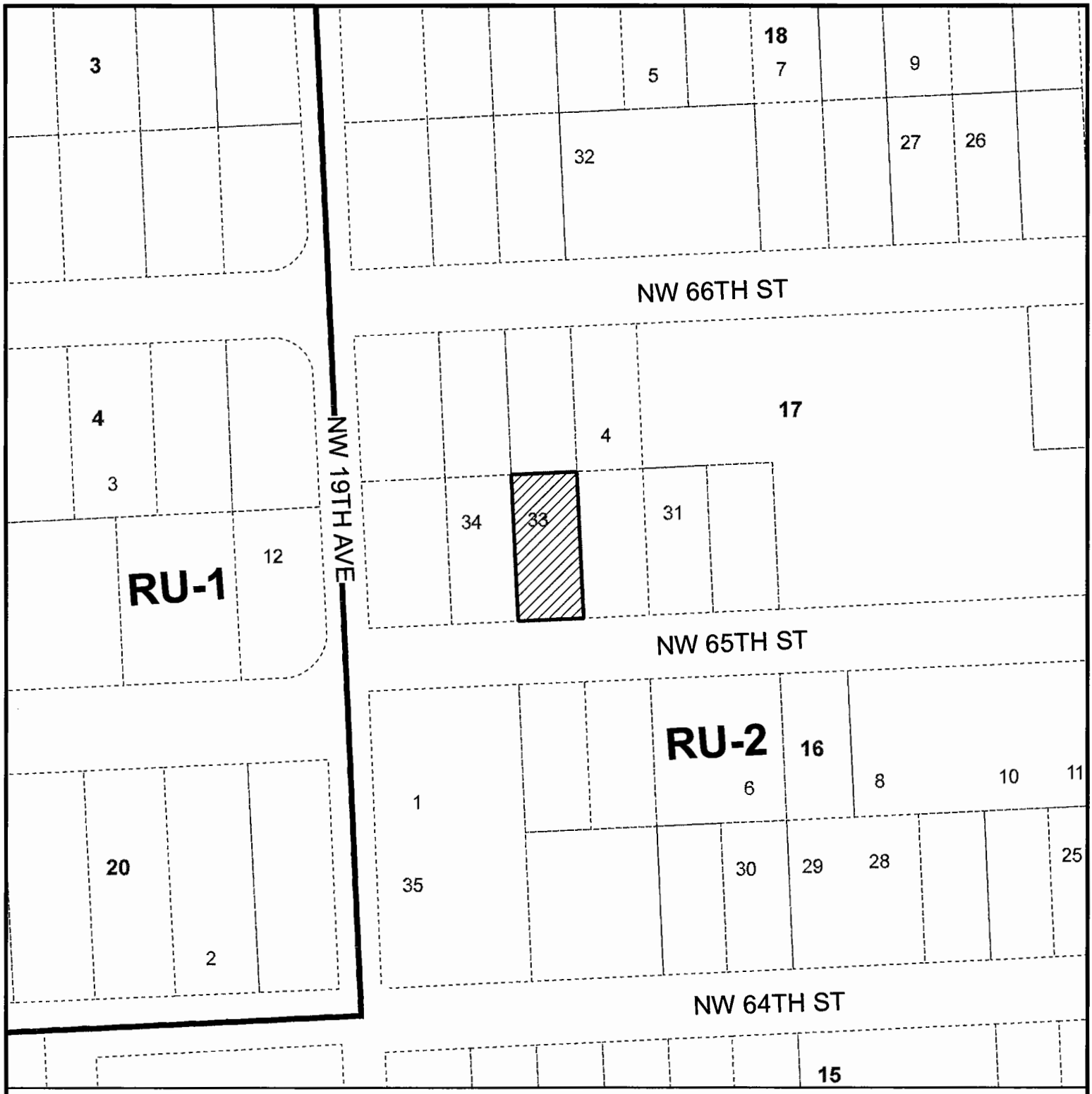


MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000113

Legend
Zoning
Subject Property Case

N W E S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 19, 2010

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000113

Legend
Subject Property

N
W E
S

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

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 19, 2010

REVISION	DATE	BY

3. HABITAT FOR HUMANITY OF GREATER MIAMI **11-1-CZ8-3 (10-115)**
(Applicant) **Area 8/District 02**
Hearing Date: 01/19/11

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Year	Applicant	Request	Board	Decision
	No History			

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-115 (11-1-CZ8-3)

SECTION: 15-53-41 **DATE:** January 19, 2011

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

==========

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 (south) 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 (south) 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 two sheets. Plans may be modified at public hearing.

o LOCATION:

Lying south of N.W. 63 Street; approximately 212' east of N.W. 19 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; Vacant	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 south of N.W. 63 Street and approximately 212' east of N.W. 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line 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 requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property immediately to the southeast of the subject site, lying north of N.W. 62 Terrace and approximately 250' east of N.W. 19 Avenue, was granted approval of requests to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., to permit a single-family residence setback 21.6' with a lot coverage of 35.1%, 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: 11/05/10
DATE REVISED: 12/10/10
DATE FINALIZED: 12/20/10
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: September 1, 2010

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

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

Subject: C-08 #Z2010000115
Habitat for Humanity of Greater Miami, Inc.
1860 NW 63rd ST
To Permit a Parcel of Land with Less Lot Frontage and Area than Required, to Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot Coverage than Permitted
(RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

Tree Preservation
According to the survey submitted with this application, the subject property contains a specimen-sized (trunk diameter 18 inches or greater) florida holly tree located on the southern fenceline of this site. Section 24-49.2(II) of the Code req uires that specimen trees be preserved whenever reasonably possible. 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.

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

MIAMI-DADE COUNTY

Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 13-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000115

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped August 16, 2010.

Service Impact/Demand:

Development for the above Z2010000115
located at LYING SOUTH OF N.W. 63 STREET, APPROXIMATELY 212' EAST OF N..W 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:38 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

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 GREATER MIAMI, INC.

APPLICANT

LYING SOUTH OF N.W. 63 STREET, APPROXIMATELY 212' EAST OF N..W 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000115

HEARING NUMBER

HISTORY:

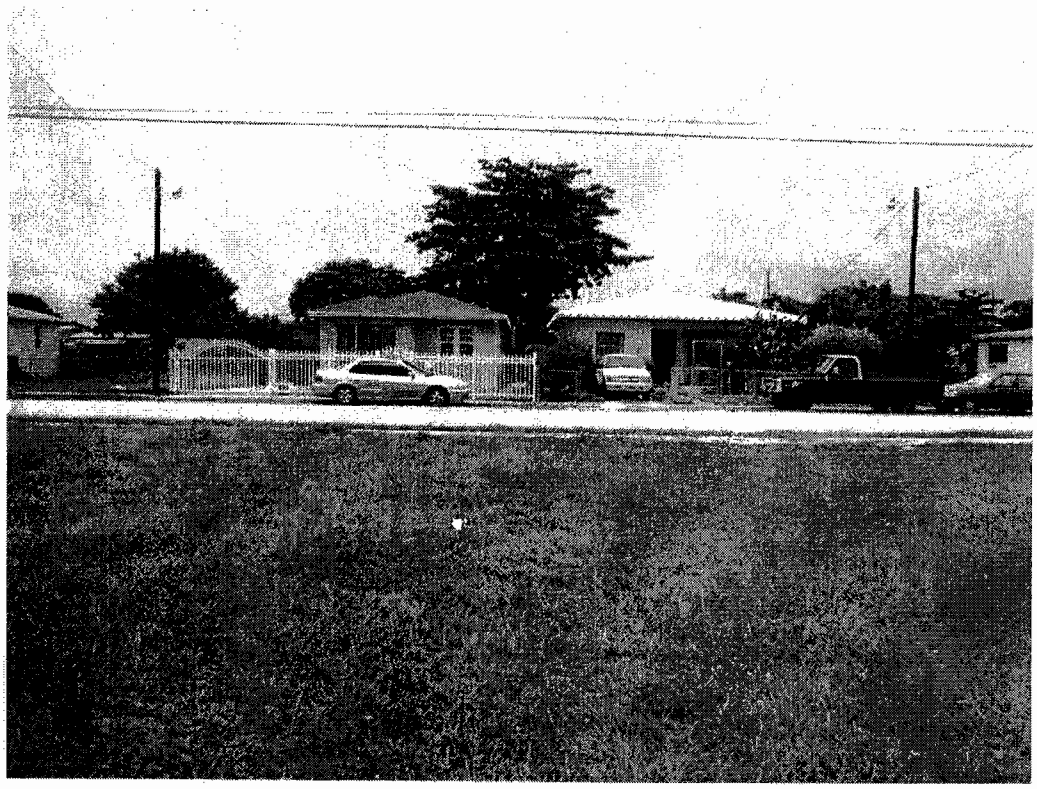
CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: TWO (2) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

REPORTER NAME:

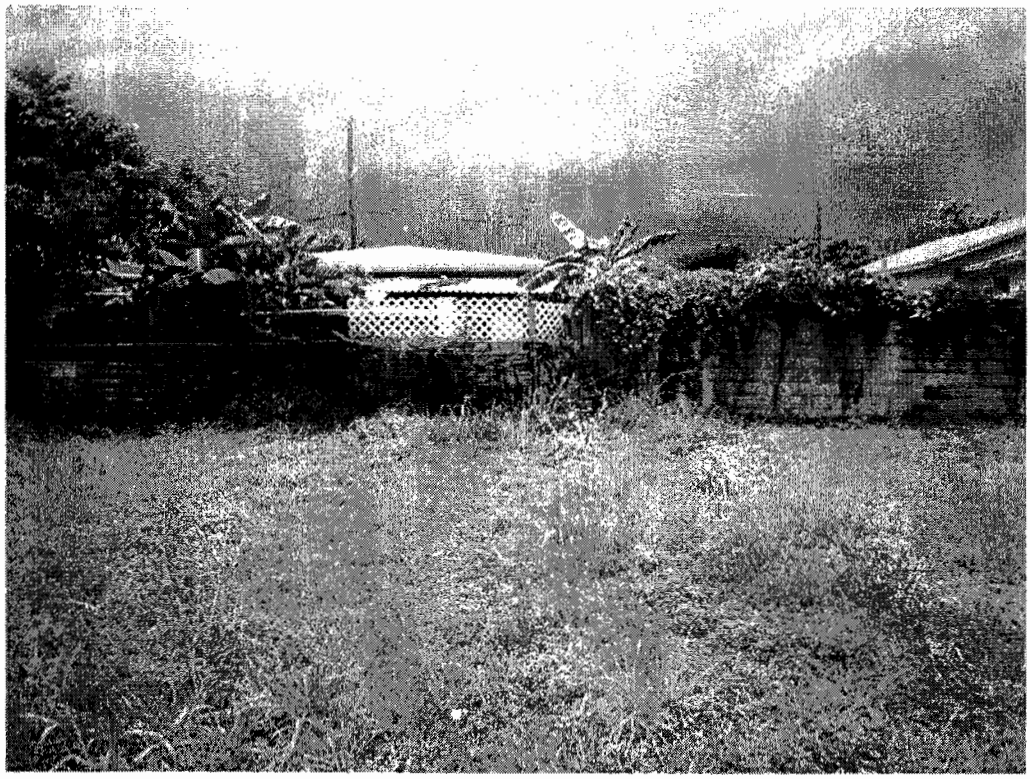
Prop. #266
1860 NW 63rd ST



North Elevation

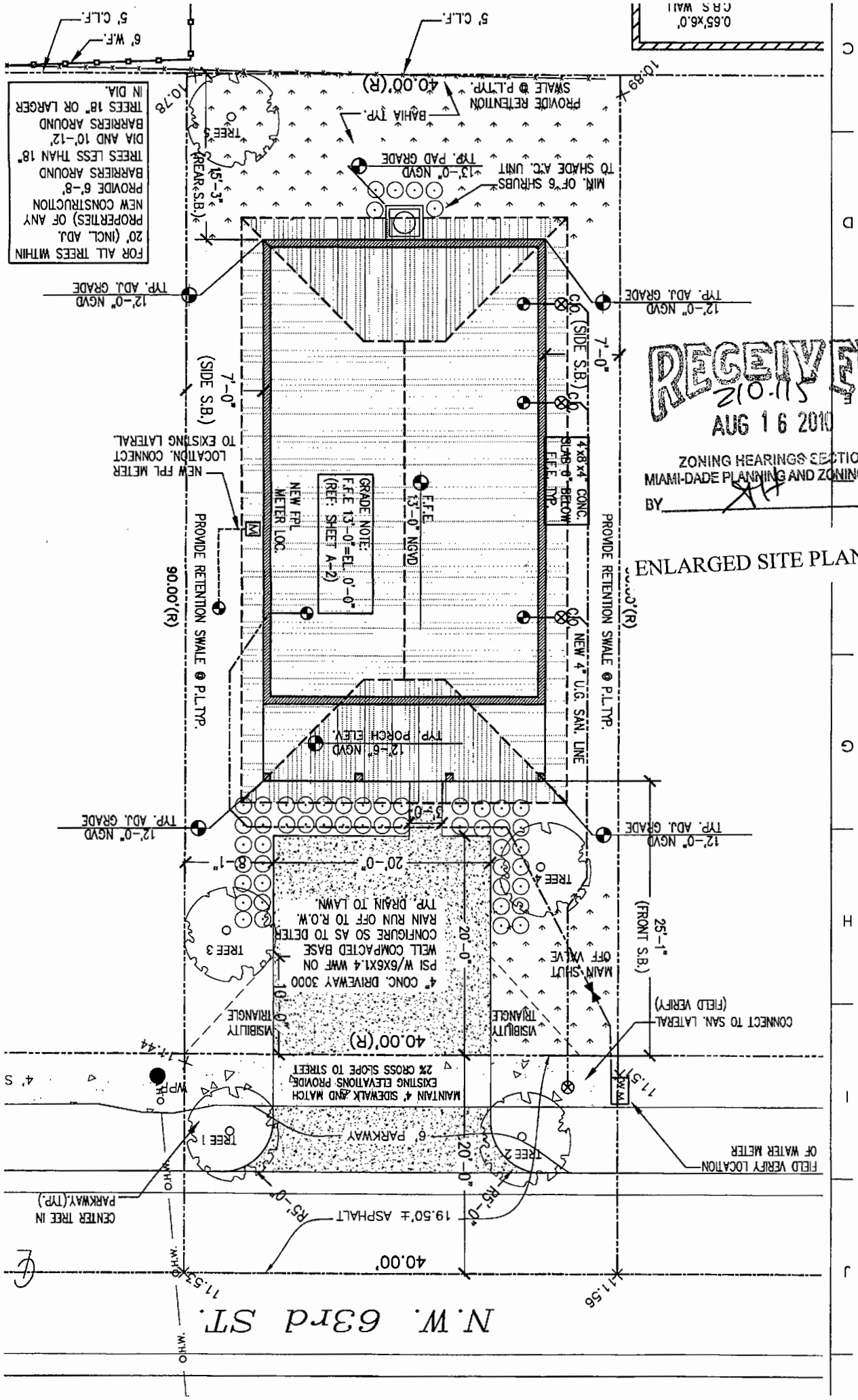
East Elevation

Prop. #266
1860 NW 63rd ST



South Elevation

West Elevation



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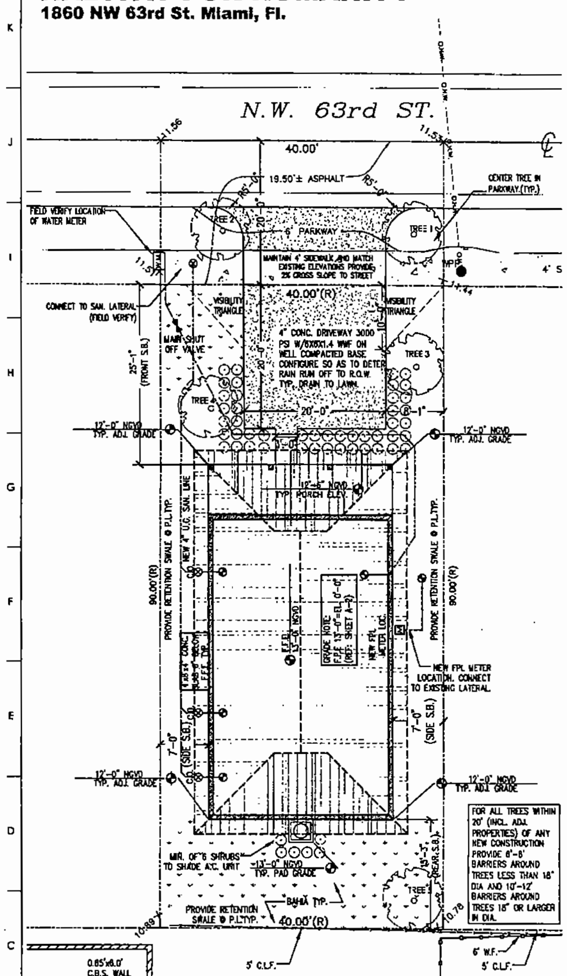
210-115
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN

14

HABITAT FOR HUMANITY
1860 NW 63rd St. Miami, Fl.



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

NEW SHRUB LIST

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

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

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
001	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
002	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
003***	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' O.A. HEIGHT X 3' SPREAD
004***	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' O.A. HEIGHT X 3' SPREAD
005***	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' O.A. HEIGHT X 3' SPREAD

NOTE:
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.

PROJECT LOCATION

LEGAL DESCRIPTION

LOT 6, BLOCK 14, ACCORDING TO THE PLAT OF "LIBERTY CITY". AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA. LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, 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 LANSCAPE NOTES, SCHED. & WALL SECTIONS
- S-1 FRAMING, FOUNDATION PLANS, & DETAILS
- S-2 NOA SHEETS
- P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
- M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
- E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		~~6,750 sf~~ 7,500
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292sf (35.8%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	7'-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 ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

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

PROJECT NOTES

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

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

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

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

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)

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

BURGLARY INTRUSION NOTES:

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

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

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

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

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

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

SOIL STATEMENT:

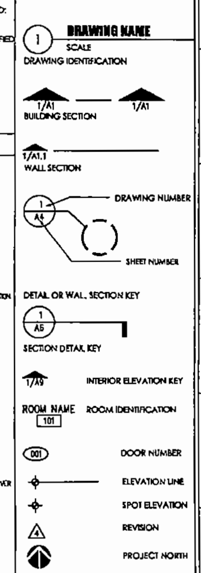
BASED ON FIELD OBSERVATIONS THE EXISTING SOIL CONDITIONS ARE BELIEVED TO CONSIST OF UNDISTURBED SAND, SOIL & ROCK WITH A MAXIMUM PRESUMPTIVE BEARING CAPACITY OF 2000 psf. IF UPON EXCAVATION OTHER MATERIALS OR CONDITIONS ARE ENCOUNTERED: STOP WORK (IN THIS AREA) AND NOTIFY ARCHITECT IMMEDIATELY.

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

ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONRY UNIT
	CAB.	CABINET
	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
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

SYMBOLS



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 NENATODES. 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.

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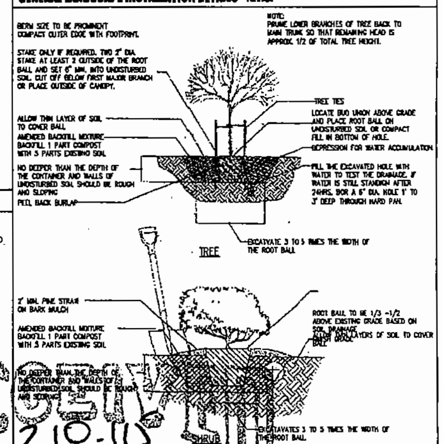
AUG 1 0 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY____

LANDSCAPE LEGEND

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

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. Total open space required by Ch 33	N/A	N/A
B. Max. lawn area permitted for St Augustine=50% X lot area ONLY BAHIA USED ON PROJECT. SEE PLAN.	max 1800 ~~N/A~~	1850
TREES		
The number of trees required per lot	3	3
existing number of trees that meet min. requirements =	-	-
30% palm trees allowed (two palms = one tree) Palms provided	-	-
A. Percentage of native trees req.=number of trees provided X 30%=	1	3
B. Street trees (max. avg. spacing of 35' o.c.) xxxx sf along street/35=	2	2
Plam as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	N/A	N/A
C. Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D. Total number of trees provided	3	3
SHRUBS		
A. The total number of trees required X 10 = the number of shrubs req.	30	50
The number of shrubs req. x 30% = the number of native shrubs req.	15	50

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



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Z10-115
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SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 05/25/10
Drawn by: RJF/FG
File: N:Thomas&Catzadilla\HABITAT\

A1

HABITAT FOR HUMANITY
1860 NW 63rd St.
Miami, Florida

REVISIONS
07/23/10 VARIANCE APPLICATION

Registration
23 July 2010
27 July 2010
Peter W. Thomas AR 008754

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

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

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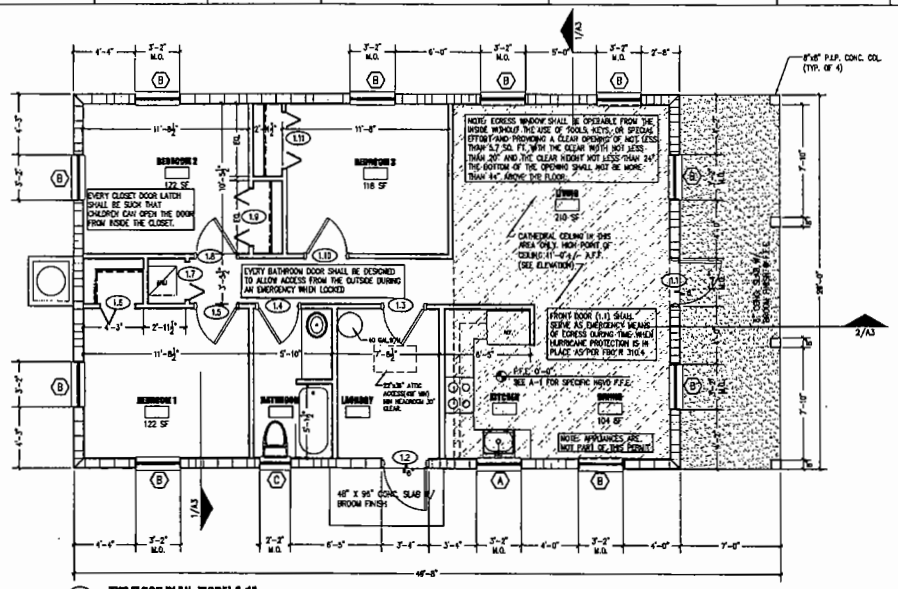


1 **TYP.FLOOR PLAN- MODEL A-1A**
SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

WINDOW SCHEDULE

MARK	DIMENSIONS W.	H.	TH.	TYPE	MATERIALS GLASS TH.	U-FACTOR	SOLAR HEAT GAIN COF. (SHGC)	FRAME	NOTES
(A)	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
(B)	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
(C)	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

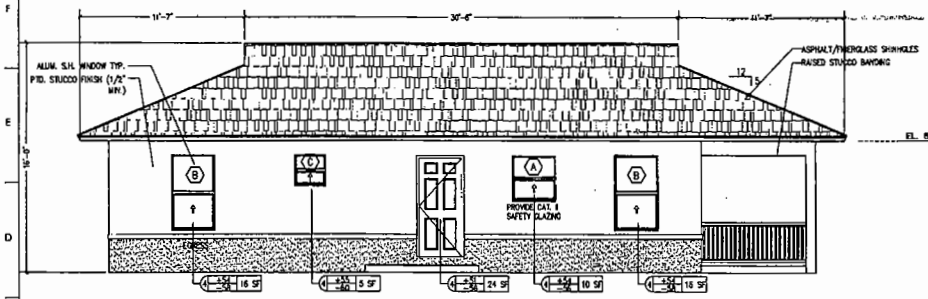
DOOR AND FRAME SCHEDULE

MARK	SIZE WD	HGT	THK	MATL	HARDWARE	REMARKS
MODEL TYPE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0828.10)
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'-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

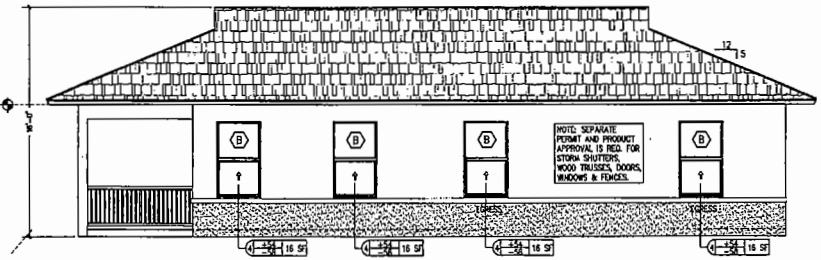
ROOM FINISH SCHEDULE

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"	
HW/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	

RECEIVED
210-115
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



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



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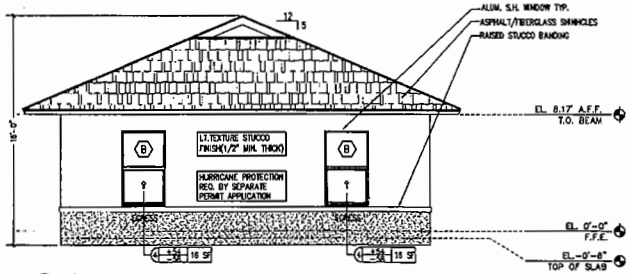
SCALE 1/4" = 1'-0"



4 **REAR ELEVATION**
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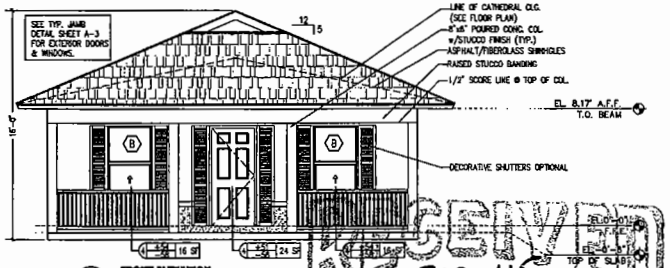
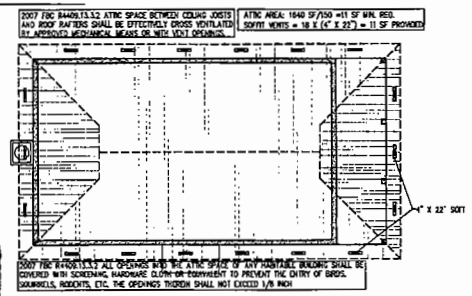


5 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"



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

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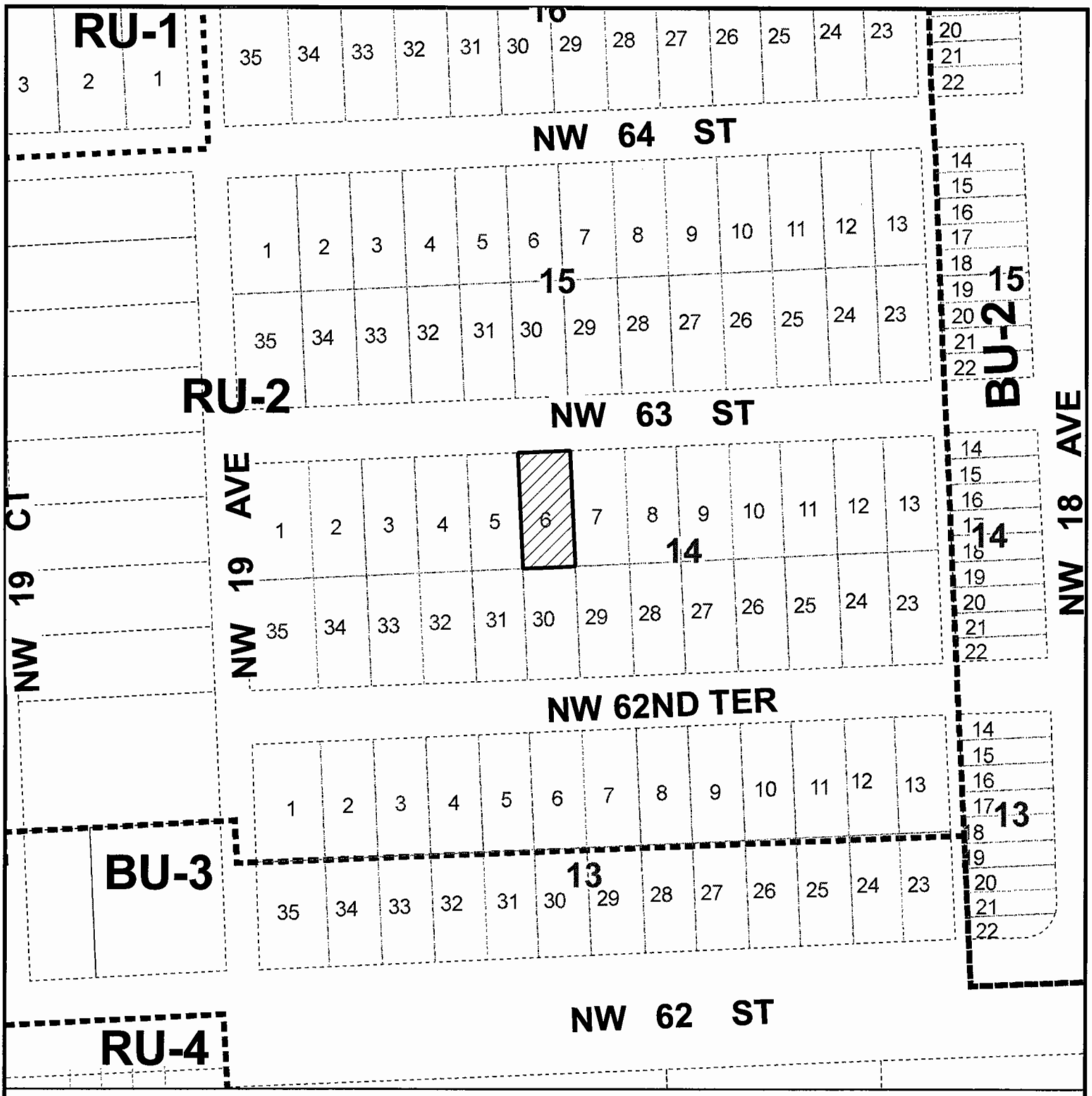
210-115
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Habitat for Humanity
EXECUTIVE DIRECTOR: JAMIE MAHONEY
Registration
Peter Thomas AR 0092754
Revisions
HABITAT FOR HUMANITY
COOKE CUTLER MODEL "A/1A"
FLOOR PLANS,ELEVATIONS AND SCHEDULES
Date: 06/22/10
Drawn by: E.B./S.G.
File: H:\Thomas\Cutler\A1A
A2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000115

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

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, August 23, 2010

REVISION	DATE	BY
		17

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000115

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
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: Monday, August 23, 2010

REVISION	DATE	BY

4. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-4 (10-116)
Area 8/District 02
Hearing Date: 01/19/11

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

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

Disclosure of interest form attached? Yes ☐ No ☑

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2007	Director Dept. of Planning & Zoning	- Non-Use Variance for lot frontage and area.	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-116 (11-1-CZ8-4)

SECTION: 15-53-41 **DATE:** January 19, 2011

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

==========

A. INTRODUCTION:

o SUMMARY OF REQUESTS:

This application will 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 single-family residence setback 15'2" (25' required) from the rear (north) property line.

(2) 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 two sheets. Plans may be modified at public hearing.

o LOCATION:

Lying north of N.W. 68 Street; approximately 252' east of N.W. 19 Avenue, Miami-Dade County, Florida.

o SIZE: 40' x 90'

B. ZONING HEARINGS HISTORY:

In 2007, the subject property was granted approval of a request to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., pursuant to Resolution No. Z-15-07.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

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

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

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

D. NEIGHBORHOOD CHARACTERISTICS:

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

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. 68 Street and approximately 252' east of N.W. 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. 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 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, staff opines that the approval of the application would be **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 the requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property lying south of N.W. 68 Terrace and approximately 158' east of N.W. 19 Avenue was granted approval of requests to permit a single-family residence setback 15'2" where 25' is required with a lot coverage of 35.87% where 35% is the maximum allowed, pursuant to Resolution No. CZAB8-28-10. 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 and #2 under Section 33-311(A)(4)(b) (NUV).

I. RECOMMENDATION:

Approval with conditions.

J. CONDITIONS:

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

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla , dated stamped received 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: 11/9/10
DATE REVISED: 11/10/10; 12/10/10
DATE FINALIZED: 12/20/10
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 #Z2010000116-1st Revision
Habitat for Humanity of Greater Miami, Inc.
1829 NW 68 ST
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Request a Greater Lot Coverage than Permitted
(RU-2) (0.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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

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

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

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

Tree Preservation
The subject property contains a specimen-sized (trunk diameter 18 inches or greater) wild tamarind tree located on the northwest part of the property. According to the site plan submitted with this zoning application, the proposal will not impact this tree.Section 24-49.2(II) of the Code of Miami-Dade County requires that specimen trees be preserved whenever reasonably possible. 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.

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# Z2010000116
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

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

This Department objects to this application.

Driveway must offset a minimum of 5 feet from side lot property line. Refer to Standard Detail R12.2 of the Public Works Manual of Miami-Dade County.

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: 07-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000116

Fire Prevention Unit:

No objection to Letter of Intent date stamped August 16, 2010.

Service Impact/Demand:

Development for the above Z2010000116
located at NORTH OF N.W. 68 STREET & APPROXIMATELY 252' FROM N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

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

Service impact calculateed based on Letter of Intent 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.

DATE: 13-SEP-10

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

HABITAT FOR HUMANITY OF GREATER MIAMI INC.

APPLICANT

*Lying N. OF N.W. 68 STREET & APPROX. 252' E. of N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000116

HEARING NUMBER

HISTORY:

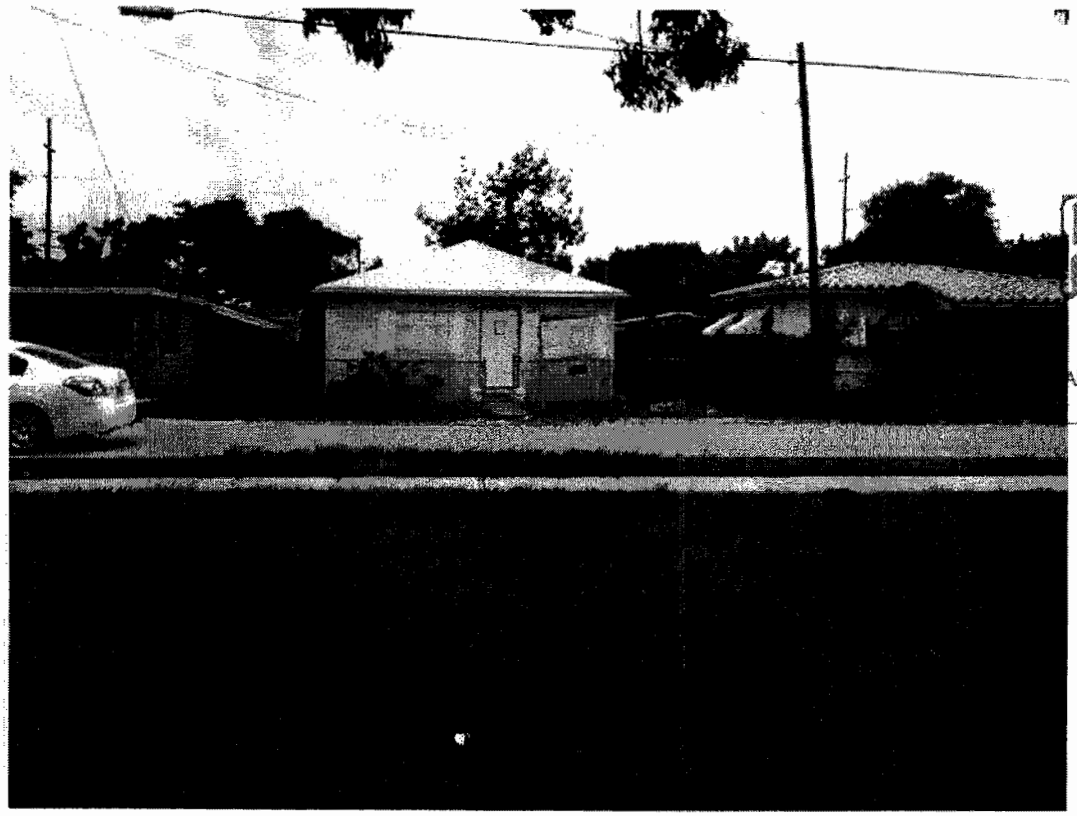
9/13/2010 No BNC - NC enforcement cases or Building enforcement cases.

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

REPORTER NAME:

R. Williams

Prop. #358
1829 NW 68 ST



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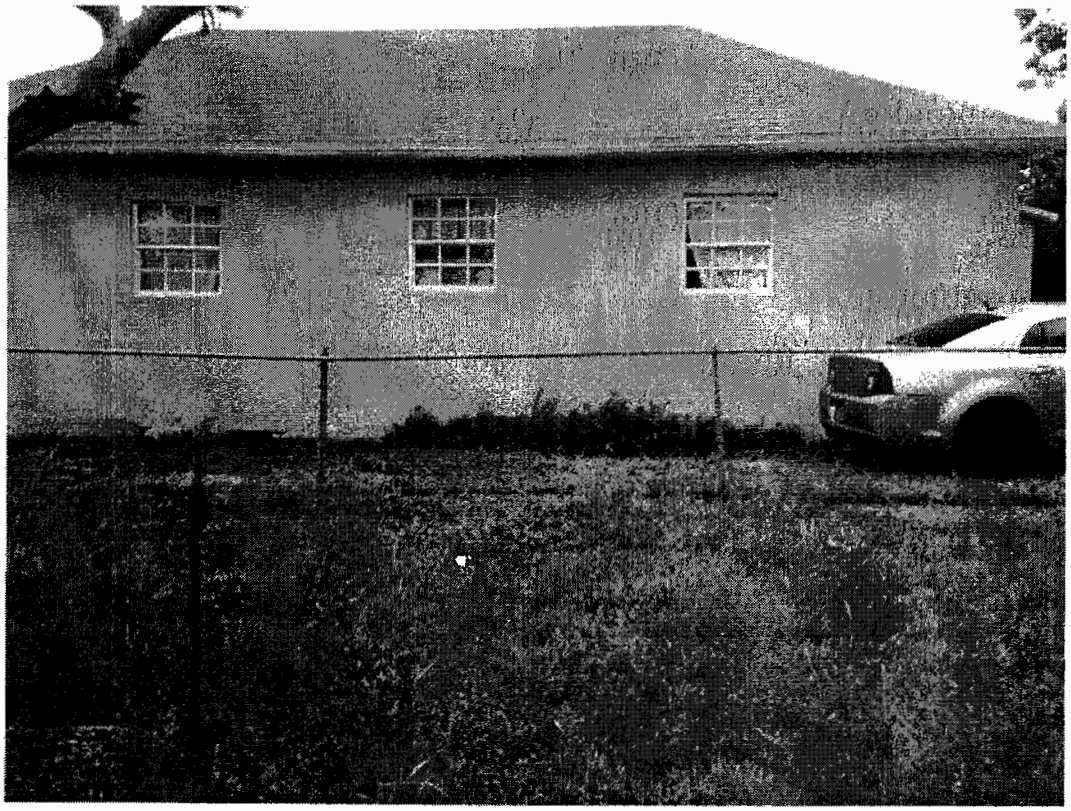
AMI-DADE PLANNING AND ZONING DEPT.

South Elevation



West Elevation

Prop. #358
1829 NW 68 ST

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MIAMI-DADE PLANNING AND ZONING DEPT
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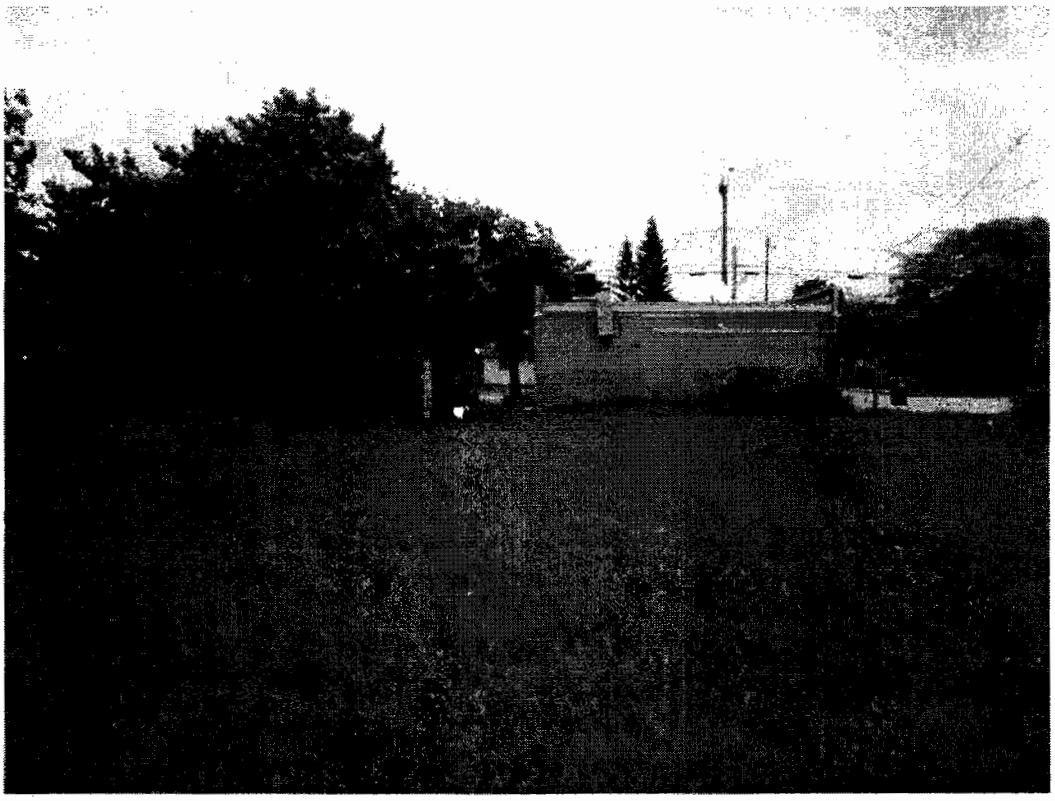
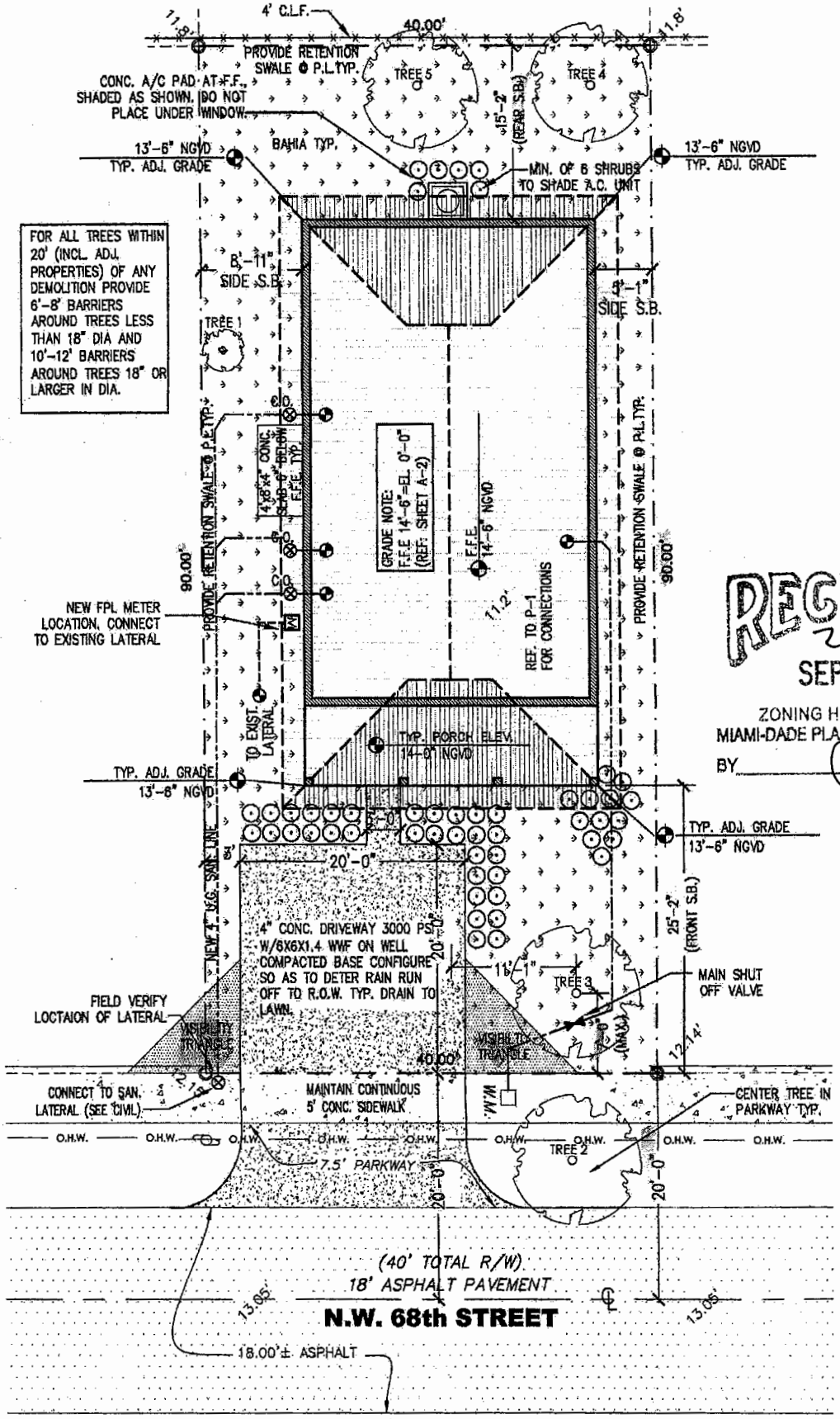
North Elevation



East Elevation



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SEP 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

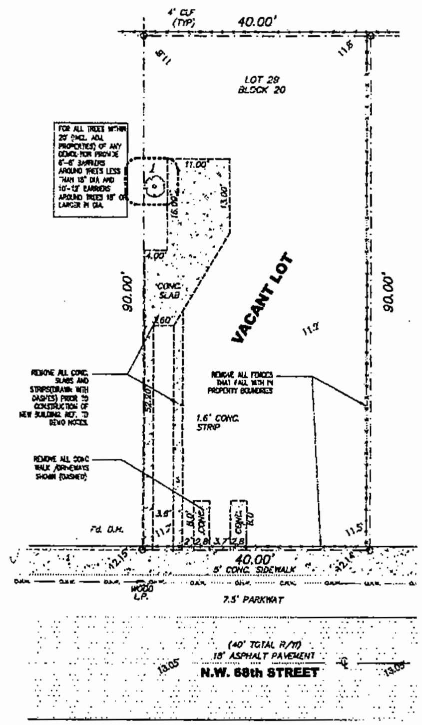
ENLARGED SITE PLAN

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

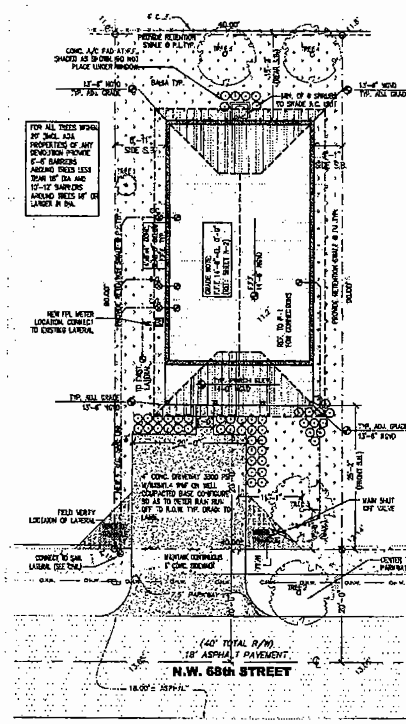
1,291%·3600=
35.86%
over X

13

HABITAT FOR HUMANITY
1829 NW 68th St. Miami, Fl.



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



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

1291/3600=
35.86%
OLIA K

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME FAMILIAR WITH ALL THE ITEMS AND CONDITIONS IN THE AREA TO BE DEMOLISHED AND SHALL VERIFY PRIOR TO ANY DEMOLITION WORK, THAT EXISTING MDC AND USER TENANT OPERATIONS AND SERVICES WILL NOT BE INTERRUPTED.
2. CONTRACTOR SHALL VERIFY LOCATION AND STATUS OF ALL UTILITIES PRIOR TO START DEMOLITION.
3. REFER TO AND COORDINATE WITH OTHER DEMOLITION PLANS IN THIS SET IF APPLICABLE. REFER TO: STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE PROTECTION FOR OTHER DEMOLITION REQUIREMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT THE LOCATION SELECTED BY OWNER AND GARBAGE COLLECTION SYSTEM.
5. THE CONTRACTOR SHALL PROVIDE DUST BARRIERS WHERE NECESSARY TO PROTECT THE AREAS NOT UNDER CONSTRUCTION.

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001	LYSILOMA BAHAMENSIS	WILD TAMARIND		✓	28"	40'	35'

NEW SHRUB LIST

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

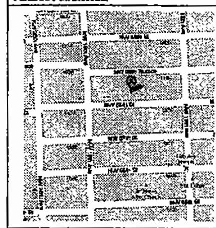
SHRUB NOTES
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
**002	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" MIN. HEIGHT X 3' SPREAD
**003	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" MIN. HEIGHT X 3' SPREAD
004	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' MIN HEIGHT X 3' SPREAD
005	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' MIN 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 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. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING
6. LOT TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 29, BLOCK 20, 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 1350 SQ. FT. / 1291 SF

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
- S-1 FRAMING, FOUNDATION PLANS, & DETAILS
- S-2 NOA SHEETS
- P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
- M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
- E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,291sf (35.8%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-2"
REAR	25'-0"	15'-2"
INT. SIDE	5'-0"	5'-11" & 5'-1"
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 ROUGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

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

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 341.8.2.3.1.)

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

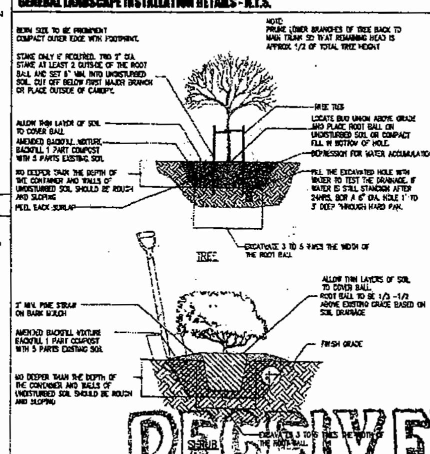
RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK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

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .083 ACRES (3,600 SF)

		REQUIRED	PROVIDED
LAWN AREA CALCULATION			
A.	Total open space required by Ch.33	N/A	N/A
B.	Max. lawn area [redacted] permitted (only BAHIA used on this project- no restriction req.)	N/A	1,875sf
TREES			
	The number of trees required per lot (existing number of trees that meet min. requirements = 30% palm trees allowed(two palms = one tree) Palms provided	3 / 1 / -	3 / 1 / -
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 if along street/35= Palm as street trees (max. avg. spacing of 25' o.c.) XXXX frontage along street/25=	2	2
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	N/A / 5	N/A / 5
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.	50 / 15	50 / 50

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



SYMBOLS

- DRAWING NAME / SCALE — DRAWING IDENTIFICATION
- 1/A1 — BUILDING SECTION
- 1/A1.1 — WALL SECTION
- DRAWING NUMBER / SHEET NUMBER
- DETAIL OR WALL SECTION KEY
- SECTION DETAIL KEY
- 1/A3 — INTERIOR ELEVATION KEY
- ROOM NAME 101 — ROOM IDENTIFICATION
- 001 — DOOR NUMBER
- ELEVATION LINE
- SPOT ELEVATION
- REVISION
- PROJECT NORTH

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SEP 16 2010
210-116
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Habitat for Humanity

Registration
Peter W. Thomas AR 008754

REVISIONS

HABITAT FOR HUMANITY
1829 NW 68th St
Miami, Florida

THOMAS & CAZZADILLA

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MIAMI-DADE PLANNING AND ZONING DEPT.

SITE /LANDSCAPE PLANS, DETAILS & NOTES

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AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Date: 07/13/10
Drawn by: RJE/EG
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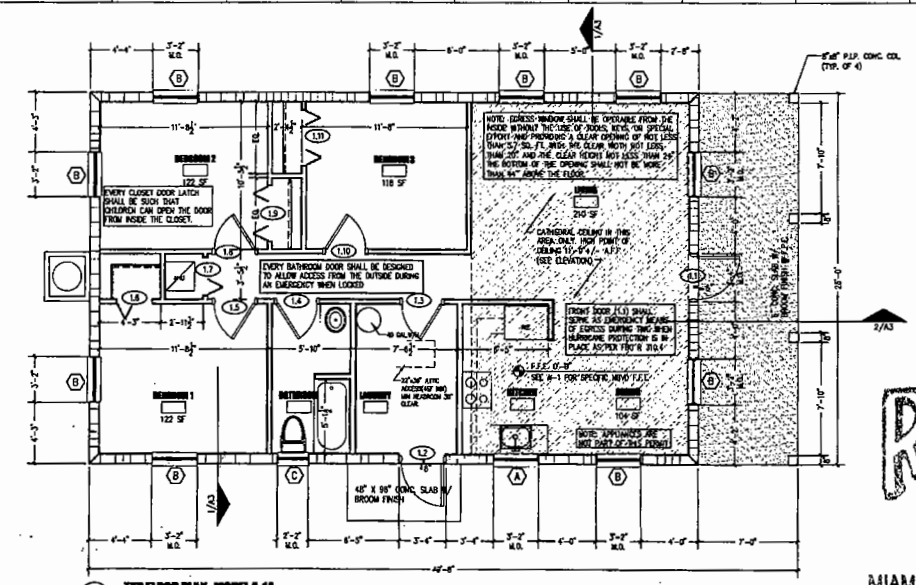

1 TYP.FLOOR PLAN- MODEL A-1A
SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION.

GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

WINDOW SCHEDULE

MARK	DIMENSIONS W.	H.	TH.	TYPE	MATERIALS GLASS TYP.	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 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

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

ROOM FINISH SCHEDULE

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

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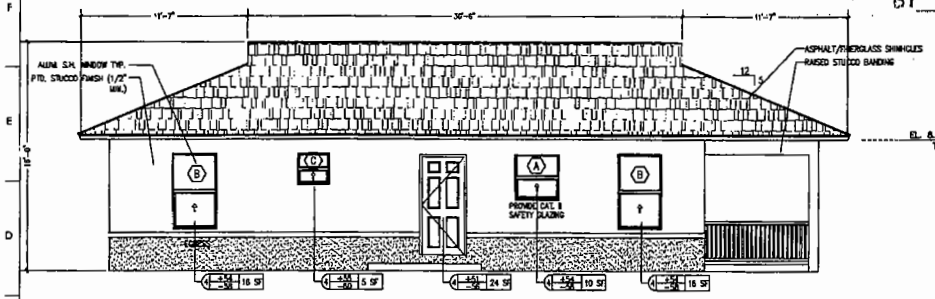
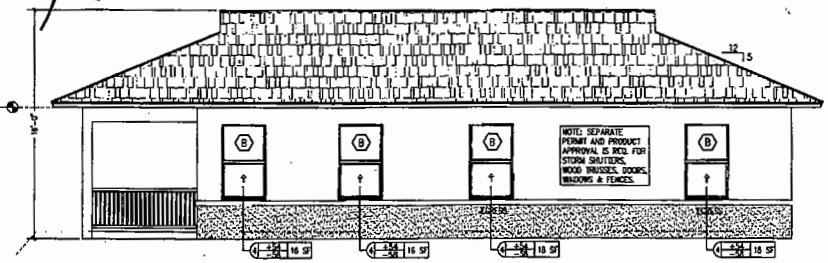
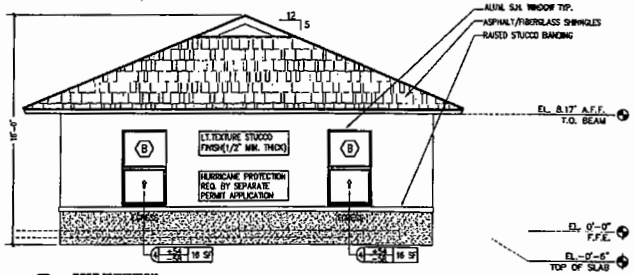
210.116
SEP 1 6 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



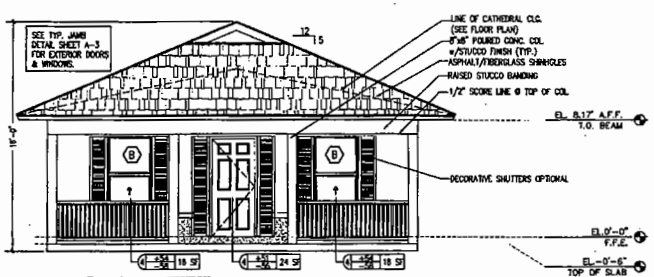
2 LEFT ELEVATION
SCALE 1/4"=1'-0"



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



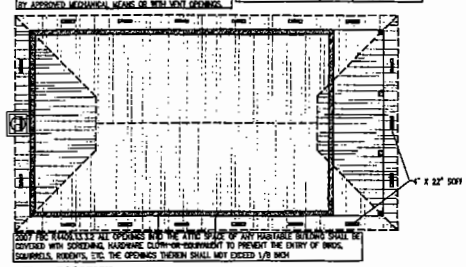
4 REAR ELEVATION
SCALE 1/4"=1'-0"



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

2007 FBC R1403.1.1.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



2007 FBC R1403.1.1.2 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

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

Habitat for Humanity
Peter Thomas AR 0087154
Registration
Revisions
HABITAT FOR HUMANITY
COOKE CUTTER MODEL "A-1A"
RECEIVED 210.116 AUG 1 9 2010
ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.
RECEIVED AUG 1 9 2010
FLOOR PLANS, ELEVATIONS AND SCHEDULES
Date: Oct/2010
Drawn by: BJ/JG
File: A-1A/Cooke Cutter
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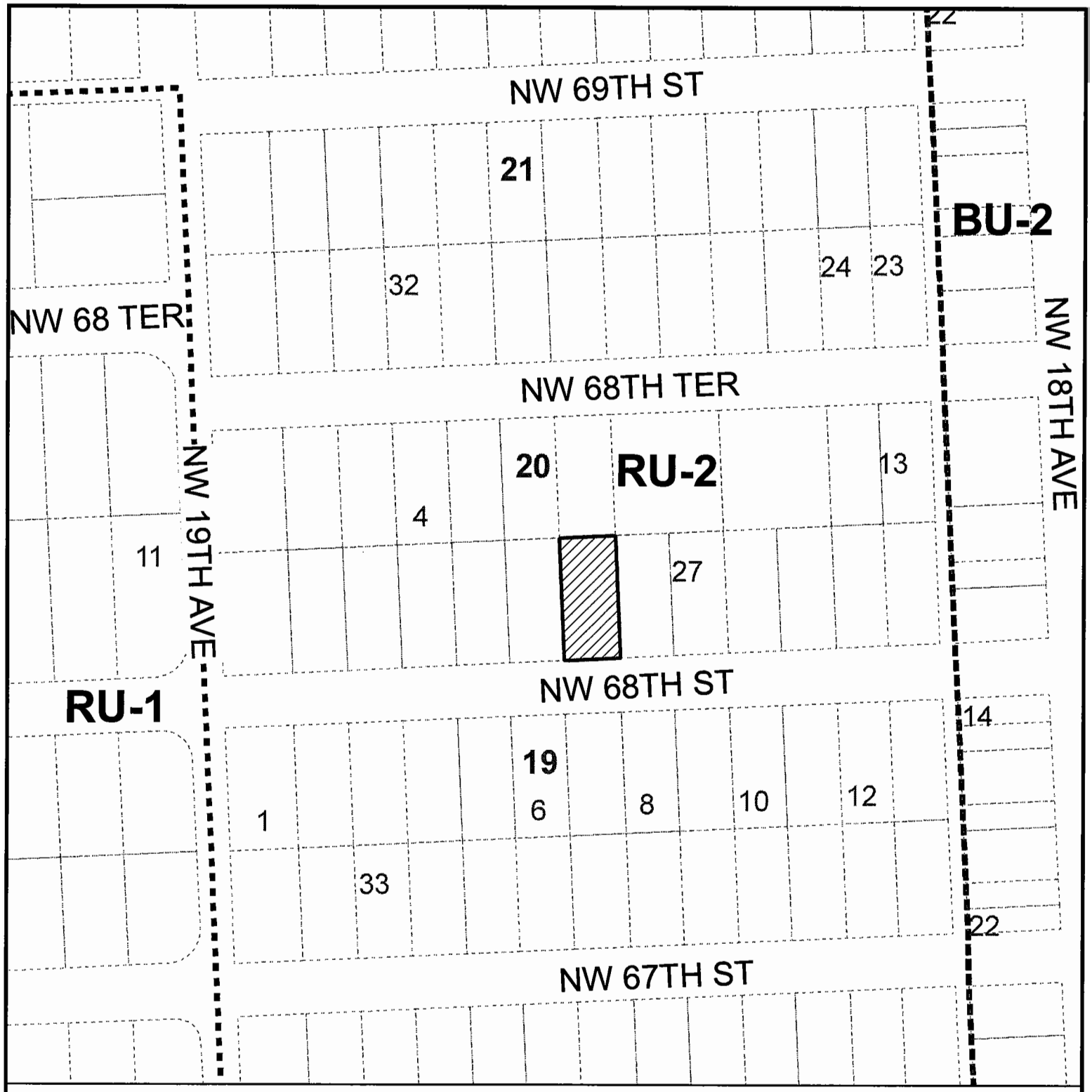

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000116

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: Thursday, August 19, 2010

REVISION	DATE	BY
		16

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000116

Legend
Subject Property

N W E S

Section: 15 Township: 53 Range: 41
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Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 19, 2010

REVISION	DATE	BY

5. HABITAT FOR HUMANITY OF GREATER MIAMI **11-1-CZ8-5 (10-117)**
(Applicant) **Area 8/District 02**
Hearing Date: 01/19/11

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:** Z10-117(11-1-CZ8-5)

SECTION: 15-53-41 **DATE:** January 19, 2011

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

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A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

  This application seeks to allow a parcel of land less lot area and lot frontage than that required by the Zoning Code and allow the construction of a single-family residence with reduced rear setbacks and a greater lot coverage than that permitted by the Zoning Code.

- **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 35.8% (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, Sheet "A-1" dated stamped received 9/8/10 and Sheet "A-2: dated stamped received 8/16/10 and consisting of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying north of N.W. 62 Terrace, approximately 160' west of N.W. 18 Avenue, Miami-Dade County, Florida.

- **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; Vacant	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-2; Duplex	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 160' 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 with less lot frontage, 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, staff opines that the approval of the requests would be **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 requests #1 through #3, 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' (75' required) and a lot area of 3,600 sq. ft. (7,500 sq. ft. required), and to permit the residence setback of 21'6" from the rear (north) property line where 25' was required and a lot coverage of 35.1% where the maximum allowed is 35%, 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, Sheet "A-1" dated stamped received 9/8/10 and Sheet "A-2" 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: 11/9/10
DATE REVISED: 11/10/10; 12/10/10
DATE FINALIZED: 12/20/10
MCL:GR:NN:CH:CI

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

Memorandum

MIAMI-DADE COUNTY

Date: September 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 #Z2010000117-1st Revision
Habitat for Humanity of Greater Miami, Inc.
1833 N.W. 62nd Terrace
To Permit a Parcel of Land with Less Lot Frontage and Area than Required, to Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot Coverage than Permitted
(RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

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

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

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

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

MIAMI-DADE COUNTY

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: 16-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000117

Fire Prevention Unit:

APPROVAL
No objection to site plan dated September 8, 2010.

Service Impact/Demand:

Development for the above Z2010000117
located at LYING NORTH OF N.W. 62 TERRACE, APPROXIMATELY 160' WEST OF N.W. 18 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

Service impact calculated based on plan dated September 8, 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 GREATER MIAMI, INC.

APPLICANT

LYING NORTH OF N.W. 62 TERRACE, APPROXIMATELY 160' WEST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000117

HEARING NUMBER

HISTORY:

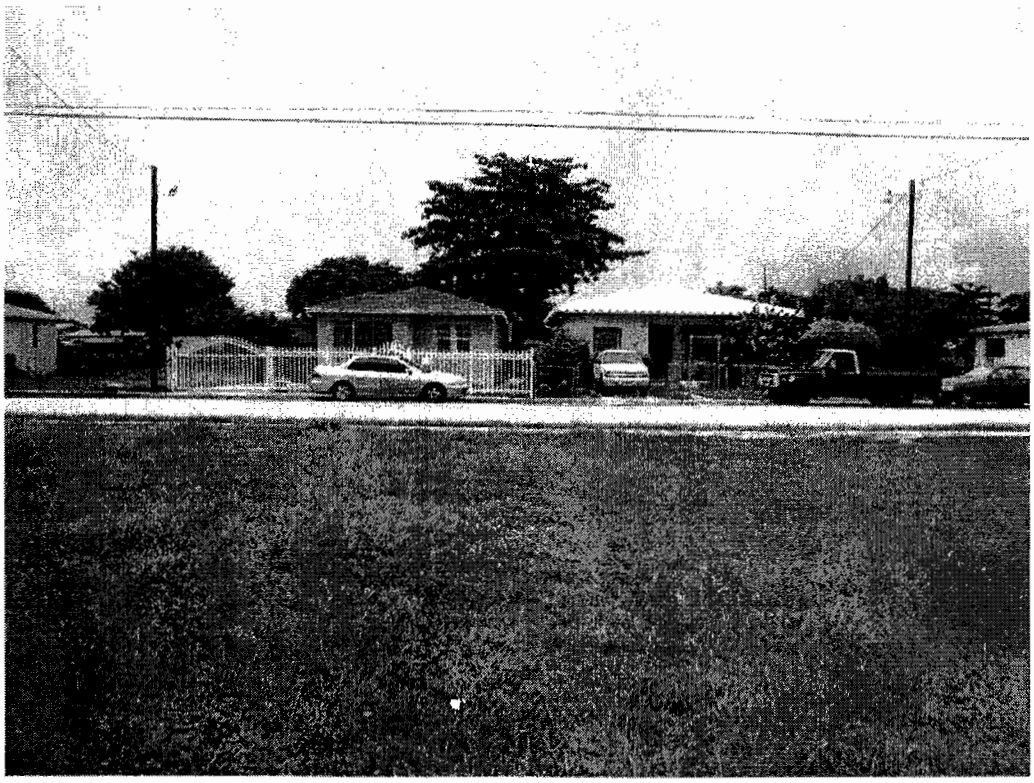
CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: FOUR (4) CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

REPORTER NAME:

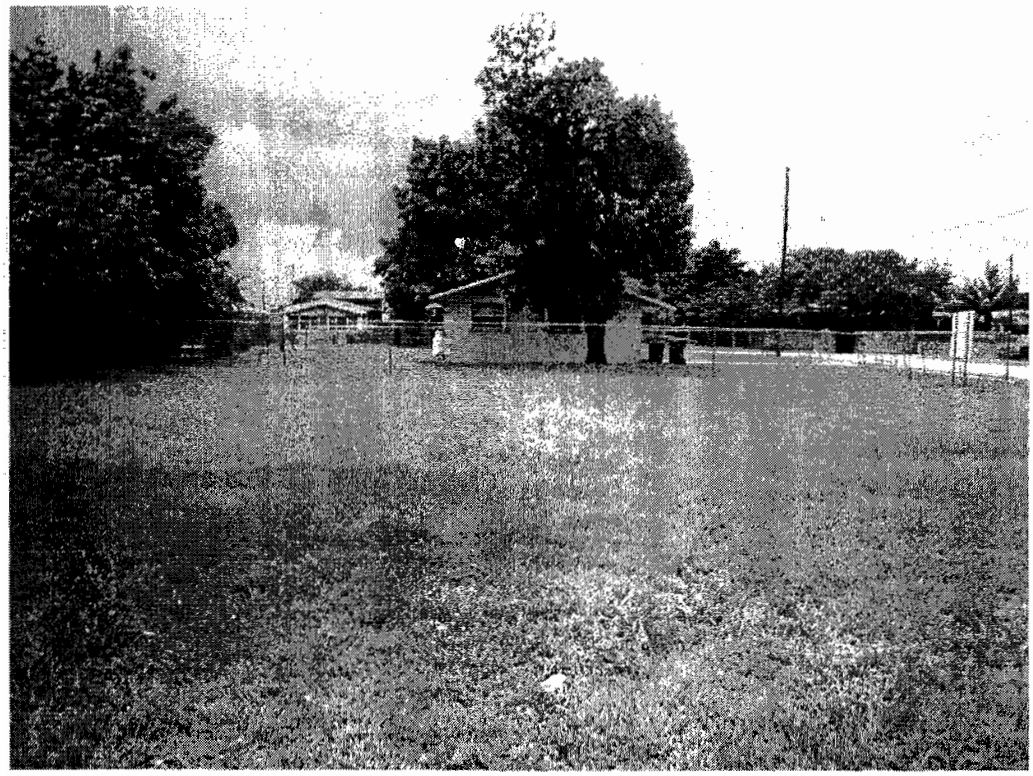
Prop. #267
1833 NW 62nd TERR.



North Elevation

East Elevation

South Elevation



West Elevation

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

Z10-117

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
	210-117

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)

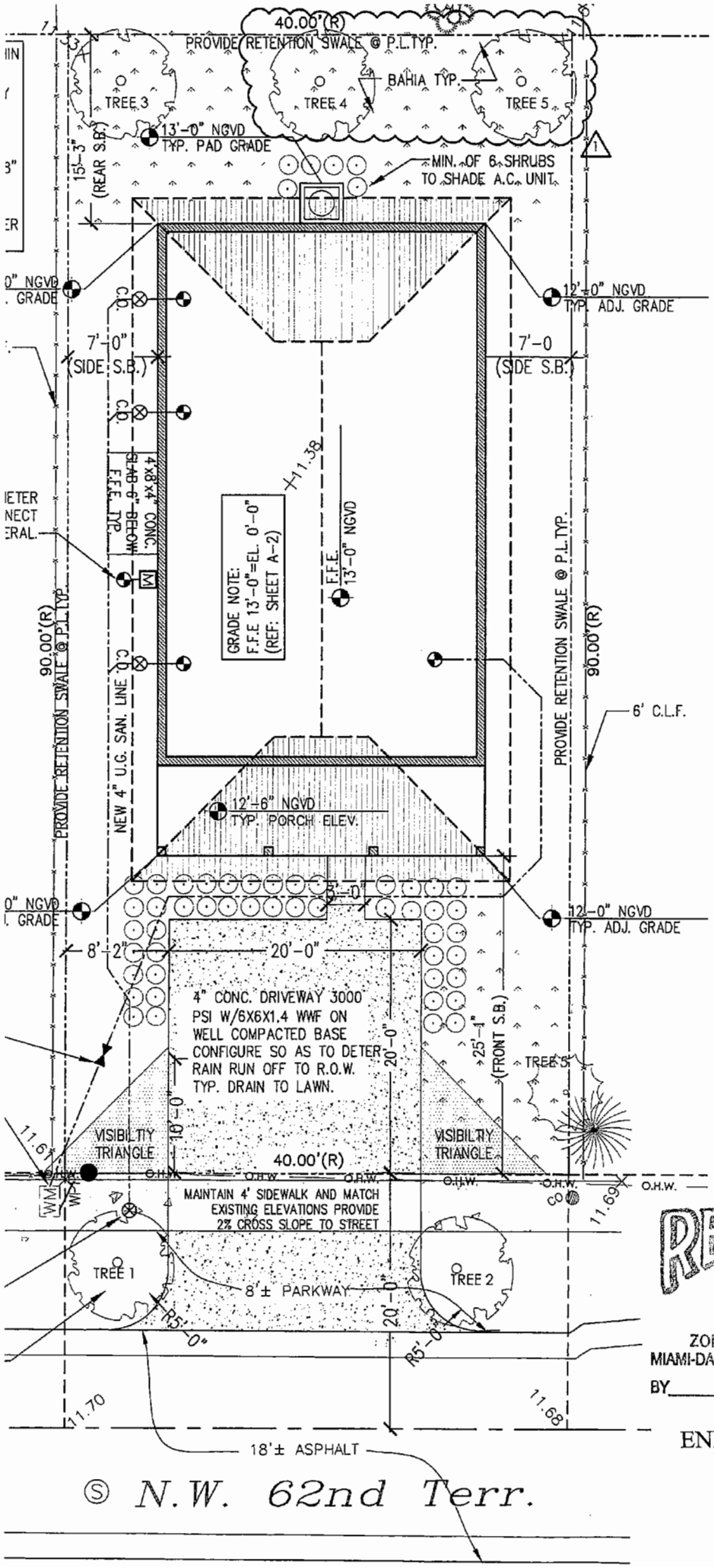
Sworn to and subscribed before me this 26 day of July 20 10. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

JESSICA DEKKER
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.



RECEIVED
210-117
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

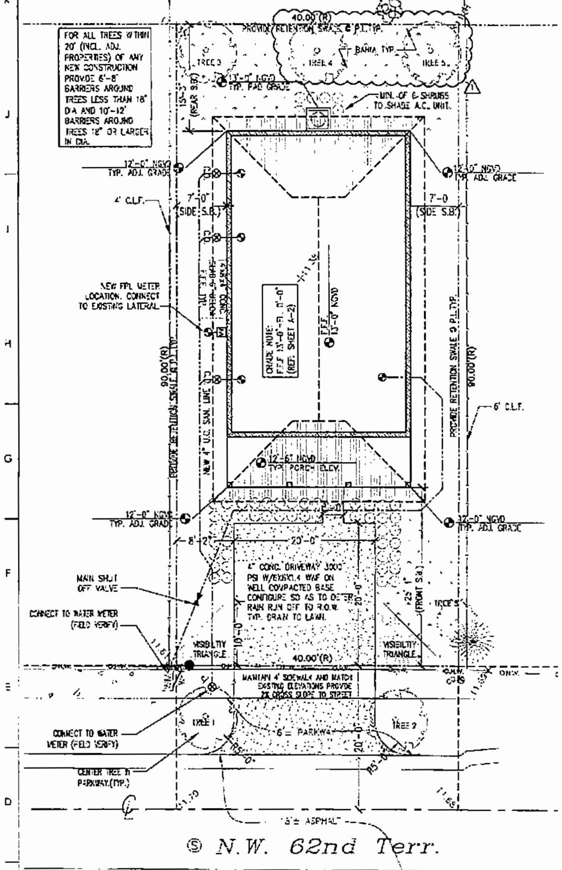
ENLARGE SITE PLAN

15

Z2010-000117

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-117
DATE: SEP 07 2010
BY: SDR

HABITAT FOR HUMANITY
1833 NW 62nd Terr. Miami, Fl.



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

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
005	Sabal Palmetto	Palmetto Palm	✓		14"	12'	15

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
001	COCCOLOBA UNIFERA	SEAGRAPE	✓		12' O.A. HEIGHT X 3 SPREAD
002	COCCOLOBA UNIFERA	SEAGRAPE	✓		12' O.A. HEIGHT X 3 SPREAD
003***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' O.A. HEIGHT X 3 SPREAD
004***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' O.A. HEIGHT X 3 SPREAD
005***	CORDIA SEBESTENA	ORANGE GEIGER	✓		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 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. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING
6. LOT TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

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 4'-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 5'-0" AND IN GOOD CONDITION. ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.

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 16" 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".

PROJECT LOCATION

LEGAL DESCRIPTION
LOT 23, BLOCK 14, ACCORDING TO THE PLAT OF "LIBERTY CITY", AS RECORDED IN PLAT BOOK 7, AT PAGE 79, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, 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 LANSCAPE NOTES, SCHED. & WALL SECTIONS
- S-1 FRAMING, FOUNDATION PLANS, & DETAILS
- S-2 NOA SHEETS
- P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
- M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
- E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

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

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES. GRADE: FLORIDA NUMBER I OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL 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.

CONSTRUCTION NOTES
THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREES 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 THE BID ALL COSTS PERTAINING TO THE WORK AND/OR REPLACEMENT OF ANY OBJECT OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

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

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

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

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.

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)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292 sf (35.89%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-5"
INT. SIDE	5'-0"	7'-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 341.B.2.3.1.1

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

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

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

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)

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

BURGLARY INTRUSION NOTES:

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

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

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

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

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

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

SOIL STATEMENT:

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

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

ABBREVIATIONS

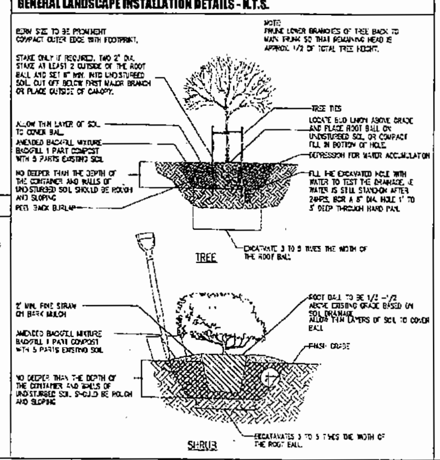
A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONRY UNIT
	CAB.	CABINET
	CLG.	CEILING
	C.D.	CEILING DIFFUSER
	COMP.	COMPRESSOR (A/C)
	COL.	COLUMN
	CONC.	CONCRETE
	CTR.	CENTER
D	DN.	DOWN
	DW.	DISHWASHER
E	E.P.	ELECTRICAL PANELBOARD
	ELEC.	ELECTRIC (AL)
	ELEV.	ELEVATION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

SYMBOLS
- DRAWING NAME / SCALE / DRAWING IDENTIFICATION
- 1/A1 BUILDING SECTION
- 1/A1.1 WALL SECTION
- DRAWING NUMBER / SHEET NUMBER
- DETAIL OR WALL SECTION KEY
- SECTION DETAIL KEY
- 1/A9 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: .0826 ACRES (3,600 SF)

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. Total open space required by Ch 33	N/A	N/A
B. Max. lawn area permitted for St Augustine=50% X lot area ONLY BAHIA USED ON PROJECT. SEE PLAN.	N/A	1850
TREES		
The number of trees required per lot	3	3
existing number of trees that meet min. requirements =	-	-
30% palm trees allowed(two palms = one tree) Palms provided	-	-
A. Percentage of native trees req.=number of trees provided X 30%=	1	3
B. Street trees (max. avg. spacing of 35' o.c.) xxxx lf along street/35= Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	2	2
	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		
SHRUBS		
The total number of trees required X 10= the number of shrubs req.	50	50
The number of shrubs req. 30%= the number of native shrubs req.	15	

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



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

Habitat for Humanity

Registration
7 Sept 2010
Peter W. Thomas AR 008754

REVISIONS

HABITAT FOR HUMANITY
1833 NW 62nd Terr.
Miami, Florida

THOMAS & CALZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 07/05/10
Drawn by: RJE/EG

A1

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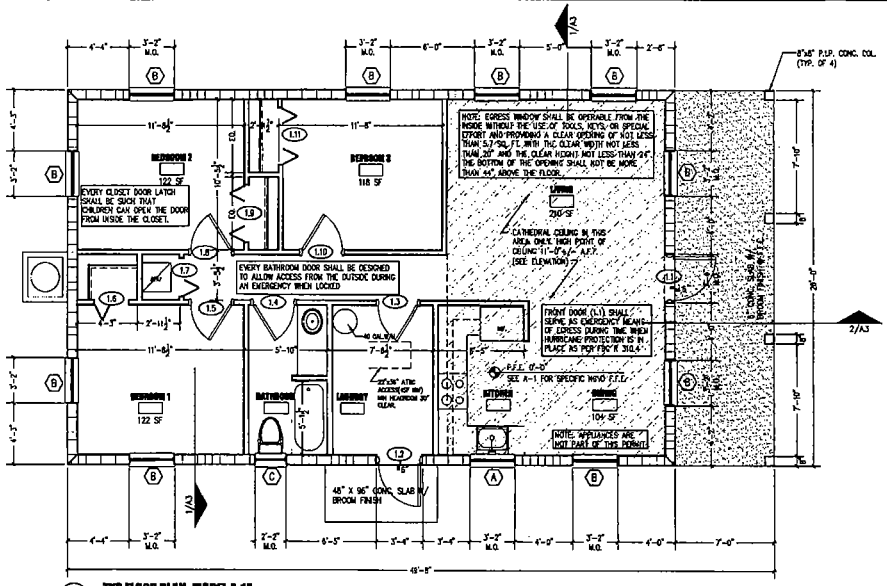


1 TYP.FLOOR PLAN- MODEL A-1A

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

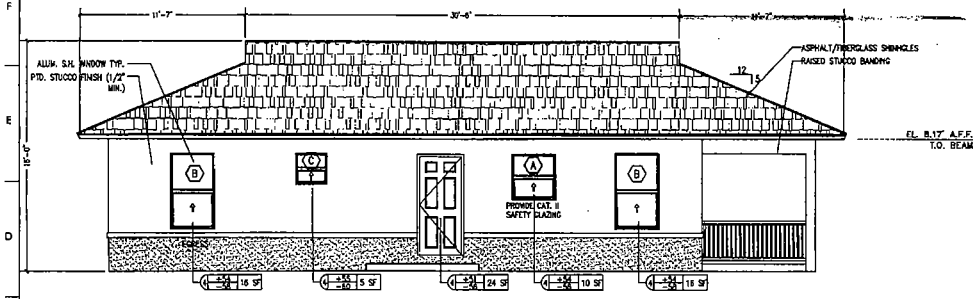
MARK	DIMENSIONS W.	H.	TH.	TYPE	MATERIALS GLASS TH.	U-FACTOR	SOLAR HEAT GAIN COEF. (SHGC)	FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.03
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.03
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.03 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

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

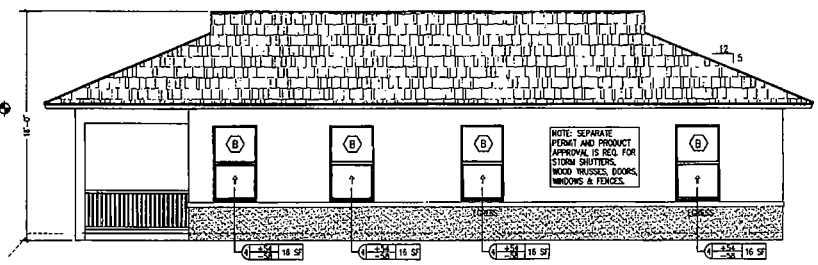
ROOM FINISH SCHEDULE

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



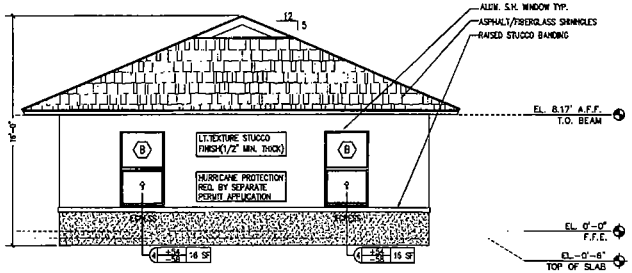
2 LEFT ELEVATION

SCALE 1/4" = 1'-0"



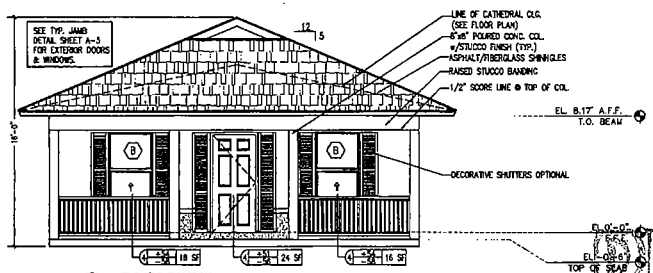
3 RIGHT ELEVATION

SCALE 1/4" = 1'-0"



4 REAR ELEVATION

SCALE 1/4" = 1'-0"

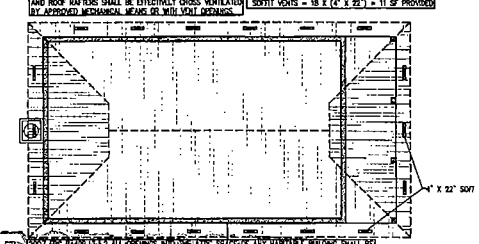


5 FRONT ELEVATION

SCALE 1/4" = 1'-0"

2007 FBC R4403.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



2007 FBC R4403.13.3.3 ALL OPENING INTO THE ATTIC SPACE OR ANY INSTALLED BUILDING SHALL BE COVERED WITH SCREENING, HARDWARE CLOTH OR PERFORATED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, ETC. THE OPENINGS THEREIN SHALL NOT EXCEED 1/4 INCH

6 ROOF PLAN

SCALE 1/4" = 1'-0"

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

Habitat for Humanity
3000 NW 208 ST.
MIAMI, FL 33056
305-624-5428
EXECUTIVE DIRECTOR: MAX MARTINEZ

Registration:
Peter Thomas AIA 0061754

Revisions
DATE | REVISION

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

FLORIDA CERTIFICATE OF AUTHORIZATION #AA26000823

FLOOR PLANS,ELEVATIONS AND SCHEDULES

Date: 06/27/10
Drawn by: B.D./R.D.
File: H:\Projects\Cooke Cutter\Habitat\Cooke Cutter Habitat.dwg

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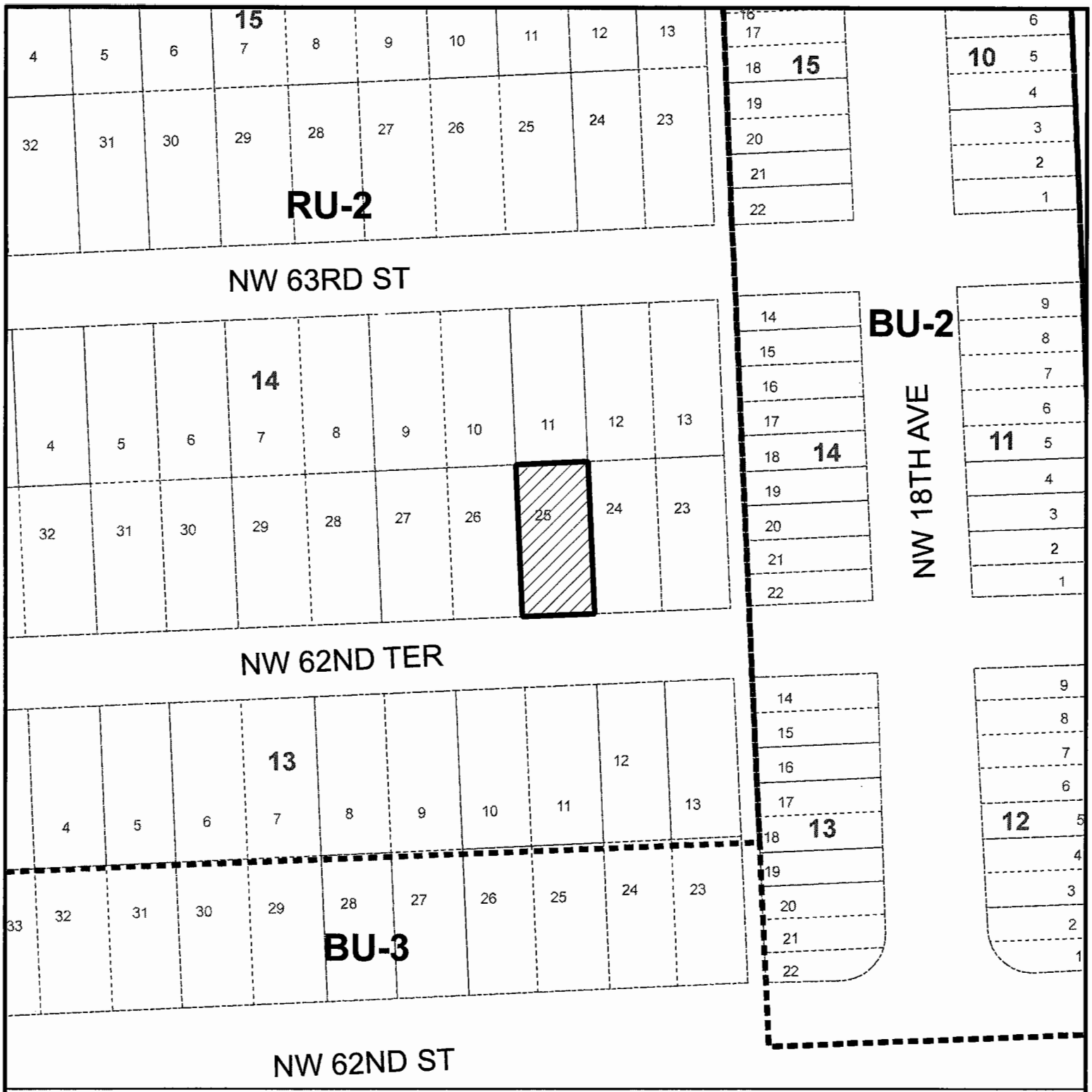


MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000117

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

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 19, 2010

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000117

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 COUNTY

SKETCH CREATED ON: Thursday, August 19, 2010

REVISION	DATE	BY

6. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-6 (10-118)
Area 8/District 02
Hearing Date: 01/19/11

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:** Z10-118(11-1-CZ8-6)

SECTION: 15-53-41 **DATE:** January 19, 2011

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

o REQUESTS:

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

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

(3) Applicant is requesting to permit a 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, Metropolitan Architecture, 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. 63 Street; approximately 172.4' east of N.W. 19 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; 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 south of N.W. 63 Street and approximately 172.4' east of N.W. 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,600 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 (south) property line and with a greater lot coverage than that permitted by the Zoning Code. The subject property lies within the Urban Infill Area (UIA) and **Policy LU-1C** of the CDMP indicates that Miami-Dade County should give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand. Additionally, the subject property is located in a Community Development Block Grant (CDBG)-eligible area and **Objective LU-12** of the CDMP indicates that Miami-Dade County should take specific measures to promote infill development that is situated in a CDBG-eligible area. Therefore, the requests are **consistent** with the UIA policy and CDBG objective of the interpretative text of the CDMP as well as with the density threshold of the LUP map of the CDMP.

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 requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property located at 6321 N.W 20 Avenue was granted approval of requests to permit a lot frontage of 50', a lot area of 3,600 sq. ft. and a setback of 5' from the rear (east) property line where 25' was required, pursuant to Resolution No. ZB-376-61. In addition, a property lying approximately 149' east of N.W. 19 Avenue, south of 63 Street was granted approval of requests to permit a single-family residence setback 15'2" where 25' is required with a lot coverage of 35.8% where the maximum allowed is 35%, pursuant to Resolution No. CZAB8-21-10. 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, Metropolitan Architecture, 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: 11/1/10
DATE REVISED: 11/1/10; 12/10/10
DATE FINALIZED:
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 31, 2010

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

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

Subject: C-08 #Z2010000118
Habitat for Humanity of Greater Miami, Inc.
1862 NW 63rd ST
To Permit a Greater Lot Coverage than Permitted, to Permit a Parcel of Land with Less Lot Frontage and Area than Required and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the 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
There are no tree resources issues on the subject property.

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 13-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000118

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped August 16, 2010.

Service Impact/Demand:

Development for the above Z2010000118
located at LYING SOUTH OF N.W. 63 STREET, APPROXIMATELY 172.4' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:35 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

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 GREATER MIAMI, INC.

APPLICANT

LYING SOUTH OF N.W. 63 STREET, APPROXIMATELY 172.4' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000118

HEARING NUMBER

HISTORY:

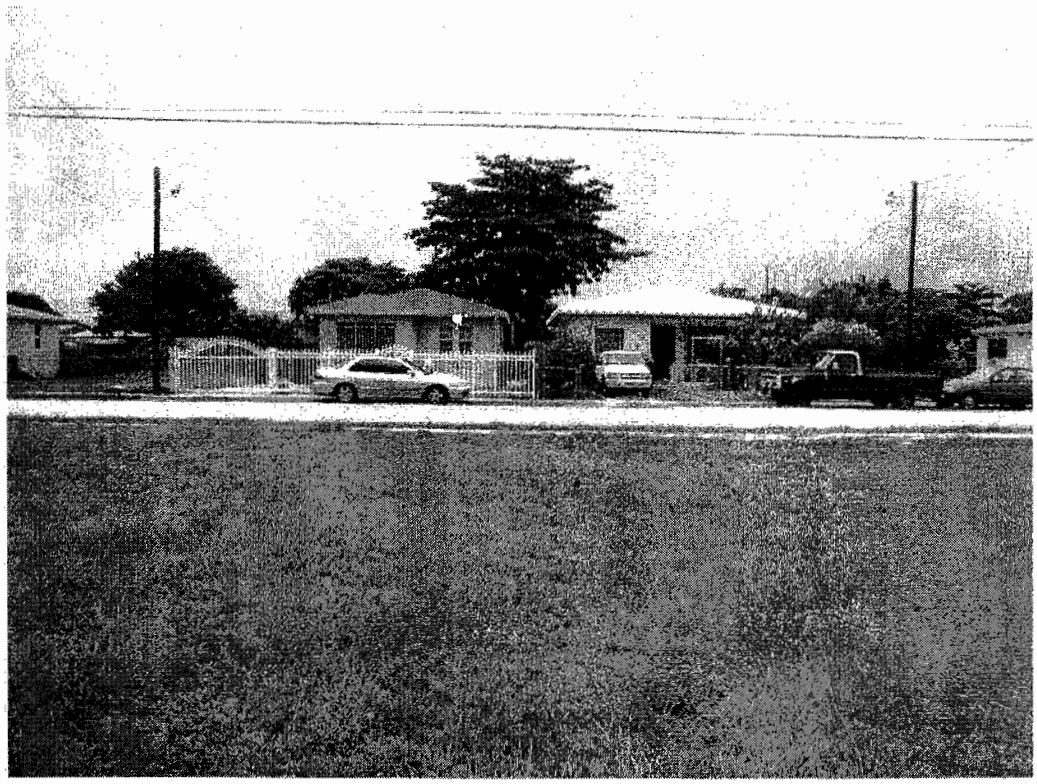
CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: ONE (1) CASE OPENED FOR JUNK/TRASH/OVERGROWTH AND CASE CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

REPORTER NAME:

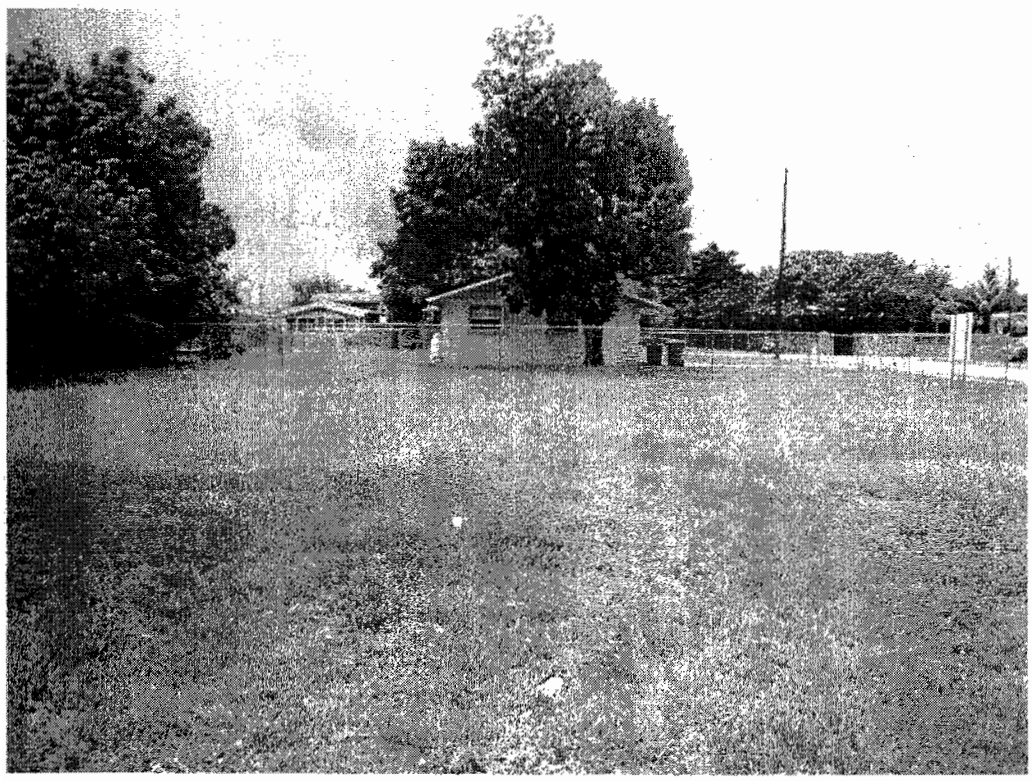
Prop. #265
1862 NW 63rd ST



North Elevation

East Elevation

South Elevation



West Elevation

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

210-118

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
	Z10-118
	AK

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)

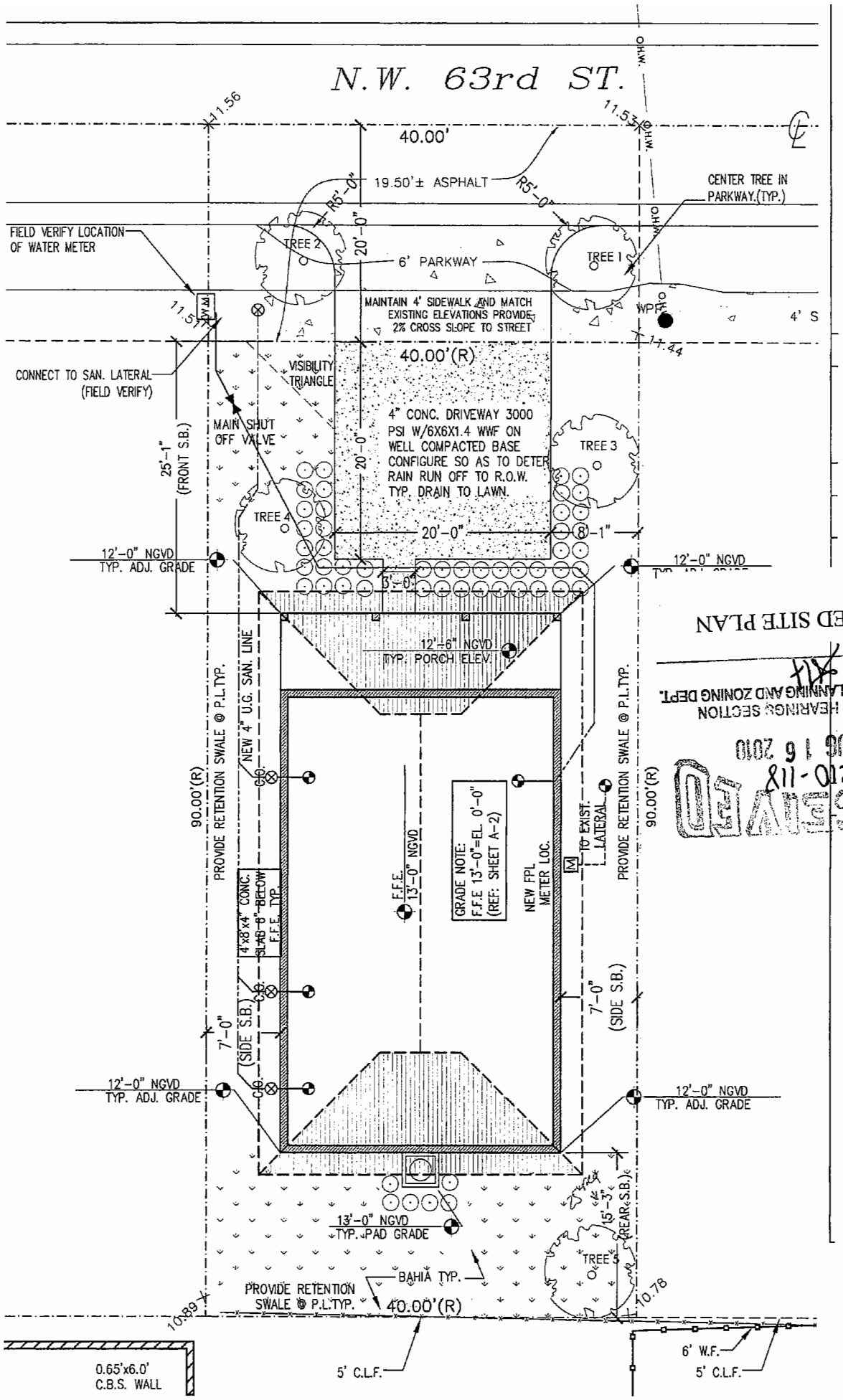
Sworn to and subscribed before me this 26 day of July 20 10. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public) Jessica Dekker

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.



ENLARGED SITE PLAN

BY

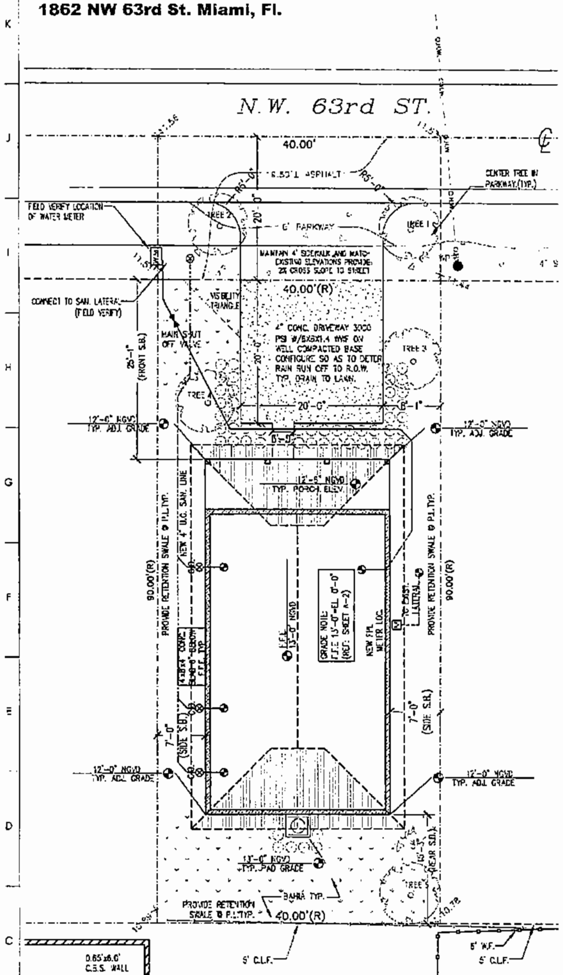
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

RECEIVED
AUG 16 2010
210-118

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

15

HABITAT FOR HUMANITY
1862 NW 63rd St. Miami, Fl.



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

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	5 GAL. 24" X 18" SP. OC. FULL

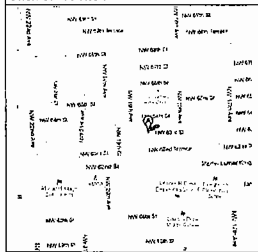
NOTE:
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. LOT TREES SHALL BE MIN. OF 10'-0" AT TIME OF PLANTING
3. STREET TREES SHALL BE MIN. OF 12'-0" AT TIME OF PLANTING

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
001	COCCOLOBA UNIFERA	SEAGRAPE	✓		12' O.A. HEIGHT X 3' SPREAD
002	COCCOLOBA UNIFERA	SEAGRAPE	✓		12' O.A. HEIGHT X 3' SPREAD
003**	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' O.A. HEIGHT X 3' SPREAD
004**	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' O.A. HEIGHT X 3' SPREAD
005**	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-10' O.A. HEIGHT X 3' SPREAD

NOTES:
1. ... 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 RELOCATED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT
INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE. NEW TREES IN SHALL BE LOCATED WITHIN 22' OF BUILDING

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 5, BLOCK 14, ACCORDING TO THE PLAT OF LIBERTY CITY, AS RECORDED IN PLAT BOOK 7, AT PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 41 EAST, 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
S-1 FRAMING, FOUNDATION PLANS, & DETAILS
S-2 NOA SHEETS
P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREE THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR THEMSELVES FROM PERSONAL KNOWLEDGE AND EXPERIENCE 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 OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

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

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

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292 sf (35.8%)

SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	7'-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. FLOR DA P.E. COMPLY WITH FBC. SECTION 341.8.2.3.1.1

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

TERMITE TREATMENT CERTIFICATES (FBC 105.10)

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

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)

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

BURGLARY INTRUSION NOTES:

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

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

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

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

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

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

SOIL STATEMENT:

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

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

ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONRY UNIT
	CAB.	CABINET
	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
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

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-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.

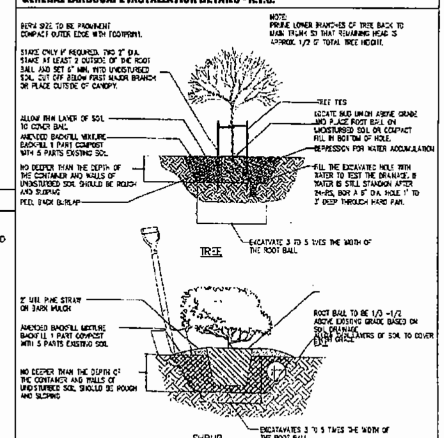
RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED, THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK 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.

LANDSCAPE LEGEND

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

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION		
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area permitted for St Augustine=50% X lot area ONLY BAHIA USED ON PROJECT, SEE PLAN.	-N/A-	1850
	TREES		
	The number of trees required per lot	3	3
	existing number of trees that meet min. requirements = 30% palm trees allowed(two palms = one tree) Palms provided	-	-
A.	Percentage of native trees req.=number of trees provided X 30%=	1	3
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx lf along street/35= Number of street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	2	2
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	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

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



SYMBOLS

1 SCALE	DRAWING NAME — DRAWING IDENTIFICATION
1/A1	BUILDING SECTION
1/A1.1	WALL SECTION
1 A4	DRAWING NUMBER / SHEET NUMBER
1 A6	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
1862 NW 63rd St.
Miami, Florida

Habitat for Humanity

Registration
Peter W. Thomas
10 Aug 2010
Peter W. Thomas AR 008754

REVISIONS

THOMAS & CALLEDILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 05/10/10
Drawn by: RJC/DG
File: N:\Thomas&Calleadilla\HABITAT\

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

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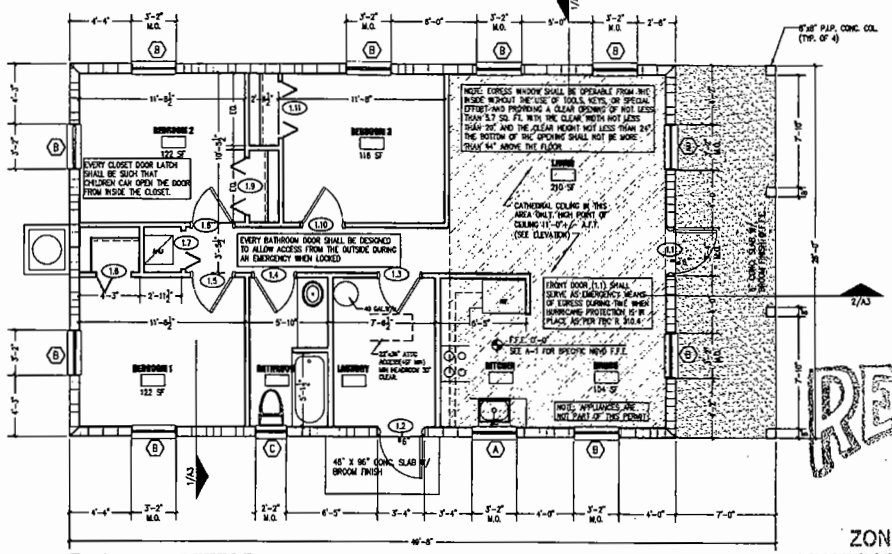

1 TYP.FLOOR PLAN- MODEL A-1A

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.	DIMENSIONS H.	DIMENSIONS TH.	TYPE	MATERIALS GLASS TH.	MATERIALS U-FACTOR	MATERIALS SOLAR HEAT GAIN COE. (SHGC)	MATERIALS FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.06	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.06	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.06	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

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

ROOM FINISH SCHEDULE

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

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210-118
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MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

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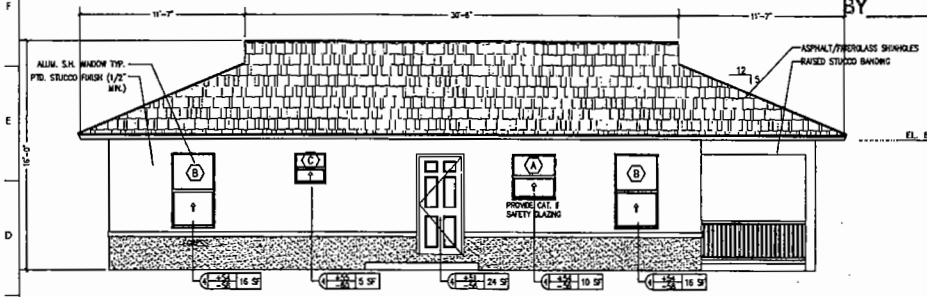
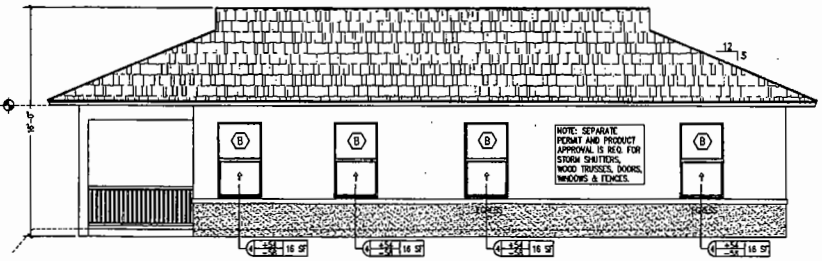
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



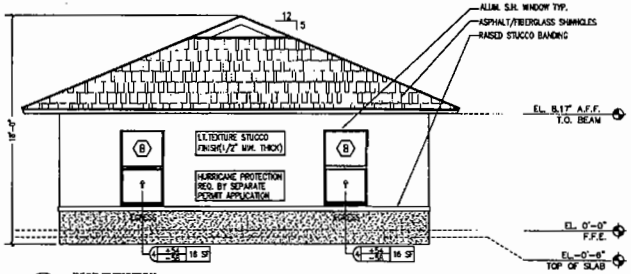
2 LEFT ELEVATION

SCALE 1/4" = 1'-0"



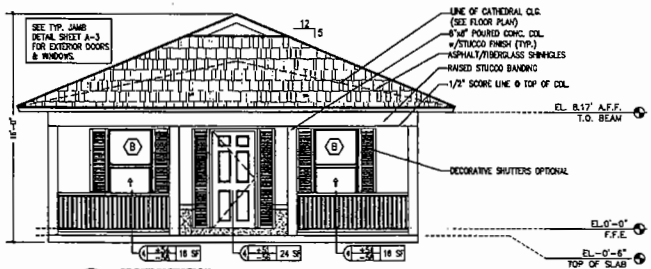
3 RIGHT ELEVATION

SCALE 1/4" = 1'-0"



4 REAR ELEVATION

SCALE 1/4" = 1'-0"

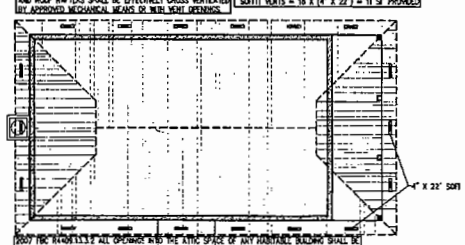


5 FRONT ELEVATION

SCALE 1/4" = 1'-0"

2007 FBC R1408.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



2007 FBC R1408.13.3.3 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 THEREIN SHALL NOT EXCEED 1/8 INCH

6 ROOF PLAN

SCALE 1/4" = 1'-0"

Habitat for Humanity
DADE-MONROE COUNTIES
3800 NW 37th Ct. Lot 47
Miami, FL 33142
305-635-2247
DISTINCTIVE HOME BUILDERS

Registration

Peter Thornton AR 0087754

Revisions

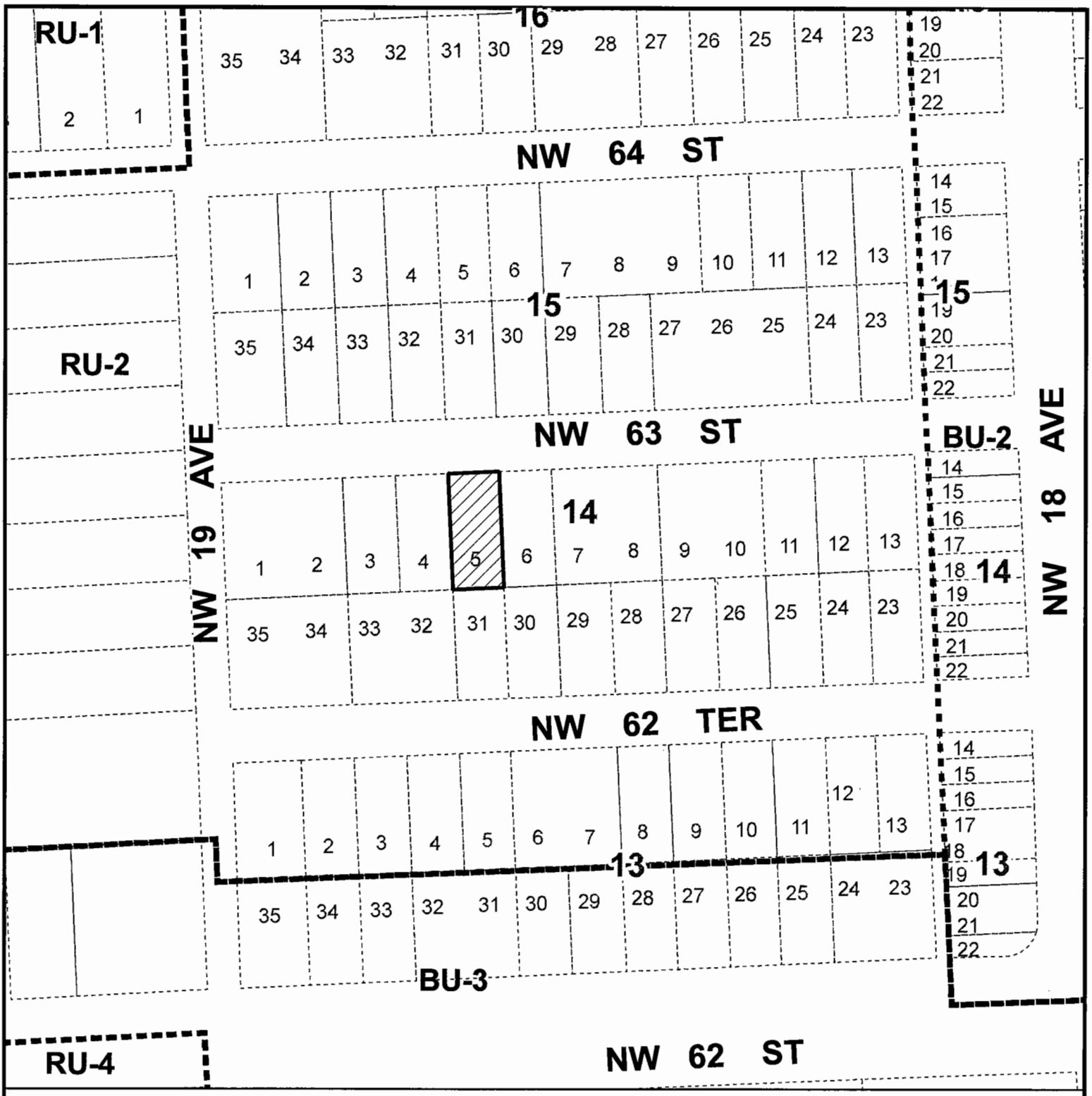
1	Revisions

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

FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 06/22/10
Drawn by: K.B./TG
File: H:\Thornton\Cookie\Plan1
Model: Model Model Tab

A2



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000118

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

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, August 23, 2010

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000118

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: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, August 23, 2010

REVISION	DATE	BY

7. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-7 (10-119)
Area 8/District 02
Hearing Date: 01/19/11

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:** Z10-119 (11-1-CZ8-7)

SECTION: 15-53-41 **DATE:** January 19, 2011

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 35.86% (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 T&C Thomas & Calzadilla, Metropolitan Architecture, Sheet "A1"dated stamped received 9/22/10 and Sheet "A2" dated stamped received 8/16/10 for a total of two sheets. Plans may be modified at public hearing.

o LOCATION:

Lying north of N.W. 64 Street; approximately 150' 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; 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. 64 Street and approximately 150' 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 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 requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property lying approximately 109' east of N.W. 19 Avenue, south of N.W. 63 Street was granted approval of requests to permit a single-family residence setback 15'2" where 25' is required with a lot coverage of 35.8% where 35% is the maximum allowed, pursuant to Resolution No. CZAB8-20-10. In addition, a property lying south of N.W. 64 Street and approximately 132' east of N.W. 19 Avenue was granted approval of requests for lot frontage of 40' and a lot area of 3,600 sq. ft. for a single-family residence where 75' and 7,500 sq. ft. were required, pursuant to Resolution No. Z-6-08. 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 T&C Thomas & Calzadilla, Metropolitan Architecture, Sheet "A1" dated stamped received 9/22/10 and Sheet "A2" 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: 11/1/10
DATE REVISED: 11/4/10, 12/09/10
DATE FINALIZED: 12/20/10
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 1, 2010

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

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

Subject: C-08 #Z2010000119
Habitat for Humanity of Greater Miami, Inc.
1823 NW 64th ST
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Request a Greater Lot Coverage than Permitted (RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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

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

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

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

Tree Preservation
An aerial review performed by DERM staff revealed that trees resources have been removed from the eastern part of this property without first obtaining the required Miami-Dade County Tree Removal Permit. According to the survey and site plan submitted with this application, the tree that was removed on site was a specimen sized (trunk diameter 18 inches or greater) seagrape tree (only tree stump remains).

Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal Permit. The applicant is advised that enforcement action may be forthcoming as a consequence of the violation. Section 24-49 of the Code requires the preservation of tree resources. Therefore, DERM will require the preservation of all the specimen-sized trees as defined in the Code, on the site. A Miami Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

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: 16-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000119

Fire Prevention Unit:

APPROVED
No objection to site plan dated August 16, 2010.

Service Impact/Demand:

Development for the above Z2010000119
located at NORTH OF N.W. 64 STREET APPROXIMATELY 150' FROM N.W. 18 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 plans 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.

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.

APPLICANT

NORTH OF N.W. 64 STREET APPROXIMATELY 150' FROM N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000119

HEARING NUMBER

HISTORY:

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

HABITAT FOR HUMANITY OF GREATER MIAMI

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

REPORTER NAME:

Prop. # 270
1823 NW 64 ST.

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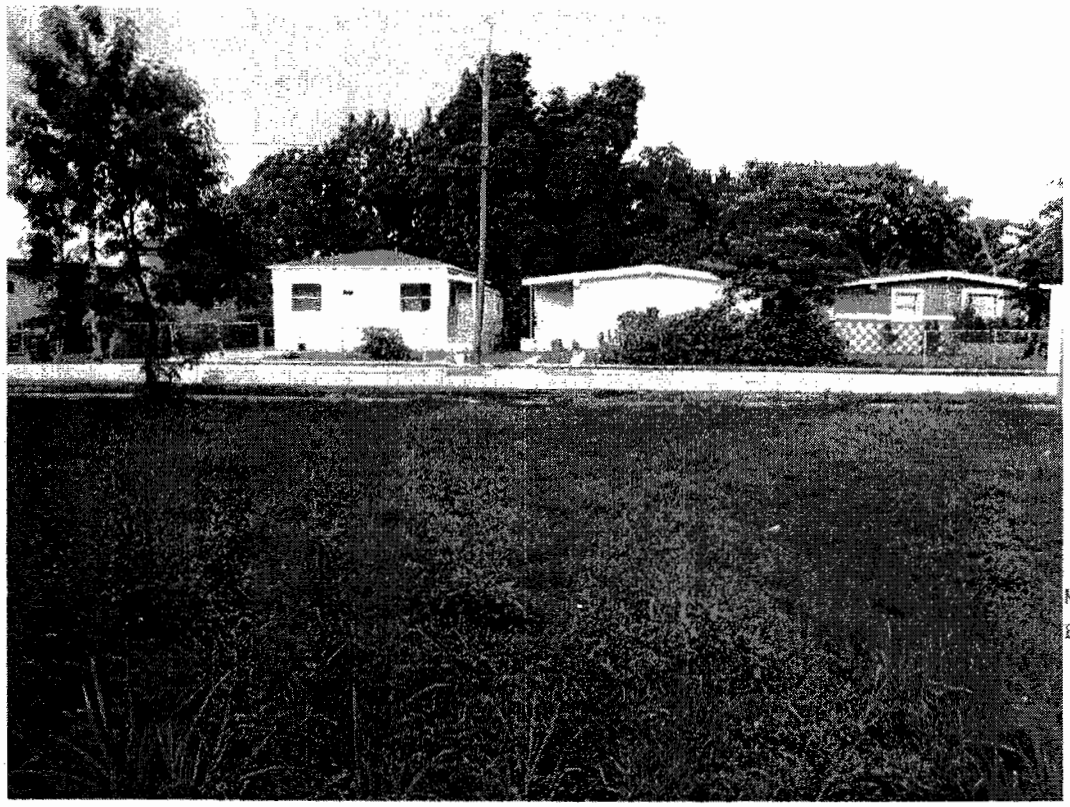
AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

North Elevation

East Elevation

Prop.#270
1823 NW 64ST



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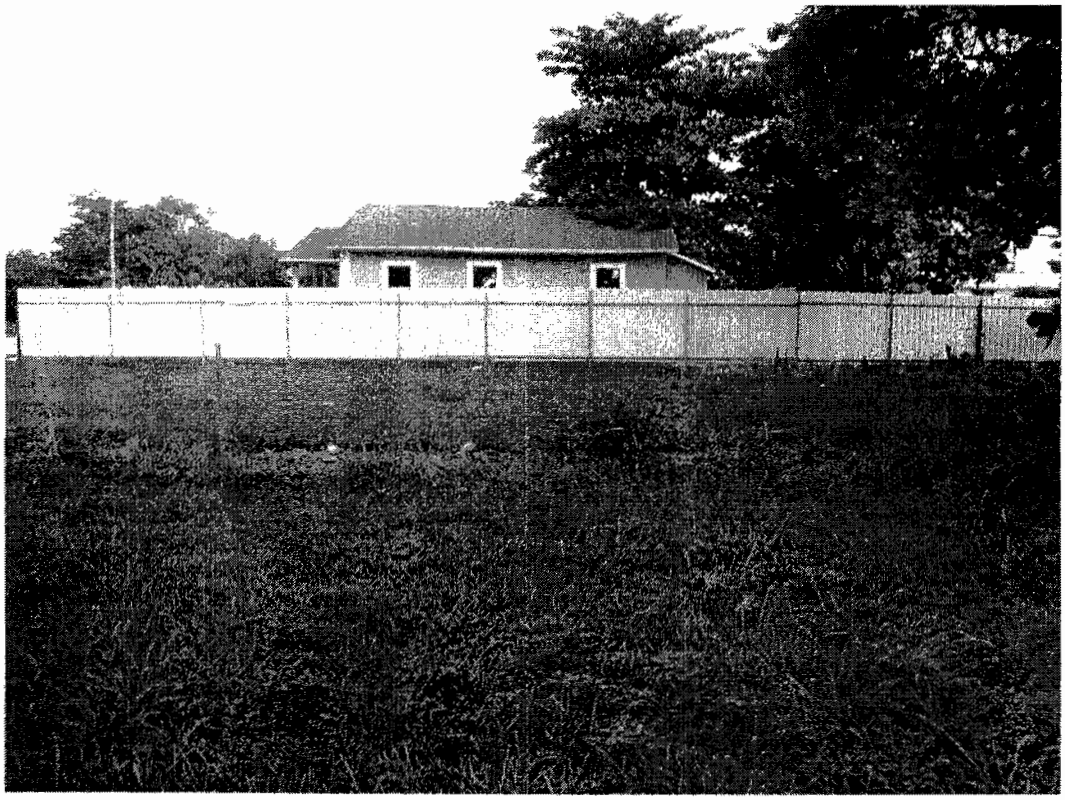
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

South Elevation



West Elevation

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

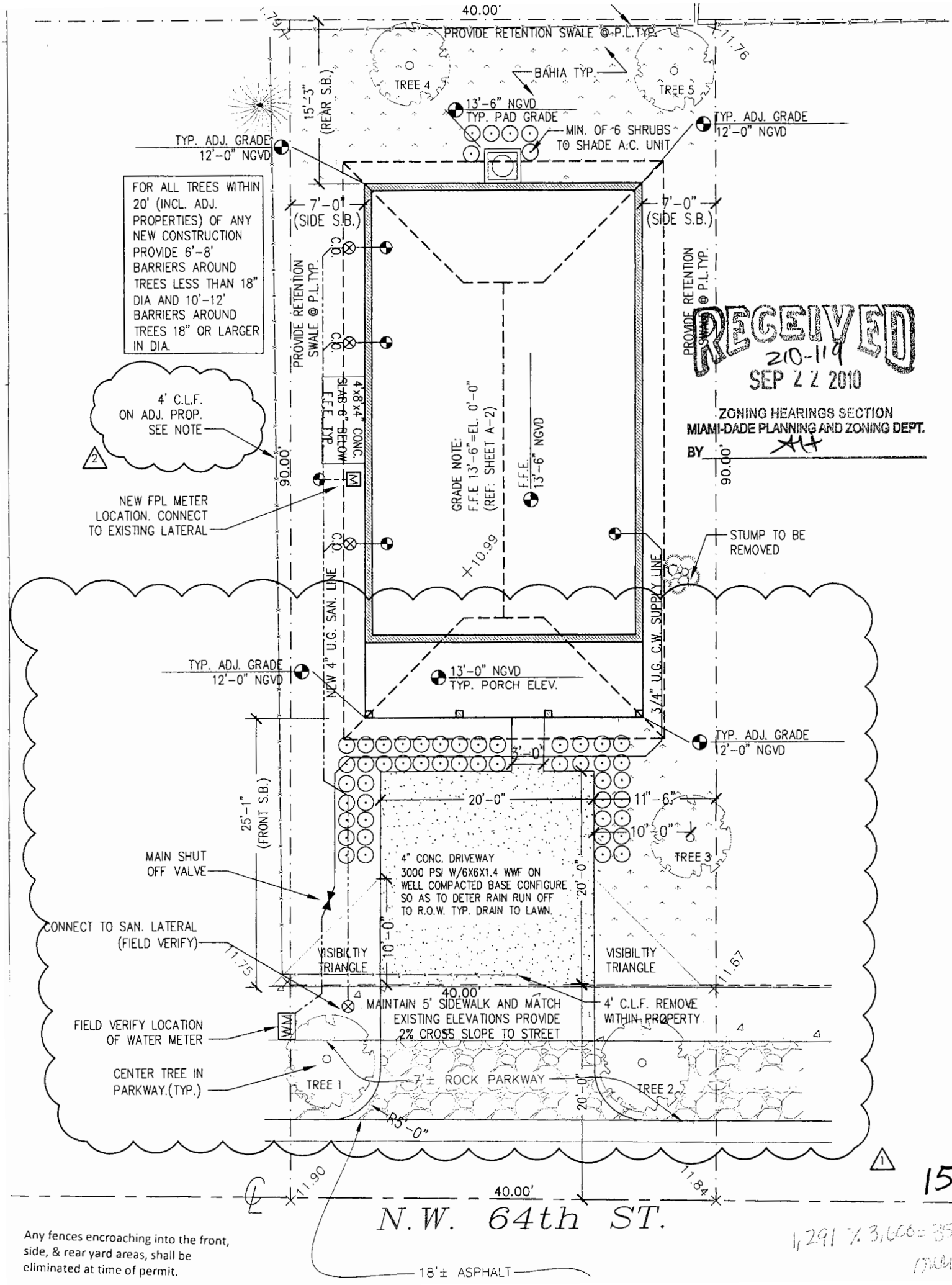
Sworn to and subscribed before me this 26 day of July 20 10. Affiant is personally know to me or has produced _____ as identification.

_____
(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.



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
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15

Any fences encroaching into the front, side, & rear yard areas, shall be eliminated at time of permit.

1,291 % 3,600 = 35

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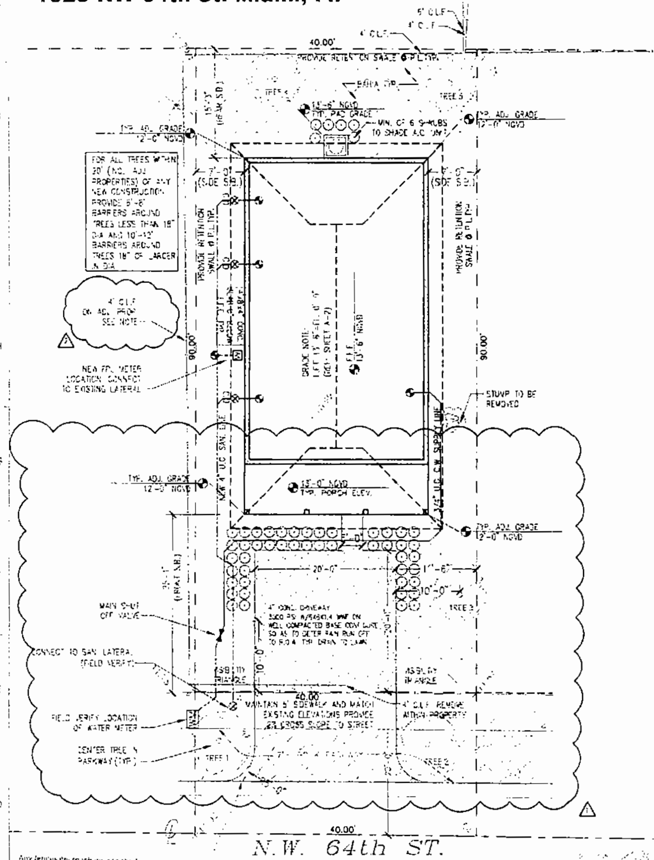
HABITAT FOR HUMANITY
1823 NW 64th St. Miami, Fl.



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

PROJECT LOCATION

LEGAL DESCRIPTION

LOT 24, BLOCK 9, 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 [illegible] SQ. FT.

PROJECT INDEX

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

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 P.S.F. 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 LICENSED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONSTRUCTION NOTES

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

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

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

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

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

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 SF
PROVIDED LOT SIZE		3,600 SF
ALLOWED LOT COVERAGE		35%
PROVIDED LOT COVERAGE		1,292 SF (35.8%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	7'-0" & 7'-?
SIDE STREET	10'-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 OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.

A SEPARATE PERMIT WILL BE REQUIRED FOR A 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 OF C.O.R.

PROJECT NOTES

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

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

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

TERMITE PROTECTION STATEMENT (FBC 18.4.2.2): 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 LATCH AND DEAD BOLT SET AS FOLLOWS: SWINGING ENTRANCE DOORS TO INDIVIDUAL UNITS SHOULD COMPLY WITH 1.6 CL 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.C.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 3/8 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 WITHIN PROPERTY BOUNDARIES.

ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	CMU	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
	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
	LT.	LIGHT
M	MTL.	MATERIALS
	MISC.	MISCELLANEOUS
	MTL.	METAL
O	O.C.	ON CENTER
	OPP.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	RCP	REFLECTED CEILING PLAN
	RECEP.	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
	VEN.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

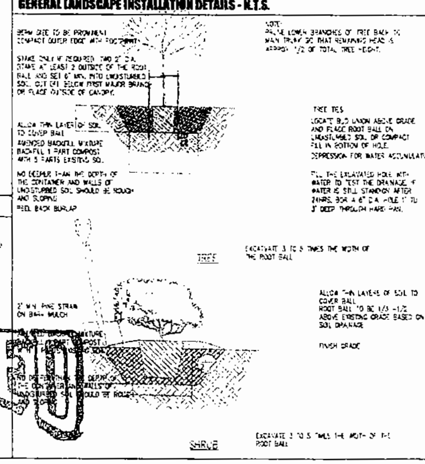
LANDSCAPING NOTES

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

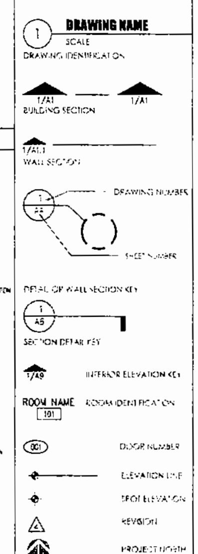
1. GRADES AND STANDARDS OF NURSERY PLANTS PART I AND II GRADES AND STANDARDS FOR NURSERY PLANTS, PALMS AND TREES. GRADE: FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL ROOTED AND FREE 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 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. EACH 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 FREE OF TREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 15 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. 45-79

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



SYMBOLS



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 4'-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.

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL 24" X 18" SP. 30" 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".
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.

NEW TREE LEGEND

TREE #	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
001****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
002****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
003***	CORDIA SEBESTENA	ORANGE GEIGER	✓		8-10' O.A. HEIGHT X 3' SPREAD
004	CORDIA SEBESTENA	ORANGE GEIGER	✓		8-10' O.A. HEIGHT X 3' SPREAD
005	CORDIA SEBESTENA	ORANGE GEIGER	✓		8-10' O.A. HEIGHT X 3' SPREAD

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 30' 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.

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 32	N/A	N/A
B	Max. lawn area permitted for St. Augustine 60% X lot area. ONLY BAHIA USED ON PROJECT. SEE PLAN	N/A	1350
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 [illegible]	[illegible]	[illegible]
B	Street trees (max. avg. [illegible]) Plant as street trees [illegible] [illegible] linear feet along [illegible]	[illegible]	[illegible]
C	Street trees located [illegible] spacing of 25' o.c.)	N/A	N/A
D	Total number of trees [illegible]	5	5
SHRUBS			
A	The total number of trees required x 10 = the number of shrubs req. The number of shrubs req. x 30% = the number [illegible]	[illegible]	[illegible]

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

SITE /LANDSCAPE PLANS, DETAILS & NOTES

A1

THOMAS & CALZADILLA

HABITAT FOR HUMANITY
1823 NW 64th St.
Miami, Florida

REVISIONS

Registration
[signature]
17 Sept 2010
Peter W. Thomas AR 008754

Habitat for Humanity

16

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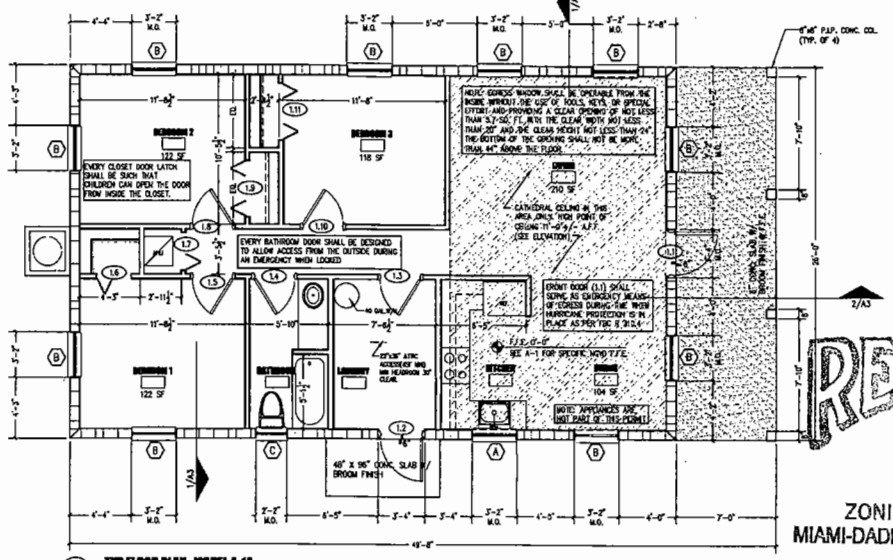

1 TYP.FLOOR PLAN- MODEL A-1A
SCALE 1/4"=1'-0"

GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE LANSON 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 COE. (SHGC)	FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LANSON SH-7700 NOA 06-0406.06
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LANSON SH-7700 NOA 06-0406.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LANSON SH-7700 NOA 06-0406.06 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

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

ROOM FINISH SCHEDULE

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

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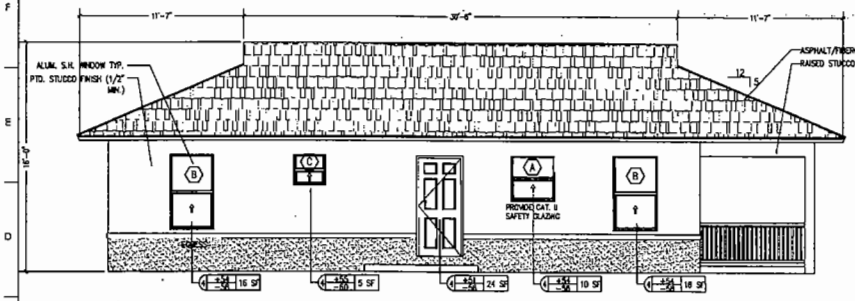
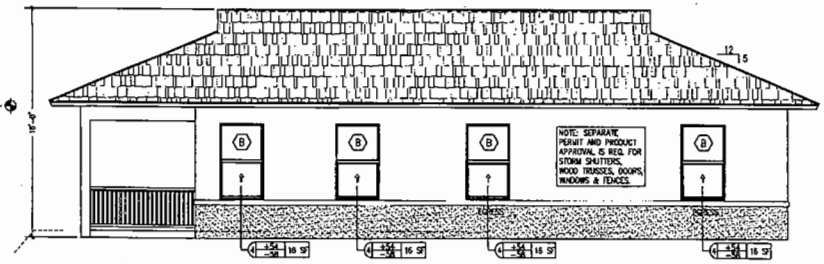
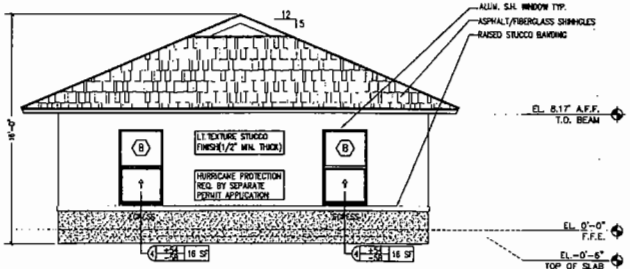
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



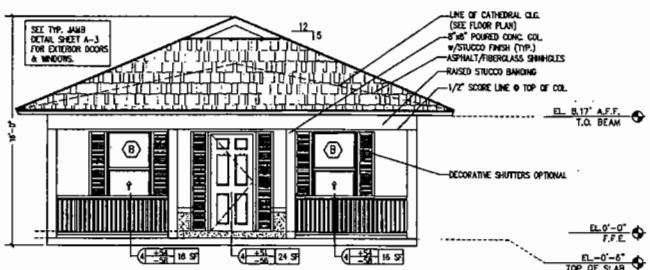
2 LEFT ELEVATION
SCALE 1/4" = 1'-0"



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



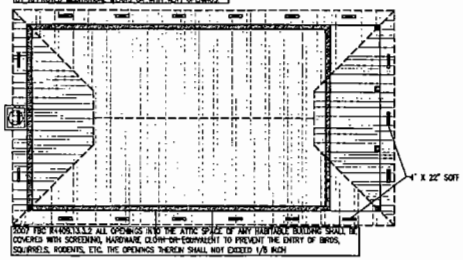
4 REAR ELEVATION
SCALE 1/4" = 1'-0"



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

2007 FBC R4409.1.3.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



2007 FBC R4409.1.3.3.2 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

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

Habitat for Humanity of Greater Miami, Inc.
9300 S.W. 124 Ave.
Miami, FL 33186
(305) 232-1234
DADECOUNTYHABITAT@AOL.COM

Registration
Peter Thomas AR 0060734

Revisions

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

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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AUG 2010

FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 06/09/10
Drawn by: R.D.G.G.
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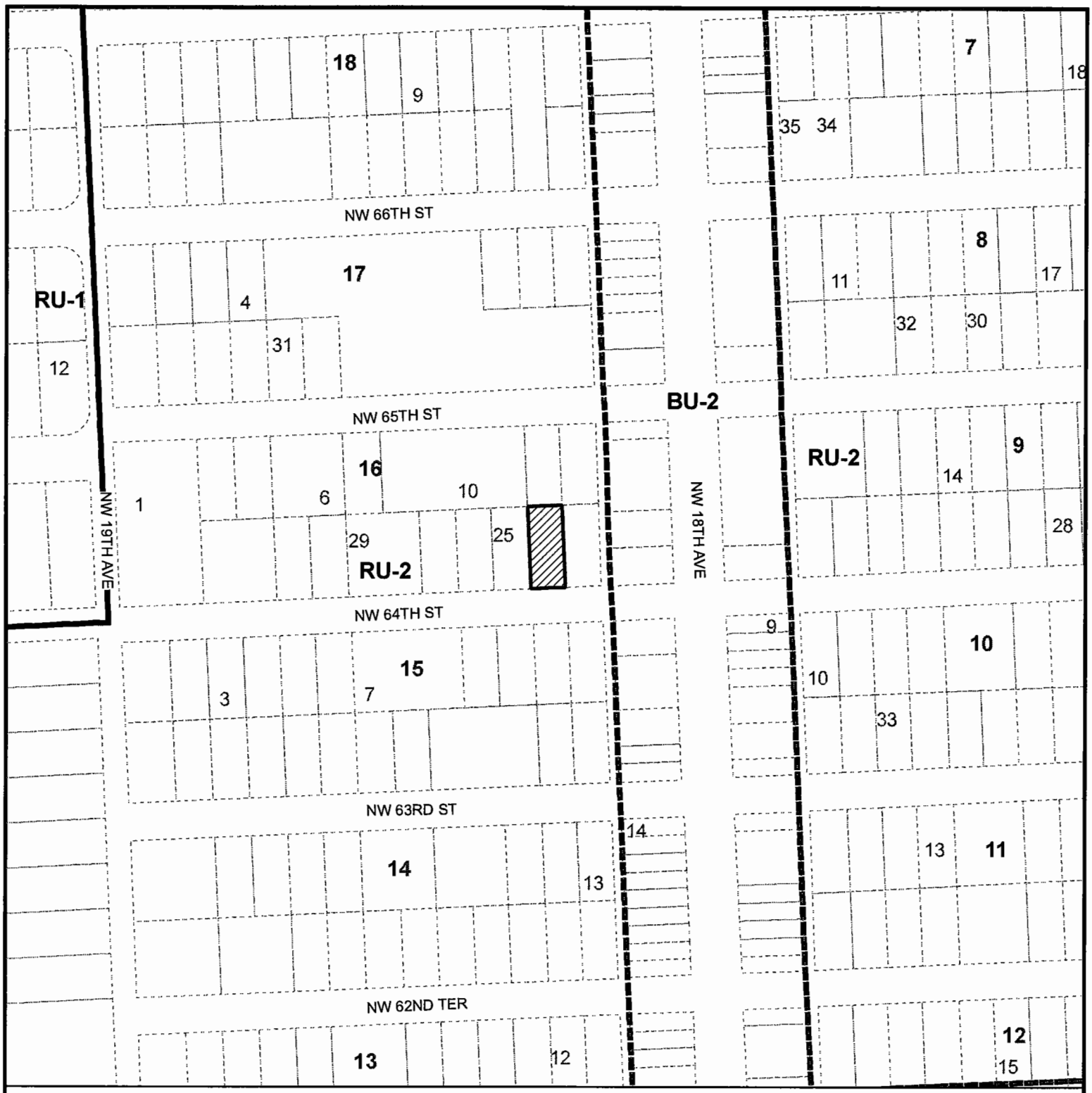

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000119

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: Friday, August 20, 2010

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000119

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: Friday, August 20, 2010

REVISION	DATE	BY

8. HABITAT FOR HUMANITY OF GREATER MIAMI **11-1-CZ8-8 (10-120)**
(Applicant) **Area 8/District 02**
Hearing Date: 01/19/11

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:** Z10-120 (11-1-CZ8-8)

SECTION: 15-53-41 **DATE:** January 19, 2011

COMMISSION DISTRICT: 2 **ITEM NO.:** 8

==========

A. INTRODUCTION:

o SUMMARY OF REQUESTS:

This application will allow the construction of a single-family residence on a lot with less lot frontage and lot area than that required by the Zoning Code. Approval of this application will also allow said residence with a greater lot coverage and setback closer to the rear (north) property line 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 a lot coverage of 35.8% (35% permitted).

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

o LOCATION:

Lying north of N.W. 64 Street, approximately 80' 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: BU-2; church	Business and Office
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.

G. NEIGHBORHOOD SERVICES:

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

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject parcel is an interior lot, which lies north of NW 64 Street, approximately 80' west of N.W. 18 Avenue. Single-family residences, a church 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 with a reduced lot frontage, 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 requests #1 through #3, will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that two (2) properties lying to the south of NW 63 Street, approximately 370' to the southwest of the subject property were approved for similar requests between 2007 and 2010. For example, in September 2007, the property located to the south of NW 63 Street, approximately 130' to the east of NW 19 Avenue, was approved to permit the parcel with a 40' (75' required) lot frontage and a 3,600 sq. ft. (7,500 sq. ft. required), pursuant to Resolution #Z-34-07. Subsequently, said parcel was approved pursuant to Resolution #CZAB-8-21-10, in October 2010, to permit a single-family residence setback 15'2" from the rear (south) property line, where 25' is required and to permit a lot coverage of 35.8%, where a maximum of 35% is permitted by the Zoning Code. Staff also notes that the abutting property located to the west at 1866 NW 63 Street, was approved for identical variances of lot frontage and lot area, in 2007, pursuant to Resolution #Z-50-07 and

was later granted approval of setbacks and lot coverage variances pursuant to Resolution #CZAB8-20-10, in October 2010. 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 Metropolitan Architecture, 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: 11/18/10
DATE REVISED: 11/18/10, 12/10/10
DATE FINALIZED: 12/20/10
MCL:GR:NN:NC:CH

For

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

NDN

Memorandum

MIAMI-DADE COUNTY

Date: September 1, 2010

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

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

Subject: C-08 #Z2010000120
Habitat for Humanity of Greater Miami, Inc.
1815 NW 64th ST
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot Coverage than Permitted
(RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

Tree Preservation
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 5, 2010 (revised August 12, 2010), that provides for the preservation of the specimen sized trees (#7 and #10). The property also contains prohibited trees (#3, 4, 5, 6 and 9) as defined in Section 24-49.9 of the Code. Pursuant to Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from the site prior to development. Notwithstanding the foregoing, the applicant is advised that Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any other tree on the subject property that is not a prohibited species. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

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: 09-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000120

Fire Prevention Unit:

No objection.

Service Impact/Demand:

Development for the above Z2010000120
located at NORTH OF N.W. 64 STREET AND WEST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

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

Existing services

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

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

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on Letter of Intent date stamped 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 GREATER MIAMI, INC.

APPLICANT

NORTH OF N.W. 64 STREET AND WEST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000120

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: (2) 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:

Prop. #269
1815 NW 64th ST.

RECEIVED
210.120
AUG 1 6 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

North Elevation

East Elevation

Prop. #269
1815 NW 64th ST.

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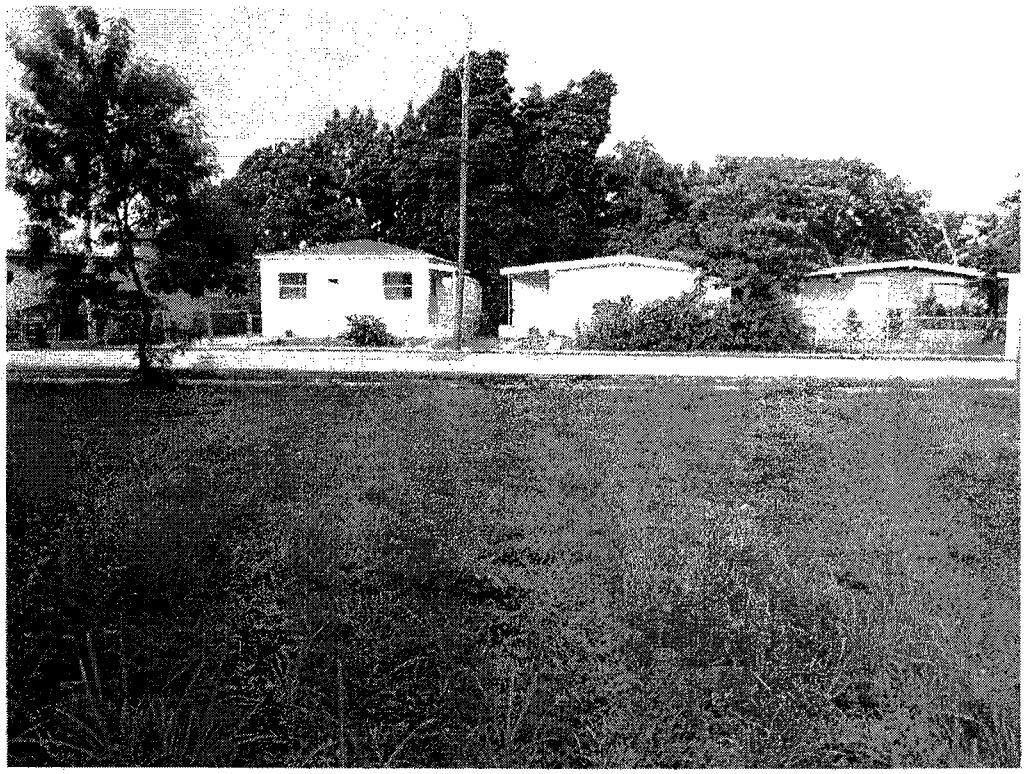
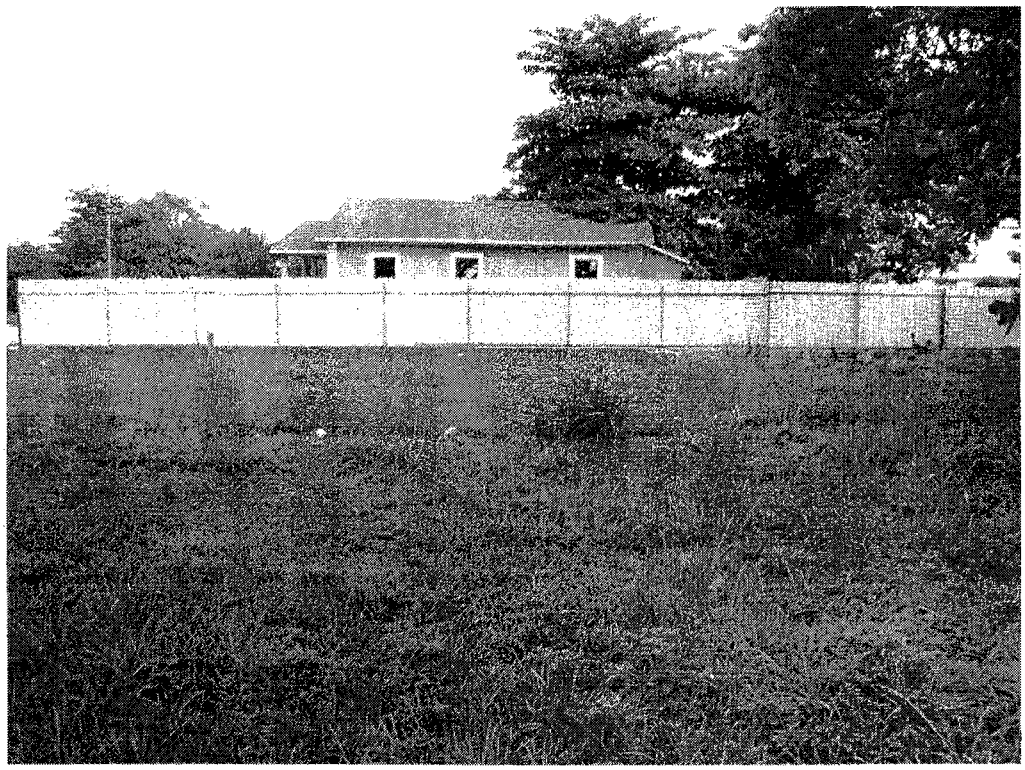
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



South Elevation



West Elevation

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AUG 16 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

DISCLOSURE OF INTEREST*

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

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

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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ZONING HEARINGS SECTION
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 26 day of July 20 10. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

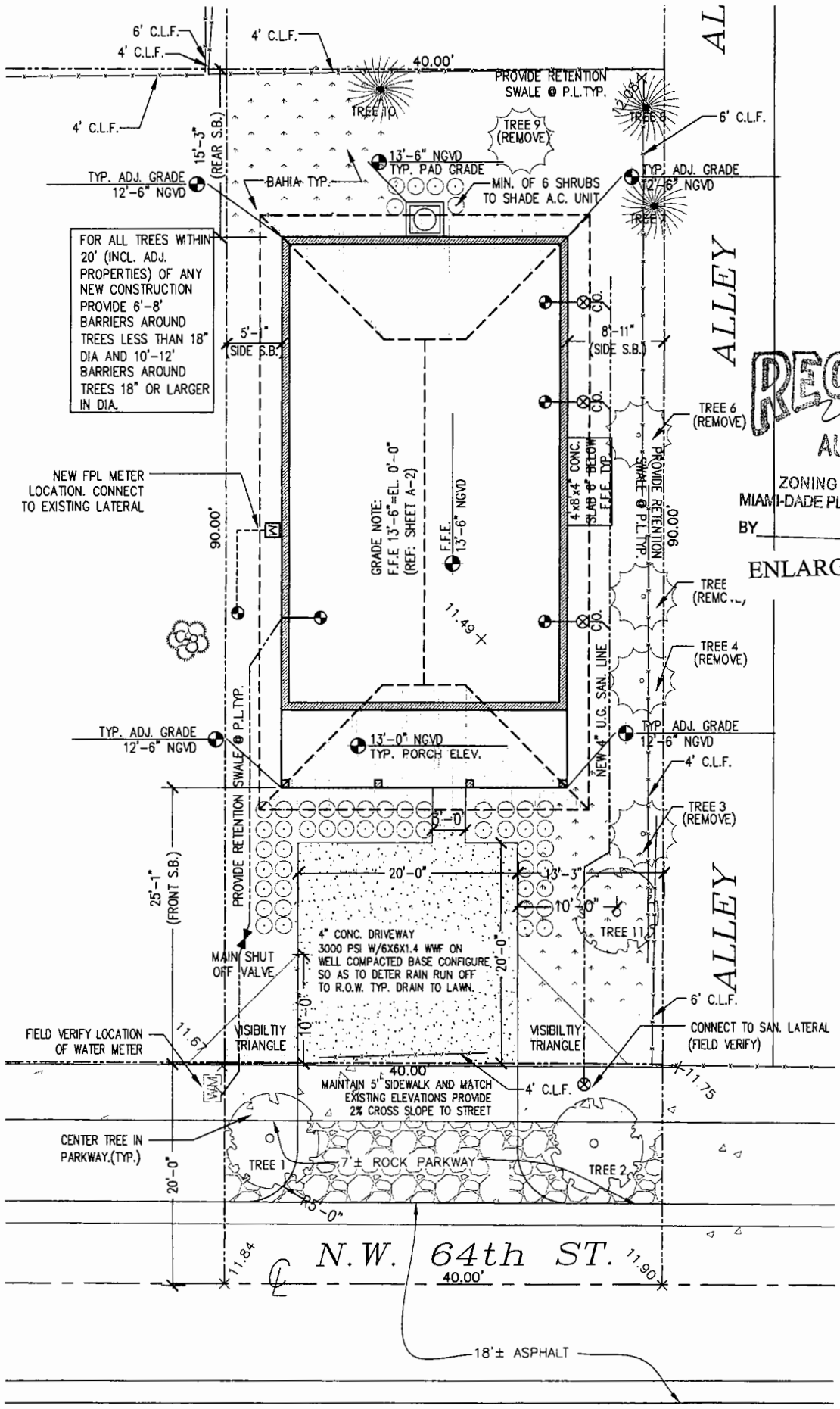
JESSICA DEKKER
MY COMMISSION # DD 836194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters

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.

HABITAT FOR HUMANITY
1815 NW 64th St. Miami, Fl.



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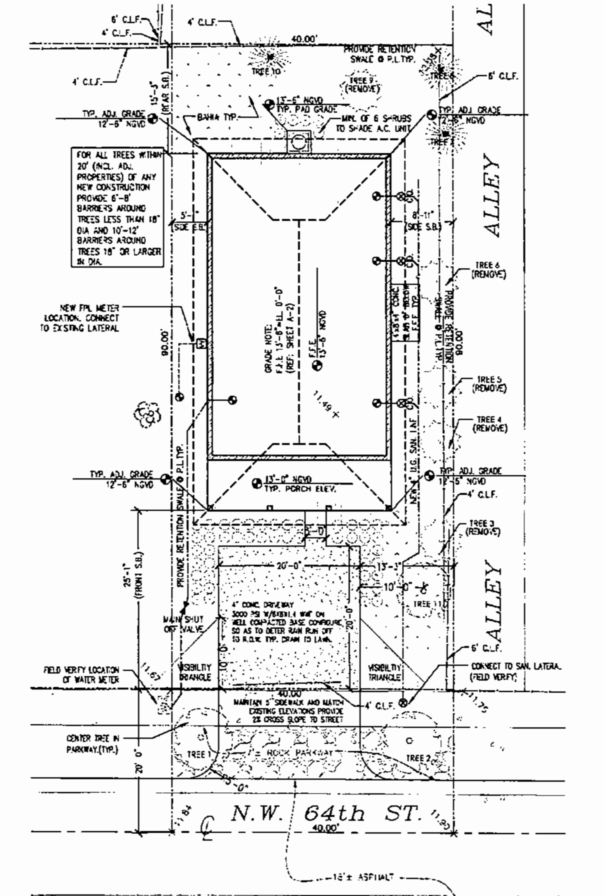
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

ENLARGE SITE PLAN

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

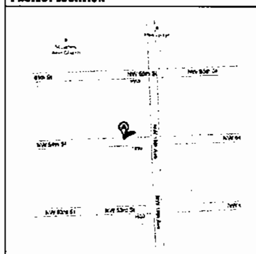
15

HABITAT FOR HUMANITY
1815 NW 64th St. Miami, Fl.



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

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 23, 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 1,110 SQ. FT.

PROJECT INDEX

A 1 SITE /LANDSCAPE PLANS, DETAILS & NOTES

COOKIE CUTTER APPROVED SHEETS

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

CONSTRUCTION NOTES

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

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

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

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

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

SOIL STATEMENT

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

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292sf (35.8%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	8'-11" & 5'-1"
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 ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

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

PROJECT NOTES

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

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

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

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

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

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

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

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

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

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

7. REMOVE ALL CHAIN LINK FENCES ON PROPERTY.

ABBREVIATIONS

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

SYMBOLS

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

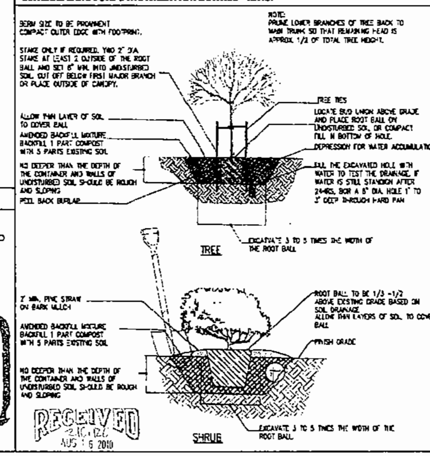
LANDSCAPING NOTES

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

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

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

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
003	**ALBIZIA LEBBECK	WOMAN'S TOUNGE		✓	5"	25'	20'
004	**ALBIZIA LEBBECK	WOMAN'S TOUNGE		✓	4"	30'	36'
005	**ALBIZIA LEBBECK	WOMAN'S TOUNGE		✓	9"	32'	44'
006	**ALBIZIA LEBBECK	WOMAN'S TOUNGE		✓	5"	30'	36'
007	TERMINALIA CATAPPA	ALMOND		✓	20"	45'	50'
008	TERMINALIA CATAPPA	ALMOND		✓	6"	30'	30'
009	**ALBIZIA LEBBECK	WOMAN'S TOUNGE		✓	8"	32'	25'
010	TERMINALIA CATAPPA	ALMOND		✓	20"	52'	55'

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 (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
***001	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
***002	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" O.A. HEIGHT X 3' SPREAD
011	CORDIA SEBESTENA	ORANGE GEIGER	✓		8'-0" 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 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. STREET TREES SHALL BE MIN. 12'-0" AT TOME 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	1850
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 [illegible]	[illegible]	[illegible]
A. Percentage of native trees required (number of trees provided X 30%)	1	3
B. Street trees (max. avg. spacing of 35' o.c.) [illegible] Palm street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	2	2
	N/A	N/A
C. Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)		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.	[illegible]	50
The number of shrubs req. X 30% = the number of native shrubs req.	[illegible]	50

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY______________

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Habitat for Humanity

Registration
12 Aug 2010
Peter W. Thomas AR 008754

REVISIONS

HABITAT FOR HUMANITY
1815 NW 64th St.
Miami, Florida

THOMAS & CALZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES

A1

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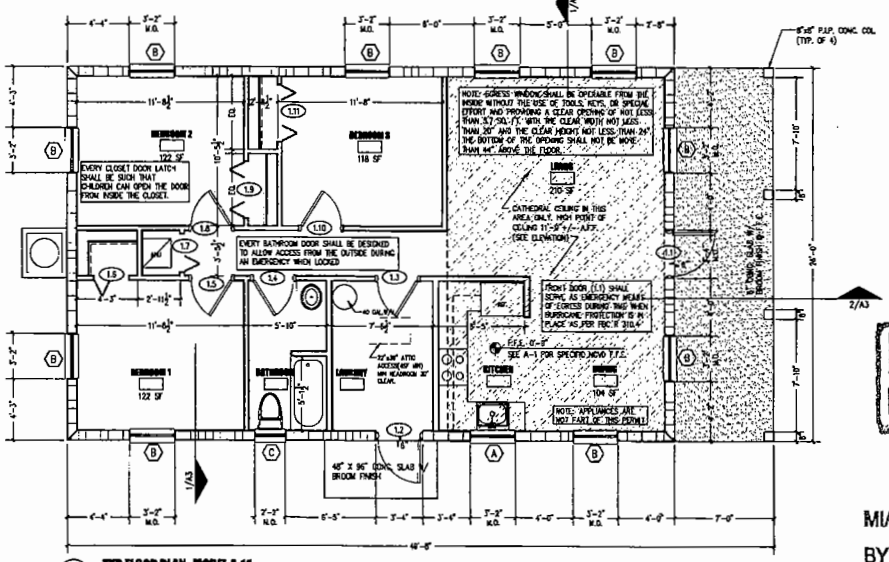

1 TYP. FLOOR PLAN- MODEL A-1A

SCALE 1/4"=1'-0"

SCC SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

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

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:

ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 8,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.

ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS(TBC 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 NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. (FBC 1209.2)

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WINDOW SCHEDULE

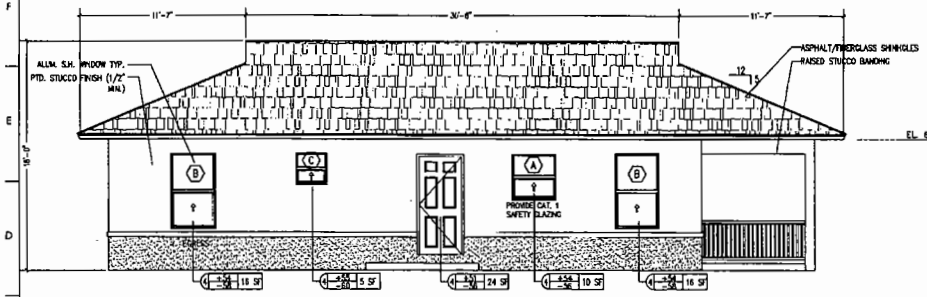
MARK	DIMENSIONS W.	DIMENSIONS H.	DIMENSIONS TH.	TYPE	MATERIALS GLASS TH.	MATERIALS U-FACTOR	MATERIALS SOLAR HEAT GAIN COE. (SHGC)	MATERIALS FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0408.08
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0408.08
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0408.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

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

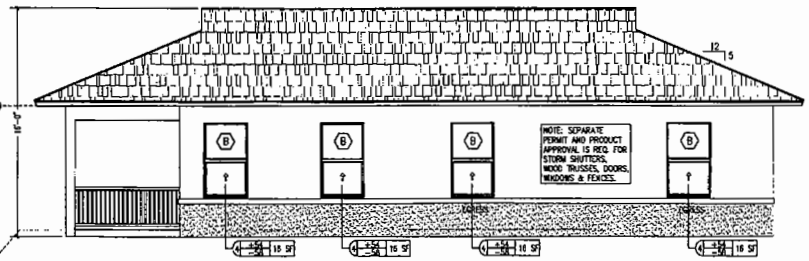
ROOM FINISH SCHEDULE

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



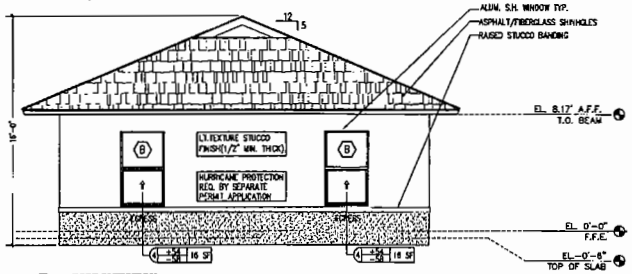
2 LEFT ELEVATION

SCALE 1/4" = 1'-0"



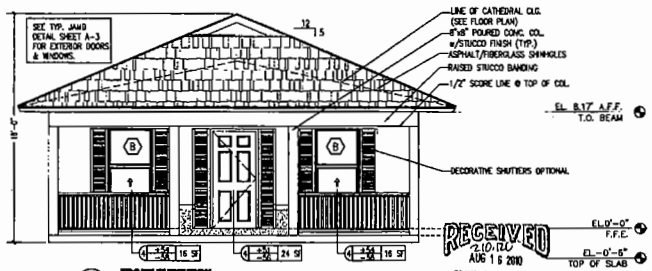
3 RIGHT ELEVATION

SCALE 1/4" = 1'-0"



4 REAR ELEVATION

SCALE 1/4" = 1'-0"



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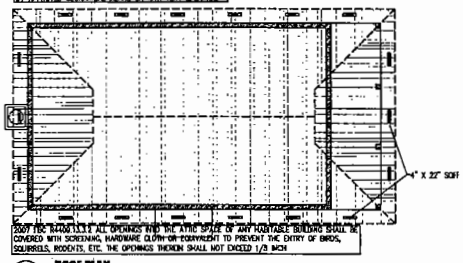
5 FRONT ELEVATION

SCALE 1/4" = 1'-0"

2007 FBC R4403.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1540 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



SEC 1103.1.1.1 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

6 ROOF PLAN

SCALE 1/4" = 1'-0"

Habitat for Humanity
MIAMI-DADE COUNTY
2330 S.W. 117 AVE.
MIAMI, FL 33175
305-221-1237
LICENSED CONTRACTOR

Registration

Peter Thomas AR 0087254

Revisions

DATE	DESCRIPTION
12/17/2010	ADDED DIMENSION TO FOR APPROVAL

Date: As drawing will be published

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

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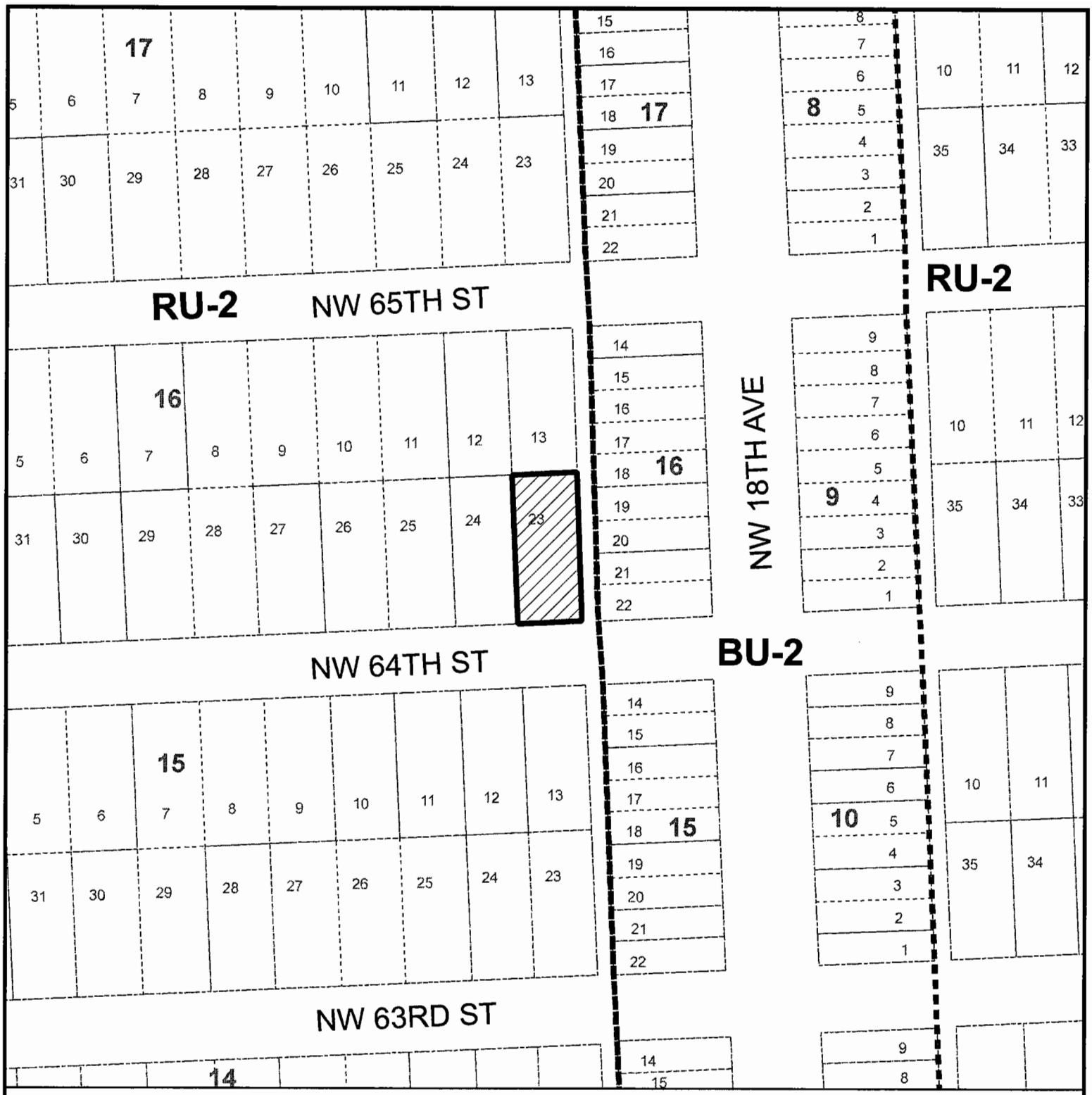
FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 12/27/2010
Drawn by: M.P./PC
Checked by: Peter Coughlin
File: HABITAT/Cooke Cutter Model A1

A2

692



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000120

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

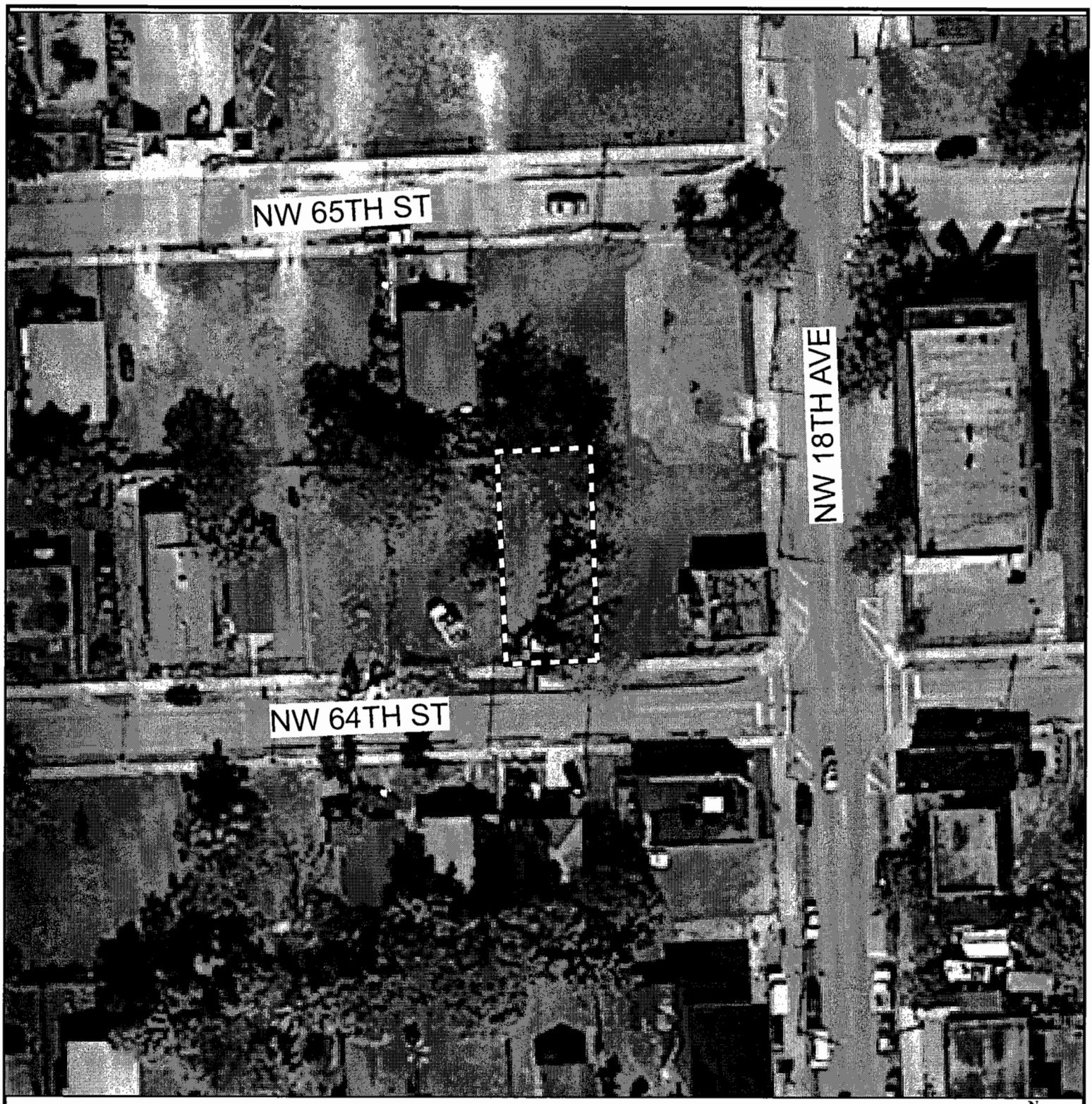
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, August 18, 2010

REVISION	DATE	BY
		18



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000120

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 COUNTY

SKETCH CREATED ON: Wednesday, August 18, 2010

REVISION	DATE	BY

9. OLCDC WESTVIEW TERRACE, LLC
(Applicant)

11-1-CZ8-9 (10-124)
Area 8/District 02
Hearing Date: 01/19/11

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 ☐

If so, who are the interested parties? **Kings Terrace, LLC**

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
1956	Mr. & Mrs. Harry Markowitz, ET AL	- Zone change from RU-1 and BU-2A to IU-1.	BCC	Approved w/conds.
1956	Board of County Commissioners	- PLAT extension.	BCC	Approved
1963	Harry Markowitz, ET AL	- Zone Change from IU-1 to RU-4. - Special Exception for Multi-Family Use.	ZAB	Approved w/conds.
1963	Harry Markowitz, ET AL	- Zone Change from IU-1 to RU-4. - Special Exception for Multi-Family Use.	BCC	Approved w/conds.
1968	Harry Markowitz, ET AL	- Variance fence heights. - Special Exception revision of previously approved plan.	ZAB	Approved w/conds.
1970	Morris Lomaskin, ET AL	- Modification of condition of resolution.	ZAB	Approved w/conds.
1971	Morris Lomaskin, ET AL	- Variance fence height.	ZAB	Approved

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

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

APPLICANT: OLCDC Westview Terrace LLC. **PH:** Z10-124 (11-1-CZ8-9)

SECTION: 27-52-41 **DATE:** January 19, 2011

COMMISSION DISTRICT: 2 **ITEM NO.:** 9

==========

A. INTRODUCTION

- **SUMMARY OF REQUESTS:**

The applicant is seeking a modification of a previously approved site plan in order to submit a new site plan which reduces the number of apartment units from 421 to 300, increases the number of buildings from 10 to 13 and retains the number of stories at three (3) floors. In addition the applicant seeks to delete two (2) previously approved resolutions in order to remove two (2) previously approved site plans from the subject property and to delete four (4) recorded agreements which were submitted pursuant to said previous site plan approvals. In addition the applicant is seeking to develop the subject property with a proposed multi-family apartment development with less than the required number of parking spaces and to allow some of the parking areas to be located within 25' of the official right-of-way, which is not permitted by the Zoning Code.

- **REQUESTS:**

1. Modification of previously approved plans, approved pursuant to resolution Z-211-63 passed and adopted by the Board of County Commissioners, only as it applies to subject property, reading as follows:

   FROM: "2. That in the approval of said plan, the same be substantially in accordance with that submitted for the hearing"

   TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Residential Development King's Terrace" as prepared by Behar Font & Partners, consisting of 21 sheets. Sheets A-0.2.1, LA-1 thru LA-4 dated stamped received 12/14/10, with sheet A-0.2.1 dated handwritten revision 12/16/10, sheet A-0.3 dated stamped received 12/10/10, sheets A-1.1 thru A-1.6 and A-3.1 dated stamped received 11/09/10 and the remaining 8 sheets dated stamped received 10/25/10".

2. Rescission and revocation of Resolutions 3-ZAB-395-68 and 4-ZAB-502-70 both passed and adopted by the Zoning Appeals Board.

3. Deletion of Agreement record in Official Record Book 7093 pages 920 thru 922.

4. Deletion of Agreement recorded in Official Record Book 6141 pages 743 thru 749.

5. Deletion of Agreement recorded in Official Record Book 4367 pages 389 thru 392.

6. Deletion of Agreement record in Official Record Book 4353 pages 37 thru 43.

The purpose of requests #1 thru 6 is to rescind the resolutions which approved with conditions a multi-family housing project, to delete covenants tying the site to previously approved plans and to allow the applicant to submit a new site plan showing a multi-family development.

7. Applicant is requesting to permit 450 parking spaces (541 parking spaces required).

8. Applicant is requesting to permit parking and drives within 25' of an official right-of-way (not permitted).

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:** 12401, 12501, 12601, 12801 NW 27 Avenue, Miami-Dade County, Florida.

- **SIZE:** 16 Acres

B. ZONING HEARINGS HISTORY:

Resolutions: In 1963, pursuant to Resolution #Z-211-63, the Board of County Commissioners granted approval on a larger parcel of land, of which the subject property was a part, a district boundary change from IU-1, Light Industrial District, to RU-4, High Density Apartment House District and a special exception to permit a multiple family housing project. In 1968, pursuant to Resolution #3-ZAB-395-68, the Zoning Appeals Board, granted approval for a modification of the previously approved plans (approved pursuant to Resolution #Z-211-63), along with a non-use variance of fence height requirements on a portion of the site. In 1970, pursuant to Resolution #4-ZAB-502-70, the Zoning Appeals Board granted approval of a request to modify plans approved pursuant to Resolution #3-ZAB-395-68.

Agreements: In 1963, pursuant to Resolution #Z-211-63, two agreements were recorded under ORB #4367, Pages 389-392 and ORB #4353 Pages 37-43, restricting the development of the subject site to the plans submitted for said hearing. In 1968, pursuant to Resolution #3-ZAB-395-68, an agreement was recorded in ORB #6141 Pgs 743-749, restricting the development of the site to the plans submitted for said hearing and in 1970, pursuant to Resolution #4-ZAB-502-70, an agreement was recorded in ORB #7093 Pgs 920-922, restricting the development of the site to the plans submitted for the hearing.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. **Medium Density.** This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.

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

3. **Policy LU-4A.** When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

4. **Policy LU-4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-4, apartment development	Medium-Density 13-25 dua
Surrounding Properties:	
NORTH: BU-2, commercial	Business and Office
SOUTH: RU-4 and RU-1, apartments and Single-family residences	Medium-Density 13-25 dua & Business and Office
EAST: RU-1, single-family residences	Low-Density Apartment2.5 to 6 dua
WEST: IU-1, Miami Dade Community College	Industrial 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**
MDT	**No comment**
Fire Rescue	**No objection**
Police	**No objection**
Schools	**No objection**

H. ANALYSIS:

The applicant is seeking to modify a previously approved plan, to delete two (2) resolutions and four (4) recorded agreements, and to allow the development of the site with less than the required number of parking spaces and to allow some of the parking area to be located within 25' of the official right-of-way. The subject property is designated for **Medium-Density** residential use. This category allows densities from **13 to 25 dwelling units** per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments. The plans submitted by the applicant depict a decrease from 421 units to 300 units on this 15.45 net acre site (16 gross acre site), resulting in a development density of 18.75 units per gross acre. However, the existing zoning on the subject property is RU-4, High Density Apartment House District which allows a density of 50 units per net acre or 871.2 square feet of lot area per dwelling unit, which would allow a total of 772 units which exceeds the maximum density allowed by the LUP map of the CDMP. However, it should be noted that the CDMP states that existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be **consistent** with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertains to existing zoning and

uses. As such, the existing RU-4 zoning and 300 unit multi-family development is **consistent** with the interpretative text of the CDMP. **Policy LU-4A** states that when evaluating compatibility among proximate land uses, the County shall consider such factors as height, bulk, and scale of architectural elements. Moreover, **Policy LU-4C** states that apartment neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic. Staff notes that the subject site is developed with a 421 multi-family apartment development, and that the approval of this application will reduce the number of units by 121 units on the subject property, which is **consistent** with the density threshold of the LUP map of the CDMP. Staff notes that the proposed development will be an enhancement to the present architecture existing on the site and the proposed buildings have been designed with similar mass, bulk and architectural character as the surrounding buildings in the area, which in staff's opinion will make this development **compatible** with the surrounding area. In addition, staff notes that the plans submitted with this application depict enhancements to the landscaped areas within the development which, in staff's opinion, will improve the aesthetic quality of the surrounding area. Staff notes that the applicant has submitted a parking ratio study demonstrating that similar affordable housing developments which are already established require fewer parking spaces than that required by the Zoning Code. In addition, staff notes that the subject property is served by two existing bus stops north bound and one bus stop across NW 27 Avenue southbound, which in staff's opinion will also alleviate the shortage of parking spaces on this site. As such, staff is of the opinion that as depicted on the plans submitted with this application the provided 450 parking spaces would be adequate to serve this proposed affordable housing development, which in staff's opinion will be **consistent** with the LUP map designation of the CDMP, with the interpretative text of the CDMP, with **Policies LU-4A** and **LU-4C** of the CDMP and, in staff's opinion, is **compatible** with the area. As such, staff is of the opinion that proposed 300-unit multi-family apartment development will be **consistent** with the Land Use Plan of the CDMP.

When requests #1 through #6 are analyzed under the Generalized Modification Standards, Section 33-311(A)(7), staff recommends that the requested modification (request #1) of the previously approved plans under Resolution #Z-211-63 and the deletion and revocation of Resolutions #3-ZAB-395-68 and #4-ZAB-502-70 (request #2) are necessary in order to allow the development of the site as illustrated on the site plan submitted with this application. In addition staff notes that requests #3 through #6 are germane to requests #1 and #2 because these pertain to recorded agreements which specifically restricted the development of the subject property to the plans previously approved under said Resolutions #Z-211-63, Resolutions #3-ZAB-395-68 and #4-ZAB-502-70. As such, staff recommends approval of requests #1 through #6 under Section 33-311(A)(7) Generalized Modification Standards.

When analyzing request #7 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that based on the parking study ratio for similar affordable housing developments and based on the easy accessibility to public transportation from this site, staff is of the opinion that a shortage of 91 parking spaces would not create a negative traffic impact to the surrounding area and that the provided 450 parking spaces would be sufficient for the proposed affordable housing development. As such staff recommends approval of this request under Section 33-311(A)(4)(b) Non-Use Variances.

When analyzing request #8 under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff is of the opinion that the proposed parking area within 25' of the official right-of-way would not create a negative impact to the surrounding area, will maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, will not affect the stability and appearance of the community and will be compatible with the surrounding land uses and would not be detrimental to the community. Additionally, staff is of the opinion that the site plan depicts adequate landscape buffering between the official right-of-way and the parking area and that said encroachment into the 25' setback area will not be visually detrimental to the surrounding area. As such, staff recommends approval of request #8 with conditions under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.

I. RECOMMENDATION:

Approval with conditions of requests #1 through #5, #7, #8 and of request #6 on a modified basis only as it applies to the subject property.

J. CONDITIONS:

1. That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit; said plan to include among other things but not be limited thereto, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Proposed Residential Development King's Terrace" as prepared by Behar Font & Partners, consisting of 21 sheets. Sheets A-0.2.1, LA-1 thru LA-4 dated stamped received 12/14/10, with sheet A-0.2.1 dated handwritten revision 12/16/10, sheet A-0.3 dated stamped received 12/10/10, sheets A-1.1 thru A-1.6 and A-3.1 dated stamped received 11/09/10 and the remaining 8 sheets dated stamped received 10/25/10".

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

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

6. That in the event of multiple ownerships, a homeowners' association (or special taxing district) be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

7. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management (DERM).

8. That the applicant obtain a building permit for the recreational clubhouse facility prior to the issuance of a building permit for 150th unit (50% of the total number of apartment units) and that the recreational facility be constructed, obtain a Certificate of Use, and its final inspection completed prior to final inspection of 225th unit (75% of the total number of apartment units).

DATE INSPECTED:
DATE TYPED: 12/10/10
DATE REVISED: 12/14/10; 12/15/10; 12/16/10; 12/21/10; 01/04/11
DATE FINALIZED: 01/04/11
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: December 6, 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 #Z2010000124-3rd Revision
OLCDC Westview Terrace, LLC
12401, 12051, 12601, 12801 N.W. 27th Avenue
Modification of a Previous Resolution and Covenant to Permit a Multi-Family Development and to Permit Less Parking than Required
(RU-4) (16 Acres)
27-52-41

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

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

Any new development will require a DERM Class II permit if the proposed drainage system contains an outfall or overflow system in, on, or upon any water body of Miami-Dade County.

For the proposed bridge crossing on NW 127th Avenue canal and any proposed work in, on upon or contiguous to the canal, a DERM Class III permit will be required.

For compliance with stormwater quality requirements, all stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage systems. Drainage must be provided for the 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also 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

Tree Removal Permit 2010-TREE-PER-00405 or TREE-000995-2010 was issued for these properties to OLCDC Westview Terrace LLC on August 26, 2010 and is scheduled to expire on August 25, 2011. Tree Removal Permit 2010-TREE-PER-00405 or TREE-000995-2010 requires the preservation of several specimen-sized (Trunk diameter 18 inches or greater) and non specimen trees as identified in DERM-approved permitted plans. The landscape plan submitted with this application entitled "Proposed Residential Development-King's Terrace 12501 NW 27th Avenue Miami, Florida", prepared by Behar, Font and Partners PA, dated November 8, 2010, sheet LA-1, depict these trees to remain.

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 five (5) closed and two (2) open enforcement cases for the referenced property.

The following is a summary of the closed enforcement cases that are associated with the subject folios:

Westview Terrace Apt (PSO 254) 12501 NW 27th Avenue, Miami FL. Folio # 30-2127-029-0010.

In September 2002 Uniform Civil Violation Notice (UCVN) #875475 was issued for violation of former Section 25-55 (now Section 24-29) of the Code. In November 2002 the violation was corrected and the case was subsequently closed due to compliance.

In December 2005 a Warning Notice (WN) was issued to this facility for failure to renew the required permit. In January 2006 a Notice of Violation was issued for non-compliance with the WN that was previously issued. The permit was obtained and in May 2006 the case was subsequently closed due to compliance.

In October 2006 an NOV was issued to this facility for failure to renew the required permit. In November 2006 a Final Notice Prior to Court Action was issued for non-compliance with the NOV that was previously issued. The permit was obtained and in December 2006 the case was subsequently closed due to compliance.

Westview Terrace Apt (PSO 253) 12801 NW 27th Avenue, Miami FL. Folio # 30-2127-026-0010.

In March 2006 a UCVN was issued to this facility for failure to secure the required permit. The permit was secured in May 2006 and the case was subsequently closed due to compliance.

In July 2008 a UCVN was issued to this facility for failure to submit the required elapsed time (ET) meter readings. In January 2009 a Notice of Intended Court Action and or Lien (NOICA/NOITL) was also issued for non-compliance with the requirements of the UCVN that was previously issued. The pump stations on site were repaired in July of 2009 and the ET meter readings were later submitted. Hence, the affidavit of compliance was received and the case subsequently closed due to compliance in August 2009.

The following is a summary of the open enforcement cases that are associated with the subject folios:

Westview Terrace Apt (PSO 254) 12501 NW 27th Avenue, Miami FL. Folio # 30-2127-029-0010.

In March 2005 an NOV was issued to this facility for failure to submit the required Sanitary Sewer Evaluation Survey (SSES). In September 2006 UCVN # 984094 was issued for failure to comply with the requirements of an NOV that was previously issued. The affidavit of non-compliance was issued in November 2006 and a NOICA/NOITL issued in March 2007 for non-compliance with the UCVN. A demand letter was issued to this facility in August 2007 for failure to comply with the requirements of previous notices that were issued. Non-compliance with the UCVN resulted in a lien in the amount of $2,160.00 against the subject property. The lien is recorded in Book 26015 Pages 3910-3911. A second demand letter was issued to this facility in January 2009 and due to this facility being in bankruptcy and court receivership, further enforcement action in terms of filing this case in a court (civil or criminal) of competent jurisdiction is pending.

Westview Terrace Apt (PSO 253) 12801 NW 27th Avenue, Miami FL. Folio # 30-2127-026-0010.

In April 2004 an NOV was issued to this facility for failure to submit the required Sanitary Sewer Evaluation Survey (SSES). In September 2006 UCVN # 984093 was issued for failure to comply with the requirements of the NOV that was previously issued. The affidavit of non-compliance was issued in November 2006 and a NOICA/NOITL issued in March 2007 for non-compliance with the UCVN. A demand letter was issued to this facility in August 2007 for failure to comply with the requirements of previous notices that were issued. Non-compliance with the UCVN resulted in a lien in the amount of $2,160.00 against the subject property. The lien is recorded in Book 26015 Pages 3914-3915. A second updated demand letter was issued to this facility in January 2009 and due to this facility being in bankruptcy and court receivership, further enforcement action in terms of filing this case in a court (civil or criminal) of competent jurisdiction is pending.

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.

REVISION 1

PH# Z2010000124
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: OLCDC WESTVIEW TERRACE, LLC

This Department has no objections to this application.

This Department has no objections to the request to permit fewer parking spaces than required.

Entrance Features requiring gates are not reviewed under this application and must be filed separately. Gates are to be reviewed under the Entrance Feature process reviewed by the Plat Committee. Entrance features reviewed by the Plat Committee have a more scrutinized review process which includes other affected Departments such as Fire Rescue and Water & Sewer.

Driveways to NW 27 Avenue must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

Additional improvements may be required at time of permitting.

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.
04-NOV-10

REVISION 1

PH# Z2010000124
CZAB - C08

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: OLCDC WESTVIEW TERRACE, LLC

This Department has no objections to this application.

This Department has no objections to the request to permit fewer parking spaces than required.

Entrance Features requiring gates are not reviewed under this application and must be filed separately. Gates are to be reviewed under the Entrance Feature process reviewed by the Plat Committee. Entrance features reviewed by the Plat Committee have a more scrutinized review process which includes other affected Departments such as Fire Rescue and Water & Sewer.

Driveways to NW 27 Avenue must meet current F.D.O.T. access management requirements; contact the district office at 305-470-5367 for driveway and drainage permits.

Additional improvements may be required at time of permitting.

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.
04-NOV-10

REVISION 2

Memorandum

Date: 06-DEC-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000124

Fire Prevention Unit:

This memo supersedes MDFR memorandum dated November 8, 2010.
CONDITIONAL APPROVAL:
This approval is related to plans date stamped November 9, 2010.
- Approved with the condition that gates provide 15 feet clear width and turnaround provides a minimum 15 feet clear width. Any new submittal to Zoning shall provide these changes.

Service Impact/Demand

Development for the above Z2010000124
located at 12401, 12501, 12601, 12801 N.W. 27 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0536 is proposed as the following:

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

Based on this development information, estimated service impact is: 84.20 alarms-annually.
The estimated average travel time is: 4:10 minutes

Existing services

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

Station 26 - Opa Locka - 3190 NW 119 Street
Rescue, ALS 75' Ladder, Squad.

Planned Service Expansions:

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

None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped November 9, 2010. Substantial changes to the plan will require additional service impact analysis.

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

DATE: 18-NOV-10

REVISION 1

BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

OLCDC WESTVIEW TERRACE, LLC	12401, 12501, 12601, 12801 N.W. 27 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**

Z2010000124

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY: NC: No violation for all folio's. BNC: 3021270290010 - (15)cases fir expired permit, (2) unsafe structure. 3021270280010 - (2) work without permit, (1)expired permit and (1)unsafe structure. 3021270260010 - (2) work without permit, (1) expired permit.

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

REPORTER NAME:

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: CLCDC Westview Terrace, LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
Sole member	
Opa Locka Community Development Corporation, Inc.,	
a Florida not-for-profit corporation	

*Property in foreclosure; mortgage currently held by Westview Collaborative Holdings, LLC

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

TRUST/ESTATE NAME _____

NAME AND ADDRESS	Percentage of Interest

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

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

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

NAME OF PURCHASER: Kings Terrace, LLC, a Florida limited liability company under contract to purchase property from Westview Collaborative Holdings, LLC; contingent upon certificate of title issuance to Westview Collaborative Holdings, LLC at conclusion of foreclosure.

NAME, ADDRESS AND OFFICE (If applicable)	Percentage of Interest
See attached Exhibit A-1	

Date of contract: _____

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

See attached Exhibit A-2	

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 6th day of August, 2010. Affiant is personally know to me or has produced _____ as identification.

(Notary Public)

NORMA A. TORRES
MY COMMISSION # DD 794849
EXPIRES: June 22, 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.

Exhibit A-1

Kings Terrace LLC, a Florida limited liability company

- Managing Members: PHG-Kings Terrace, LLC (Juniper) (0.01%) & Michael Wohl (99.9%)
    - PHG-Kings Terrace, LLC, a Florida limited liability company
        - Sole Member: PHG-GP Holdings, LLC
            - PHG-GP Holdings, LLC, a Florida limited liability company
                - Members:
                - Louis Wolfson (25%)
                - Mitchell Friedman (25%)
                - Michael Wohl (25%)
                - David Deutch (25%)

Exhibit A-2

Mortgagee:

Westview Collaborative Holdings, LLC, a Florida limited liability company

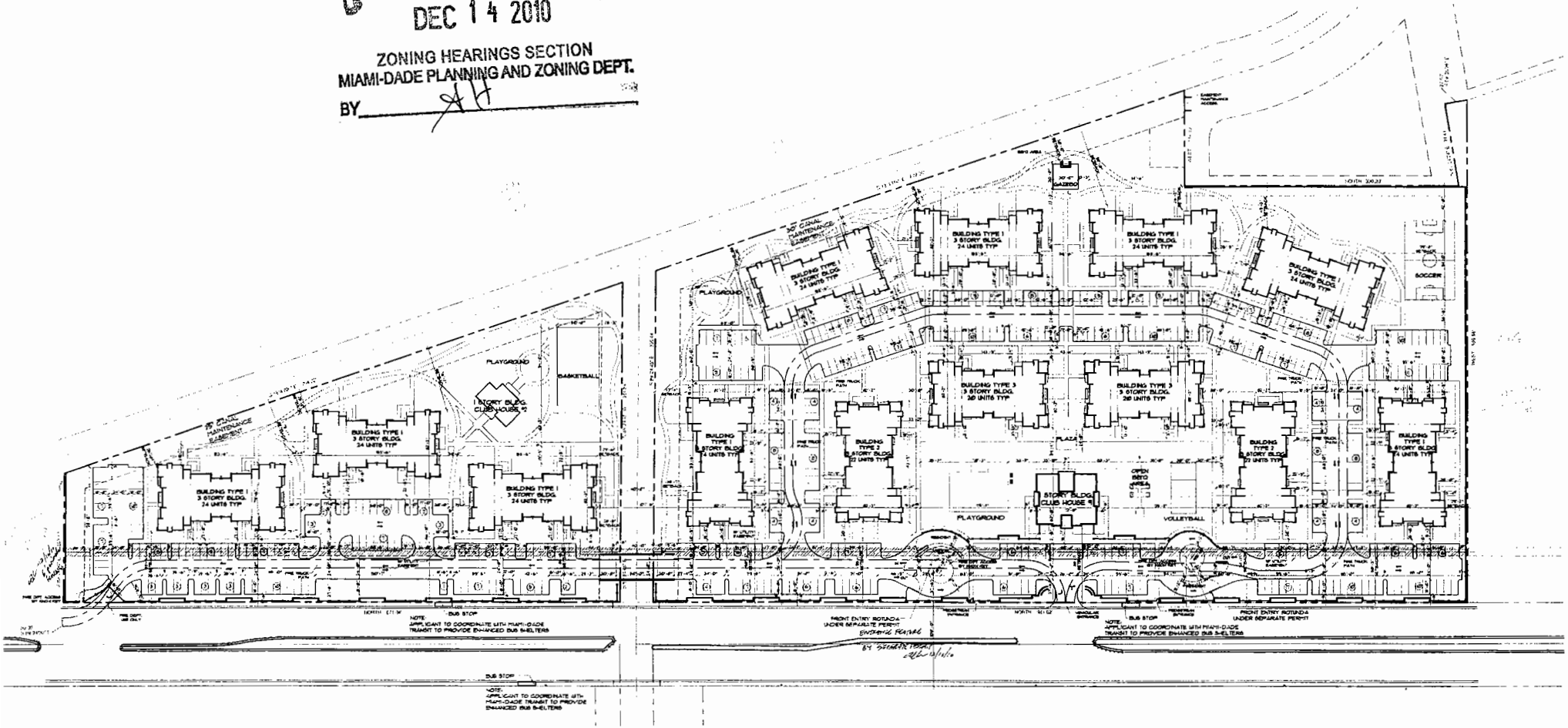
- Sole member is Coconut Grove Collaborative, Inc., a Florida not-for-profit corporation

210124

AH

20

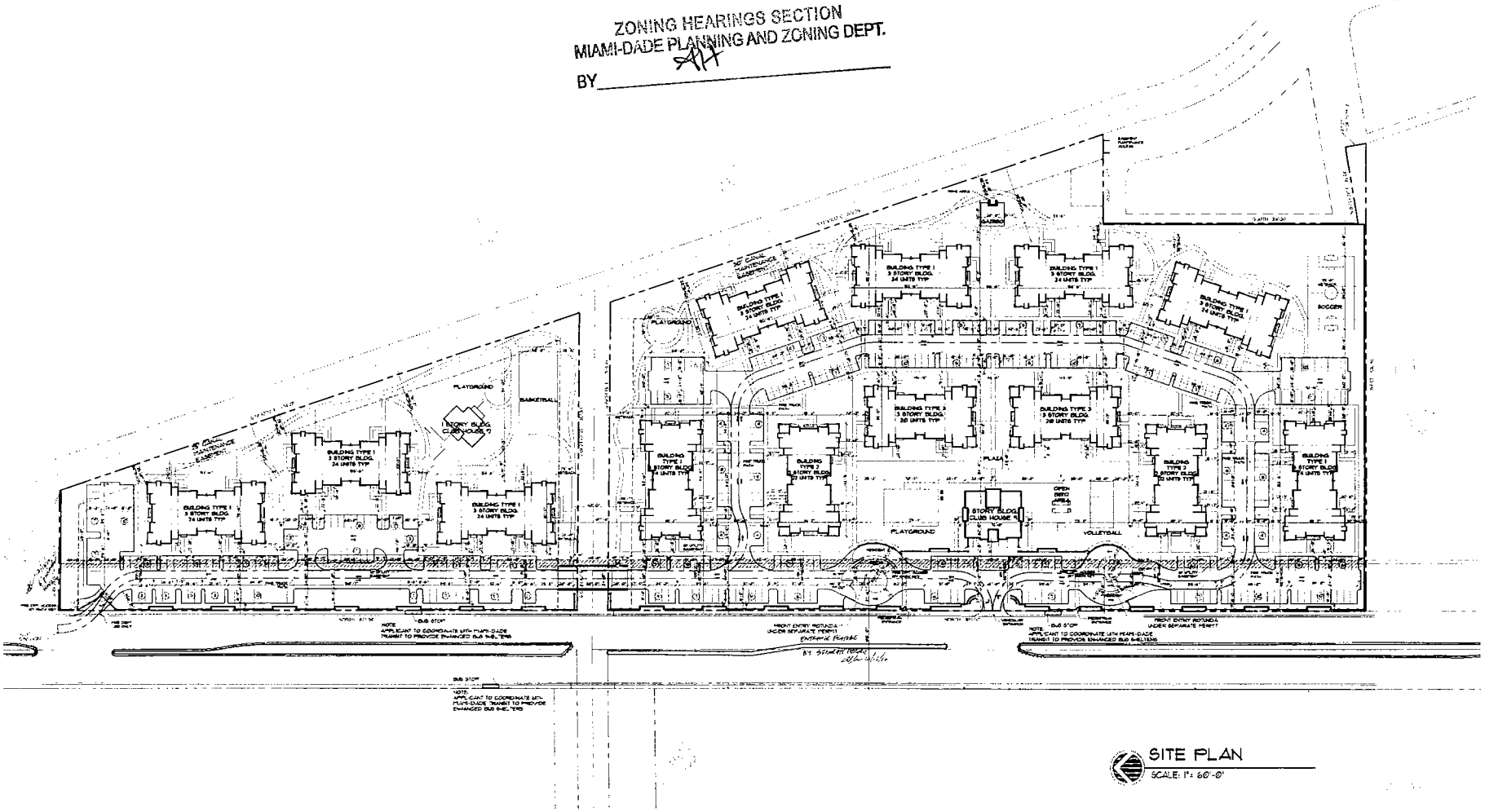
RECEIVED
210-129
DEC 14 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



ENLARGE SITE PLAN

21

RECEIVED
210-124
DEC 14 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



SITE PLAN
SCALE: 1" = 60'-0"

B E H A R • F O N T & P A R T N E R S P . A .

DATE
10-21-10

PROJECT NO.
10-010

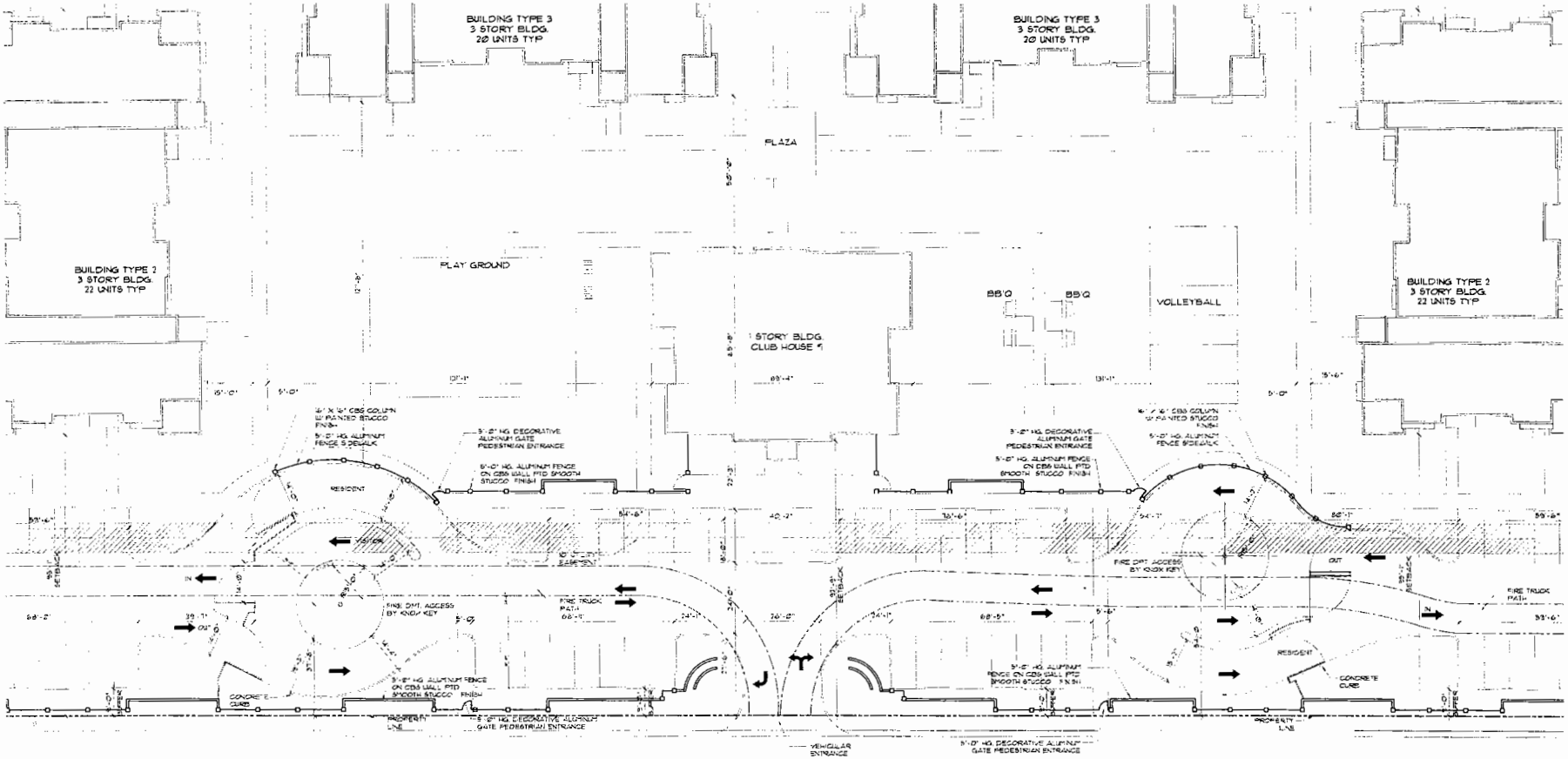
A-0.2.1

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
12501 N.W. 27th AVENUE
MIAMI-DADE, FLORIDA

ARCHITECTURE
PLANNING
INTERIORS

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210-124
DATE: NOV 09 2010
BY: KH

22



ENLARGED ENTRANCE DRIVERS

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

B E H A R · F O N T & P A R T N E R S P . A .

A-3.1

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
2552 NW 27th AVENUE
MIAMI FLORIDA

RECEIVED
210-124
NOV 09 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY KH

32

ZONING INFORMATION - RESIDENTIAL

PROPERTY ADDRESS: 12501 NW 27TH AVENUE MIAMI DADE COUNTY , FL

LEGAL DESCRIPTION

Tract A, WESTVIEW MANOR TERRACE, according to the Plat thereof, as recorded in Plat 78, Page 90, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH

Tract B, FIRST ADDITION TO WESTVIEW MANOR TERRACE, according to the Plat thereof, as recorded in Plat Book 81, Page 27, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH

Tract C, SECOND ADDITION TO WESTVIEW MANOR TERRACE, according to the Plat thereof, as recorded in Plat Book 89, Page 90, of the Public Records of Miami-Dade County, Florida.

TRACTS A, B and C, being more particularly described as follows:

Begin at the Northwest corner of Tract A, WEST VIEW MANOR TERRACE, as recorded in Plat Book 78, Page 90, of the Public Records of Miami-Dade County, Florida; run thence South 88°24'45" East, along the North line of said Tract A a distance of 393.44 feet to a point on the West Right-of-Way line of the Upper Rio Vista Canal; thence South 15°43'00" East, along said West Right-of-Way line a distance of 672.20 feet; thence leaving said West Right-of-Way line West, a distance of 14.12 feet; thence South a distance of 33.00 feet; thence North 00°24'24" East, a distance of 99.44 feet; thence South 05°35'36" East, a distance of 27.01 feet; thence West a distance of 599.56 feet to a point on the East Right-of-Way line of NW 27th Avenue; thence North along said East Right-of-Way line a distance of 981.07 feet to the POINT OF BEGINNING

TOGETHER WITH:

Tracts 1 and 2, REPLAT OF TRACT A, WESTVIEW MANOR, according to the Plat thereof, as recorded in Plat Book 78, Page 22, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Tract 1, REPLAT OF TRACT A, WESTVIEW MANOR, as recorded in Plat Book 78, Page 22, of the Public Records of Miami-Dade County, Florida; run thence South 88°24'30" East along the North line of said Tract 1, a distance of 153.73 feet to a point on the West Right-of-way line of the Upper Rio Vista Canal; thence 6.73 feet along said West Right-of-Way line along an arc of a curve to the Northeast having a radius of 560.00 feet and a chord of 6.73 feet which bears South 15°22'20" East; thence continuing along said West Right-of-Way line South 15°43'00" East, a distance of 724.22 feet to a point on the South line of Tract 2, said REPLAT OF TRACT A, WESTVIEW MANOR; thence North 88°24'45" West along said South line a distance of 381.84 feet to a point on the East Right-of-Way line of NW 27th Avenue; thence North along said East Right-of-Way line a distance of 671.04 feet to the POINT OF BEGINNING.

ZONING: RU-4

NET LOT AREA: 671,948 SQ. FT. (15.425 ACRES)

DENSITY: 15.425x50=771 max.unit	ALLOWED	PROVIDED
50 UNITS PER ACRE (15.425 ACRES NET LOT AREA)	✓ 771 UNITS	✓ 300 UNITS

SETBACKS	ALLOWED/REQUIRED RU-4	PROVIDED
BUILDING BASE		
FRONT YARD	25'-0"	80'-0"
SIDE YARD	25'-0"	25'-0"
BETWEEN BUILDINGS	30'-0"	30'-0"
REAR YARD	25'-0"	25'-0"

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GROSS BUILDING AREA	ALLOWED	PROVIDED
FOR 3 STORY - 0.80 x 671,948	537,558 SQ. FT.	382,131 SQ. FT.

	G. FLOOR	2ND FLOOR	3RD FLOOR	TOTAL BLDG.	QTY	TOTAL
BUILDING 1	9,910 SQ. FT.	9,960 SQ. FT.	9,960 SQ. FT.	29,830 SQ. FT.	9	268,470 SQ. FT.
BUILDING 2	9,296 SQ. FT.	8,786 SQ. FT.	8,786 SQ. FT.	26,868 SQ. FT.	2	53,736 SQ. FT.
BUILDING 3	9,296 SQ. FT.	8,786 SQ. FT.	8,786 SQ. FT.	26,868 SQ. FT.	2	53,736 SQ. FT.
CLUB HOUSE # 1	3,800 SQ. FT.			3,800 SQ. FT.	1	3,800 SQ. FT.
CLUB HOUSE # 2	1,489 SQ. FT.			1,489 SQ. FT.	1	1,489 SQ. FT.
GAZEBO # 1	900 SQ. FT.			900 SQ. FT.	1	900 SQ. FT.
				TOTAL BUILDING AREA		382,131 SQ. FT.

F.A.R.	PROVIDED
	352,673 SQ. FT.

	G. FLOOR	2ND FLOOR	3RD FLOOR	TOTAL BLDG.	QTY	TOTAL
BUILDING 1	9,910 SQ. FT.	8,827 SQ. FT.	8,827 SQ. FT.	27,564 SQ. FT.	9	248,076 SQ. FT.
BUILDING 2	9,296 SQ. FT.	7,653 SQ. FT.	7,653 SQ. FT.	24,602 SQ. FT.	2	49,204 SQ. FT.
BUILDING 3	9,296 SQ. FT.	7,653 SQ. FT.	7,653 SQ. FT.	24,602 SQ. FT.	2	49,204 SQ. FT.
CLUB HOUSE # 1	3,800 SQ. FT.			3,800 SQ. FT.	1	3,800 SQ. FT.
CLUB HOUSE # 2	1,489 SQ. FT.			1,489 SQ. FT.	1	1,489 SQ. FT.
GAZEBO # 1	900 SQ. FT.			900 SQ. FT.	1	900 SQ. FT.
				TOTAL BUILDING AREA		~~352,673~~ SQ. FT.

352,673 / 671,948 = .52 FAR .80 max. permitted

PARKING:	REQUIRED	PROVIDED
40 UNITS OF 1 BEDROOM X 1.50	✓ 60 SPACES	
156 UNITS OF 2 BEDROOM X 1.75	✓ 273 SPACES	
72 UNITS OF 3 BEDROOM X 2	✓ 144 SPACES	
32 UNITS OF 4 BEDROOM X 2	✓ 64 SPACES	
300 UNITS TOTAL	✓ 541 SPACES	450 SPACES ✓

LOT COVERAGE:	ALLOWED	PROVIDED
40% OF TOTAL AREA (671,948 SQ. FT.)	268,779 SQ. FT.	136,371 SQ. FT.

	LOT COVERAGE	QUANTITY		TOTAL
BUILDING 1	10,110 SQ. FT.	9		90,990 SQ. FT.
BUILDING 2	9,496 SQ. FT.	2		18,992 SQ. FT.
BUILDING 3	9,496 SQ. FT.	2		18,992 SQ. FT.
CLUB HOUSE # 1	4,732 SQ. FT.	1		4,732 SQ. FT.
CLUB HOUSE # 2	1,765 SQ. FT.	1		1,765 SQ. FT.
GAZEBO # 1	900 SQ. FT.	1		900 SQ. FT.
			TOTAL LOT COVERAGE	136,371 SQ. FT.

COMMON OPEN SPACE:	REQUIRED	PROVIDED
40% OF TOTAL AREA (671,948 SQ. FT.)	268,779 SQ. FT.	347,564 SQ. FT.
PARKING : 188,193 SQ. FT. BUILDINGS: 136,371 SQ. FT. TOTAL: 324,564 SQ. FT. (671,948 SQ. FT. - 324,384 SQ. FT. = 347,564 SQ. FT.)		

BUILDING HEIGHT	ALLOWED	PROVIDED
	AS PER SECTION 33-20 MIAMI DADE COUNTY, CODE OF ORDINANCES	28'-0" 3 STORIES 36'-0" (HP PARAPETS)

LOT AREA	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	100 FEET	1,672'-5"
AVERAGE MINIMUM SIZE REQUIRED	10,000 SQ. FT.	671,948 SQ. FT.

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ZONING CHART

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DATE: 10-21-10
PROJECT No. 10-012

A-0.3

PROPOSED RESDENTIAL DEVELOPMENT
KING'S TERRACE
12501 N.W. 27TH AVENUE
MIAMI, FLORIDA

ARCHITECTURE PLANNING INTERIORS

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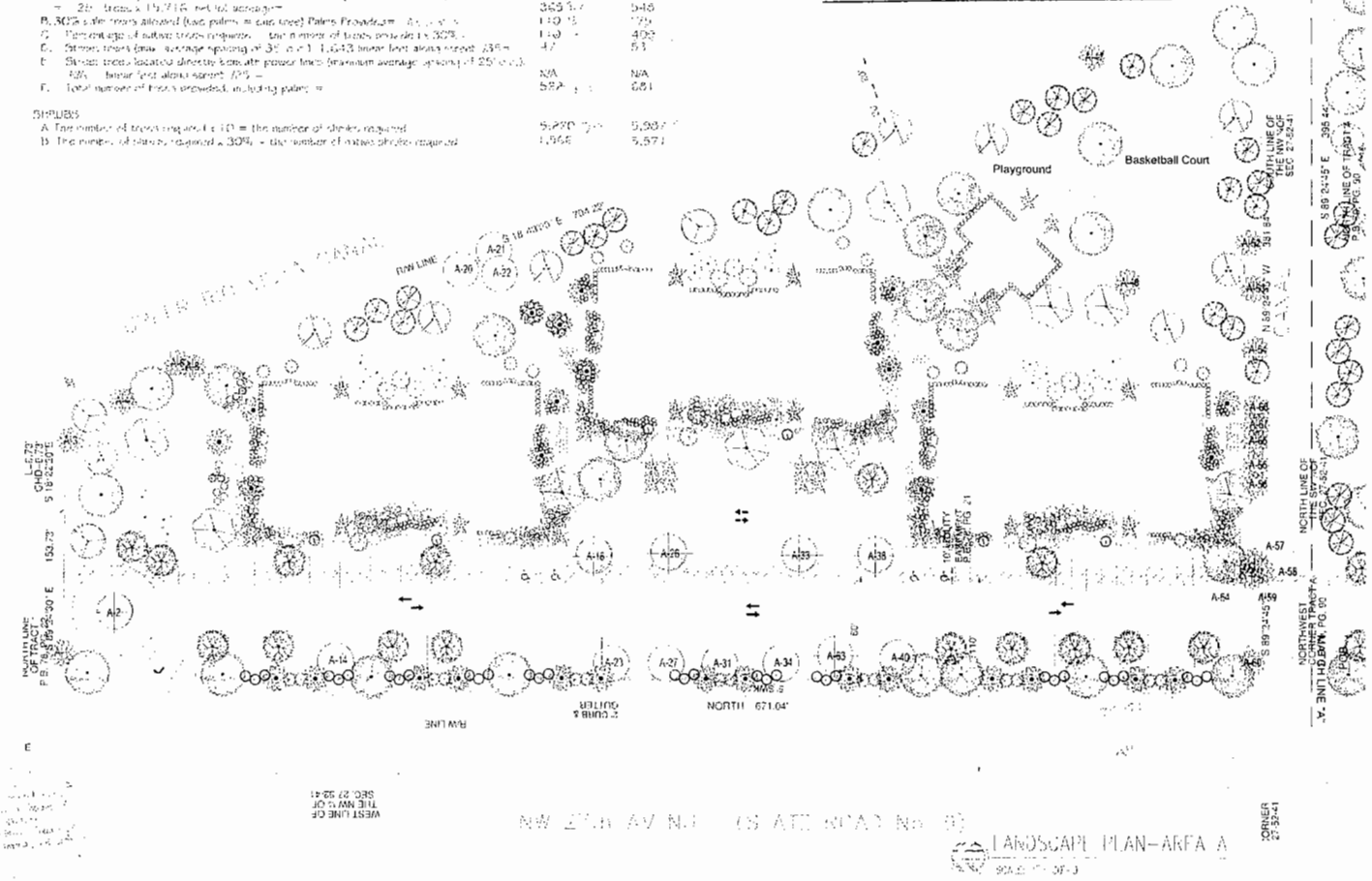
BY AH

LANDSCAPE LEGEND
Zone District: RU-4 Net Lot Area (15.425 acres) 671,948 square feet

	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of open space required as indicated on site plan. Net lot area = 671,948 square feet x 40% = 268,779 square feet	268,779 SF	355,264 SF
B. Square feet of parking lot open space required as indicated on site plan. The number of parking spaces 412 x 10 square feet per parking space=	4,120 SF	22,436 SF
C. Total square feet of landscape open space required A+B=	272,899 SF	378,200 SF
LAWN AREA CALCULATION		
A. Total square feet of landscape open space required=	272,899 SF	326,090 SF
B. Maximum lawn area (St. Augustine sod) permitted= 40% x 272,899 square feet=	109,160 SF	97,815 SF
TREES		
A. The number of trees required per net lot acre	431.5	
Less the existing number of trees that meet minimum requirements (mins)	66	
= 25 trees x 15.716 net lot acreage=	365	548
B. 30% site trees allowed (two palms = one tree) Palms Provided=	110	79
C. Percentage of native trees required = the number of trees provided x 30% =	110	400
D. Street trees (max. average spacing of 35' o.c.) 1,643 linear feet along street /35=	47	53
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.) N/A linear feet along street /25=	N/A	N/A
F. Total number of trees provided, including palms =	582	681
SHRUBS		
A. The number of trees required x 10 = the number of shrubs required	5,820	5,987
B. The number of shrubs required x 30% = the number of native shrubs required	1,966	5,571



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PROFESSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
[illegible] NW 27th AVENUE
MIAMI, FLORIDA

FONT Designs

ARCHITECTURE PLANNING INTERIORS

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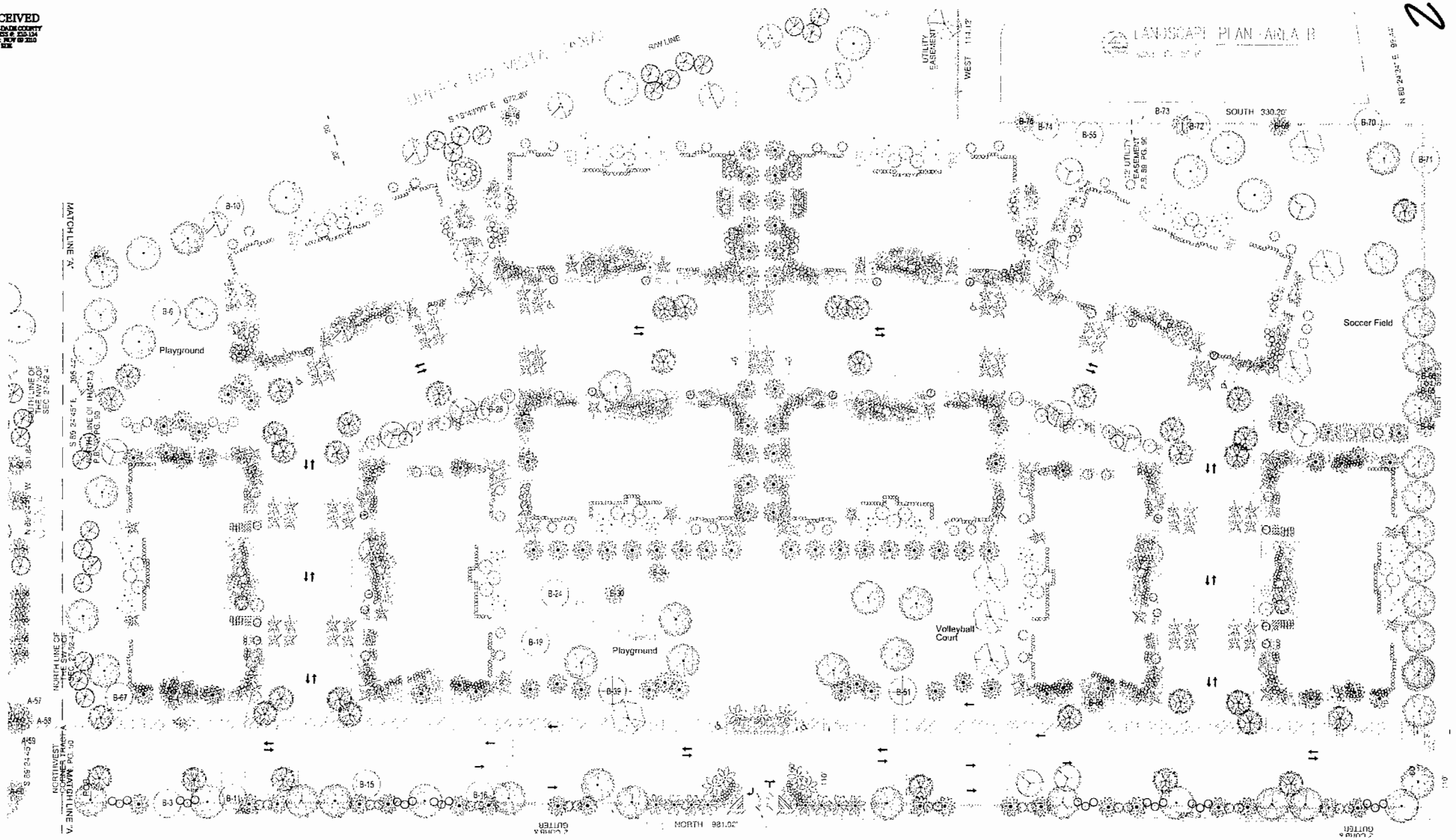

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PROPOSED RESIDENTIAL DEVELOPMENT
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12501 NW 27th AVENUE
MIAMI, FLORIDA

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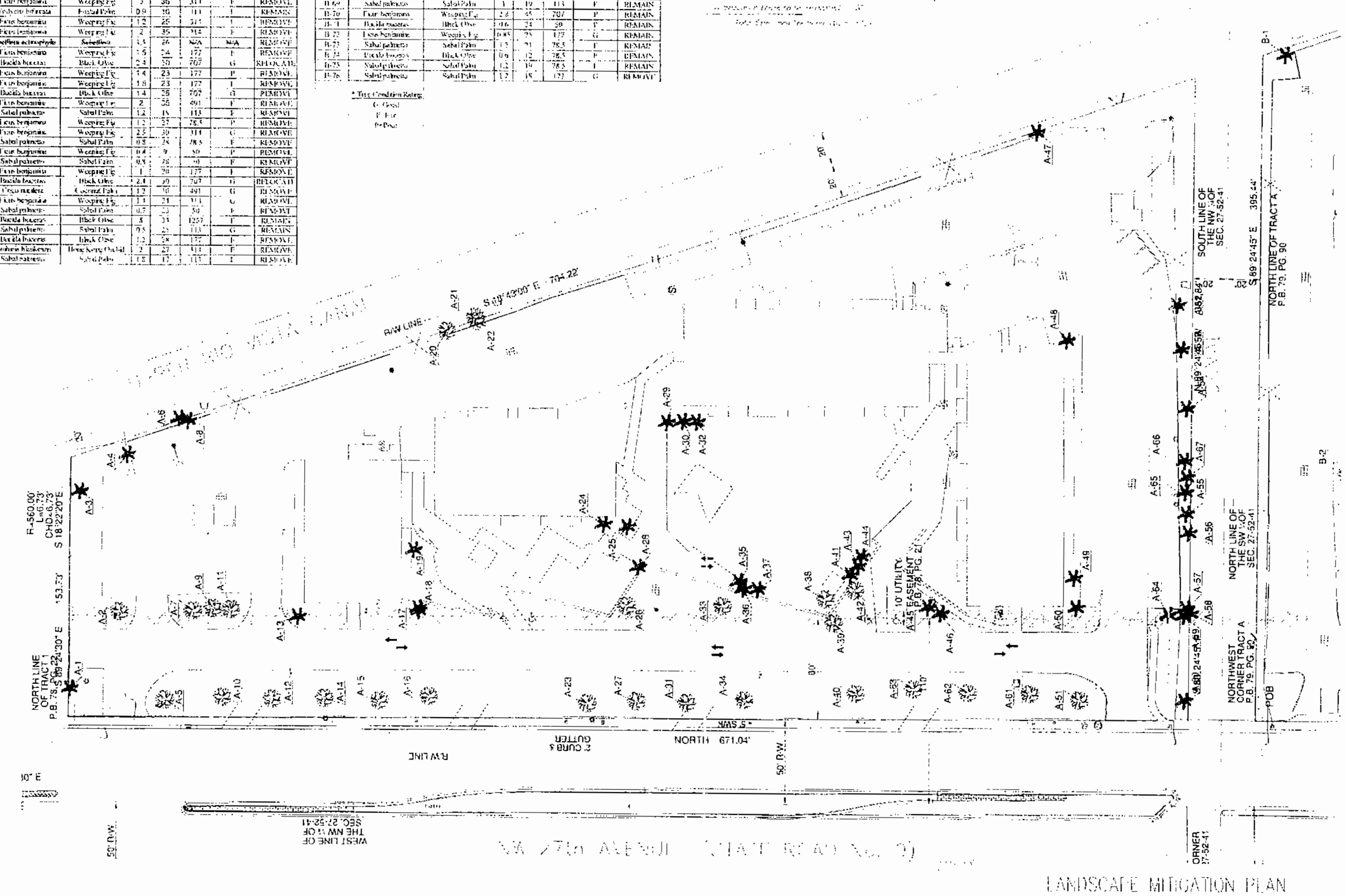
NORTH OF CANAL

NUMBER	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	CANOPY	CONDITION*	ACTION
A-1	Sabal palmetto	Sabal Palm	0.8	5	23.5	G	REMAIN
A-2	Ficus benjamina	Weeping Fig	1.8	25	254.5	G	RELOCATE
A-3	Sabal palmetto	Sabal Palm	1.6	25	177	F	REMAIN
A-4	Sabal palmetto	Sabal Palm	0.5	9	50	F	REMAIN
A-5	Ficus benjamina	Weeping Fig	2.5	21	177	P	REMOVE
A-6	Sabal palmetto	Sabal Palm	1.6	15	50	F	REMAIN
A-7	Ficus benjamina	Weeping Fig	1.4	21	177	F	REMOVE
A-8	Sabal palmetto	Sabal Palm	1.6	14	50	G	REMAIN
A-9	Ficus benjamina	Weeping Fig	1	21	113	F	REMOVE
A-10	Ficus benjamina	Weeping Fig	1.5	25	177	F	REMOVE
A-11	Ficus benjamina	Weeping Fig	1.1	22	314	F	REMOVE
A-12	Ficus benjamina	Weeping Fig	2	27	491	G	REMAIN
A-13	Sabal palmetto	Sabal Palm	0.8	10	113	F	REMOVE
A-14	Ficus benjamina	Weeping Fig	2	31	491	G	REMAIN
A-15	Ficus benjamina	Weeping Fig	3	29	491	G	REMOVE
A-16	Ficus benjamina	Weeping Fig	3	28	491	G	RELOCATE
A-17	Sabal palmetto	Sabal Palm	0.8	10	113	F	REMOVE
A-18	Sabal palmetto	Sabal Palm	1	11	113	F	REMOVE
A-19	Sabal palmetto	Sabal Palm	1	14	50	P	REMOVE
A-20	Terminalia catappa	Tropical Almond	0.7	15	177	F	REMAIN
A-21	Terminalia catappa	Tropical Almond	1	19	177	F	REMAIN
A-22	Tabebuia heterophylla	Pink Tabebuia	0.9	15	20	P	REMAIN
A-23	Ficus benjamina	Weeping Fig	1.8	24	314	F	REMAIN
A-24	Sabal palmetto	Sabal Palm	1	28	113	G	REMOVE
A-25	Sabal palmetto	Sabal Palm	0.6	25	113	F	REMOVE
A-26	Coccoloba uvifera	Sea Grape	2	27	491	G	RELOCATE
A-27	Ficus benjamina	Weeping Fig	2	25	177	F	REMAIN
A-28	Sabal palmetto	Sabal Palm	1	19	177	G	REMOVE
A-29	Sabal palmetto	Sabal Palm	0.6	27	113	F	REMOVE
A-30	Sabal palmetto	Sabal Palm	0.8	32	78.5	F	REMOVE
A-31	Ficus benjamina	Weeping Fig	2	23	314	G	REMAIN
A-32	Sabal palmetto	Sabal Palm	0.6	29	78.5	F	REMOVE
A-33	Coccoloba uvifera	Sea Grape	2	27	707	G	RELOCATE
A-34	Ficus benjamina	Weeping Fig	1.8	24	491	G	REMAIN
A-35	Sabal palmetto	Sabal Palm	1.2	21	78.5	F	REMOVE
A-36	Sabal palmetto	Sabal Palm	0.8	20	20	P	REMOVE
A-37	Sabal palmetto	Sabal Palm	1	25	20	P	REMOVE
A-38	Coccoloba uvifera	Sea Grape	2.2	24	491	G	RELOCATE
A-39	Callistemon spp.	Bottle Brush	1.4	22	78.5	P	REMOVE
A-40	Ficus benjamina	Weeping Fig	3	24	35	G	REMAIN
A-41	Sabal palmetto	Sabal Palm	1	18	50	F	REMOVE
A-42	Conocarpus erectus 'Sericeus'	Silver Buttonwood	0.8	19	50	P	REMOVE
A-43	Sabal palmetto	Sabal Palm	1	18	50	F	REMOVE
A-44	Sabal palmetto	Sabal Palm	1	16	50	F	REMOVE
A-45	Sabal palmetto	Sabal Palm	1	10	113	G	REMOVE
A-46	Sabal palmetto	Sabal Palm	1	29	113	G	REMOVE
A-47	Sabal palmetto	Sabal Palm	1.8	11	78.5	G	REMAIN
A-48	Sabal palmetto	Sabal Palm	0.7	33	78.5	F	REMAIN
A-49	Sabal palmetto	Sabal Palm	0.8	13	113	F	REMOVE
A-50	Sabal palmetto	Sabal Palm	0.5	29	113	F	REMOVE
A-51	Ficus benjamina	Weeping Fig	2	25	314	G	REMOVE
A-52	Sabal palmetto	Sabal Palm	1.8	12	50	F	REMAIN
A-53	Sabal palmetto	Sabal Palm	1.8	13	78.5	F	REMAIN
A-54	Sabal palmetto	Sabal Palm	1.8	12	50	F	REMAIN
A-55	Sabal palmetto	Sabal Palm	1.5	10	50	G	REMAIN
A-56	Sabal palmetto	Sabal Palm	1.5	16	50	F	REMAIN
A-57	Sabal palmetto	Sabal Palm	1.5	17	78.5	F	REMAIN
A-58	Sabal palmetto	Sabal Palm	1.5	18	78.5	F	REMAIN
A-59	Sabal palmetto	Sabal Palm	1.5	18	78.5	F	REMAIN
A-60	Sabal palmetto	Sabal Palm	1.5	21	177	G	REMAIN
A-61	Ficus benjamina	Weeping Fig	4	28	707	G	REMOVE
A-62	Ficus benjamina	Weeping Fig	3	27	314	G	REMAIN
A-63	Ficus benjamina	Weeping Fig	2.8	25	314	G	RELOCATE
A-64	Sabal palmetto	Sabal Palm	1.5	12	78.5	F	REMAIN
A-65	Sabal palmetto	Sabal Palm	1	8	50	F	REMAIN
A-66	Sabal palmetto	Sabal Palm	[illegible]	12	50	G	REMAIN
A-67	Sabal palmetto	Sabal Palm	2	12	50	F	REMAIN

SOUTH OF CANAL

NUMBER	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	CANOPY	CONDITION*	ACTION
B-1	Sabal palmetto	Sabal Palm	1.2	18	113	F	REMAIN
B-2	Callistemon spp.	Bottle Brush	1	16	113	P	REMOVE
B-3	Ficus benjamina	Weeping Fig	2	31	177	F	REMAIN
B-4	Sabal palmetto	Sabal Palm	0.6	27	78.5	F	REMAIN
B-5	Phoenix roebelenii	Pygmy Date Palm	0.45	15	78	F	REMOVE
B-6	Callistemon spp.	Bottle Brush	1.4	21	177	G	REMAIN
B-7	Phoenix roebelenii	Pygmy Date Palm	0.15	13	50	F	REMOVE
B-8	Sabal palmetto	Sabal Palm	1.5	12	78.5	F	REMAIN
B-9	Callistemon spp.	Bottle Brush	0.8	14	113	G	REMOVE
B-10	Bucida spinosa	Spiny Black Olive	1.2	20	177	F	REMAIN
B-11	Ficus benjamina	Weeping Fig	2	31	314	F	REMAIN
B-12	Ficus benjamina	Weeping Fig	2	34	177	P	REMOVE
B-13	Callistemon spp.	Bottle Brush	1.8	18	113	F	REMOVE
B-14	Ficus benjamina	Weeping Fig	2.4	32	1257	G	REMOVE
B-15	Ficus benjamina	Weeping Fig	2	32	314	F	REMAIN
B-16	Quercus virginiana	Oak Tree	1.8	30	491	F	REMAIN
B-17	Schefflera actinophylla	Schefflera	2	24	N/A	N/A	REMOVE
B-18	Sabal palmetto	Sabal Palm	0.5	10	78.5	G	REMAIN
B-19	Bucida buceras	Black Olive	1.4	33	491	G	REMAIN
B-20	Syagrus romanzoffiana	Queen Palm	0.5	24	177	G	REMAIN
B-21	Syagrus romanzoffiana	Queen Palm	0.5	20	177	G	REMOVE
B-22	Syagrus romanzoffiana	Queen Palm	0.5	25	78.5	G	REMOVE
B-23	Syagrus romanzoffiana	Queen Palm	0.5	26	177	G	REMOVE
B-24	Ficus benjamina	Weeping Fig	2	30	1257	G	REMOVE
B-25	Syagrus romanzoffiana	Queen Palm	0.8	29	177	G	REMAIN
B-26	Clusia rosea	Pitch Apple	1	21	177	F	RELOCATE
B-27	Ficus benjamina	Weeping Fig	1.6	30	314	G	REMOVE
B-28	Syagrus romanzoffiana	Queen Palm	0.8	25	177	G	REMOVE
B-29	Ficus benjamina	Weeping Fig	2	35	177	P	REMOVE
B-30	Veitchia merrillii	Christmas Palm	0.7	13	50	G	REMAIN
B-31	Sabal palmetto	Sabal Palm	1.5	18	78.5	G	REMOVE
B-32	Strelitzia nicolai	White Bird of Paradise	1.4	17	50	G	REMOVE
B-33	Ficus benjamina	Weeping Fig	3	36	314	F	REMOVE
B-34	Wodyetia bifurcata	Foxtail Palm	0.9	10	113	F	REMAIN
B-35	Ficus benjamina	Weeping Fig	1.2	25	314	F	REMOVE
B-36	Ficus benjamina	Weeping Fig	2	35	314	F	REMOVE
B-37	Schefflera actinophylla	Schefflera	3.5	26	N/A	N/A	REMOVE
B-38	Ficus benjamina	Weeping Fig	1.5	24	177	P	REMOVE
B-39	Bucida buceras	Black Olive	2.4	30	707	G	RELOCATE
B-40	Ficus benjamina	Weeping Fig	1.4	23	177	P	REMOVE
B-41	Ficus benjamina	Weeping Fig	1.5	23	177	F	REMOVE
B-42	Bucida buceras	Black Olive	1.4	25	707	G	REMOVE
B-43	Ficus benjamina	Weeping Fig	2	35	491	F	REMOVE
B-44	Sabal palmetto	Sabal Palm	1.2	15	113	F	REMOVE
B-45	Ficus benjamina	Weeping Fig	1.2	27	78.5	P	REMOVE
B-46	Ficus benjamina	Weeping Fig	2.5	30	314	G	REMOVE
B-47	Sabal palmetto	Sabal Palm	0.8	28	78.5	F	REMOVE
B-48	Ficus benjamina	Weeping Fig	0.4	9	50	P	REMOVE
B-49	Sabal palmetto	Sabal Palm	0.8	28	50	F	REMOVE
B-50	Ficus benjamina	Weeping Fig	1	20	177	F	REMOVE
B-51	Bucida buceras	Black Olive	2.4	30	707	G	RELOCATE
B-52	Cocos nucifera	Coconut Palm	1.2	30	491	G	REMOVE
B-53	Ficus benjamina	Weeping Fig	1.1	21	314	G	REMOVE
B-54	Sabal palmetto	Sabal Palm	0.7	23	50	F	REMOVE
B-55	Bucida buceras	Black Olive	3	34	1257	F	REMAIN
B-56	Sabal palmetto	Sabal Palm	0.5	25	113	G	REMAIN
B-57	Bucida buceras	Black Olive	1.2	28	177	F	REMOVE
B-58	Bauhinia blakeana	Hong Kong Orchid	2	27	314	F	REMOVE
B-59	Sabal palmetto	Sabal Palm	1.8	17	113	F	REMOVE
B-60	Sabal palmetto	Sabal Palm	0.5	26	78.5	G	REMOVE
B-61	Sabal palmetto	Sabal Palm	0.7	20	78.5	G	REMOVE
B-62	Ficus benjamina	Weeping Fig	[illegible]	22	177	F	REMOVE
B-63	Sabal palmetto	Sabal Palm	0.6	24	113	F	REMAIN
B-64	Sabal palmetto	Sabal Palm	1.5	16	113	P	REMAIN
B-65	Sabal palmetto	Sabal Palm	1.5	18	113	P	REMAIN
B-66	Sabal palmetto	Sabal Palm	1.5	18	113	P	REMAIN
B-67	Acoelorrhaphe wrightii	Paurotis Palm	3	24	78.5	F	RELOCATE
B-68	Sabal palmetto	Sabal Palm	1.4	20	177	P	REMOVE
B-69	Sabal palmetto	Sabal Palm	1	19	113	F	REMAIN
B-70	Ficus benjamina	Weeping Fig	2.8	45	707	P	REMAIN
B-71	Bucida buceras	Black Olive	0.6	24	50	F	REMAIN
B-72	Ficus benjamina	Weeping Fig	0.65	25	177	G	REMAIN
B-73	Sabal palmetto	Sabal Palm	1.2	21	78.5	F	REMAIN
B-74	Bucida buceras	Black Olive	0.9	12	78.5	P	REMAIN
B-75	Sabal palmetto	Sabal Palm	1.2	19	78.5	F	REMAIN
B-76	Sabal palmetto	Sabal Palm	1.2	15	177	G	REMOVE

* Tree Condition Rating:
G- Good
F- Fair
P- Poor



LANDSCAPE MITIGATION PLAN

B E H A R • F O N T & P A R T N E R S P. A.

LA-1

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
MIAMI, FLORIDA

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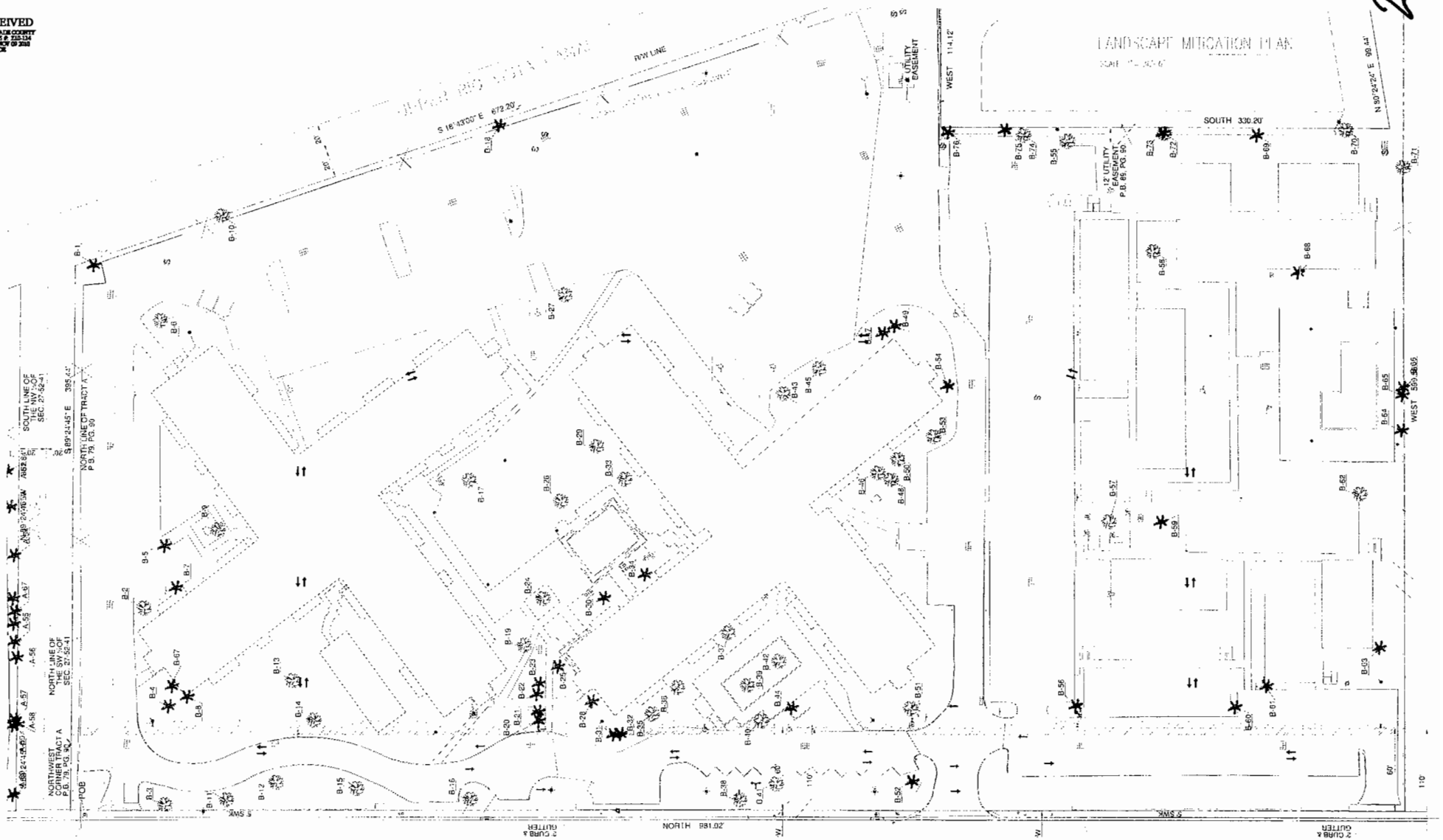

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PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
NW 27th AVENUE
MIAMI, FLORIDA

FONT DESIGNS

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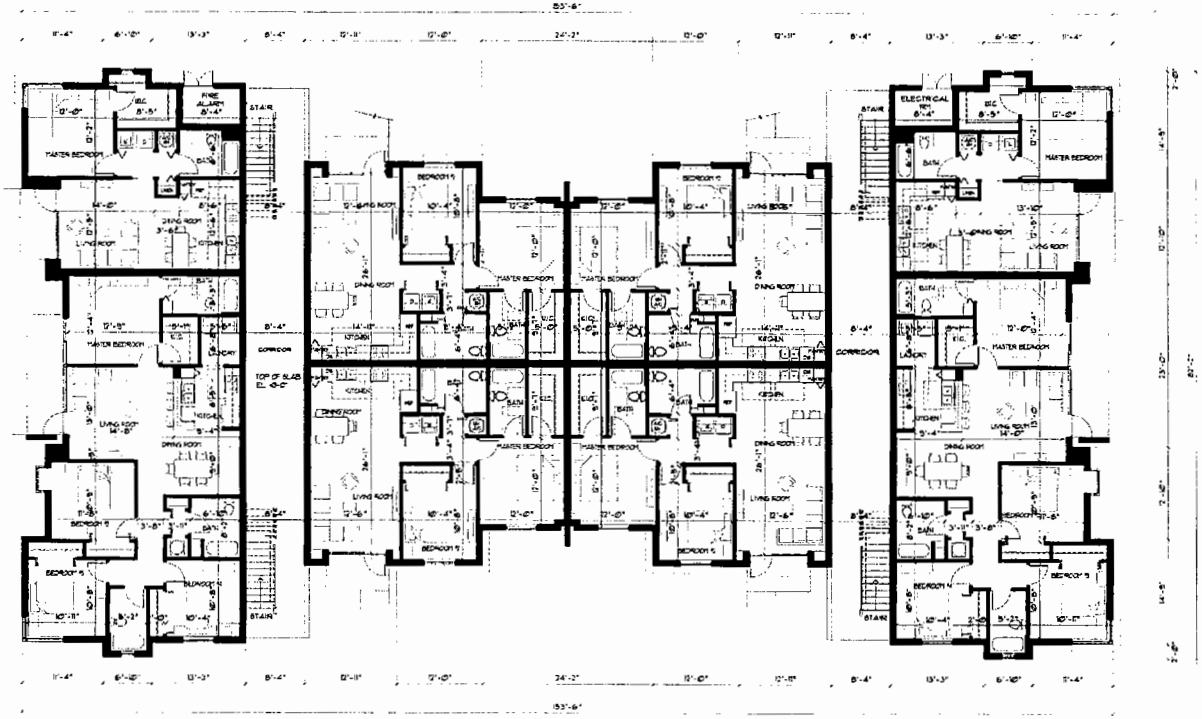
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



BLDG. TYPE I - GROUND FLOOR PLAN

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

B E H A R • F O N T & P A R T N E R S P . A .

DATE
10-21-10

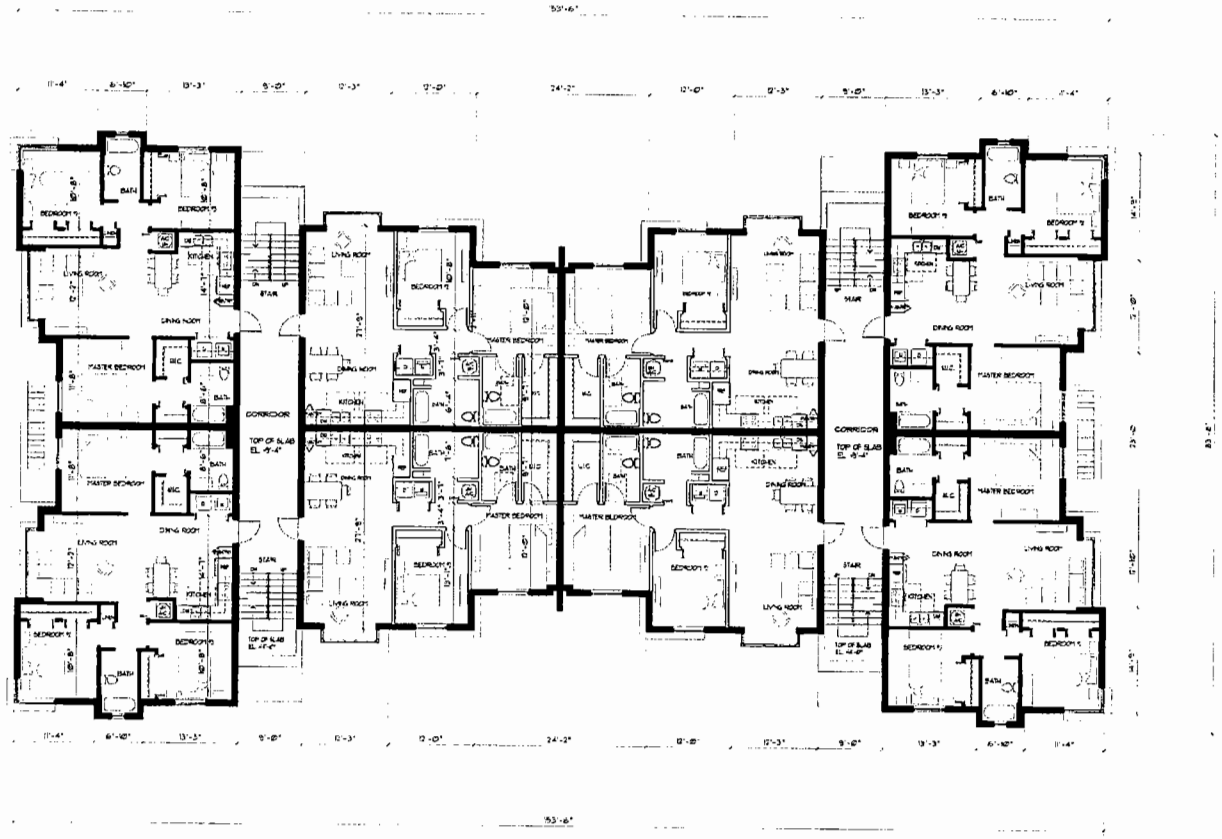
A-1.1

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
12201 N.W. 27TH AVENUE
MIAMI, FLORIDA

ARCHITECTURE
PLANNING
INTERIORS

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
BY: SDE

29



RECEIVED
210-124
NOV 09 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

BLDG. TYPE I - 2ND. & 3RD. FLOOR PLAN

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

B E H A R · F O N T & P A R T N E R S P. A.

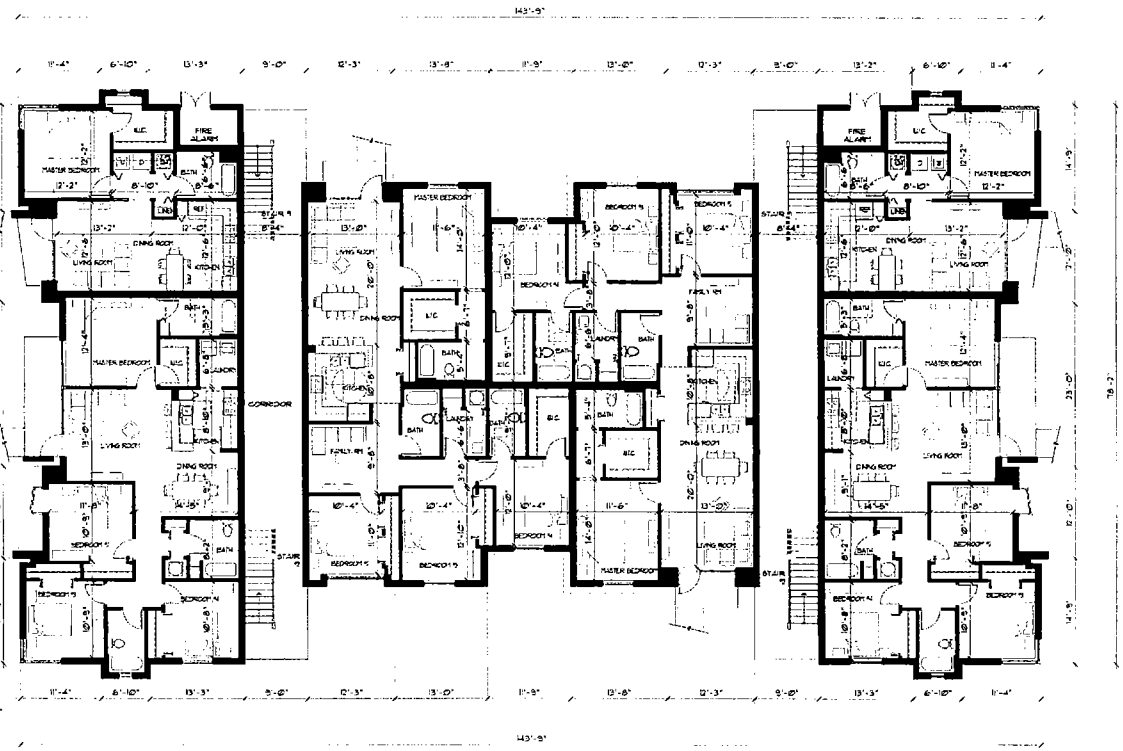
DATE 10-21-10
CHECKED 10-02
A-1.2

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
12561 N.W. 27TH AVENUE
MIAMI FLORIDA

ARCHITECTURE
PLANNING
INTERIORS

RECEIVED
MIAMI-DADE COUNTY
PROGRESS # 210-124
DATE: NOV 09 2010
BY: SDB

03



RECEIVED
210-124
NOV 09 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

BLDG. TYPE 2 GROUND FLOOR PLAN

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

B E H A R • F O N T & P A R T N E R S P . A .

PROPOSED RESIDENTIAL DEVELOPMENT

K I N G ' S T E R R A C E

12500 N.W. 27th AVENUE

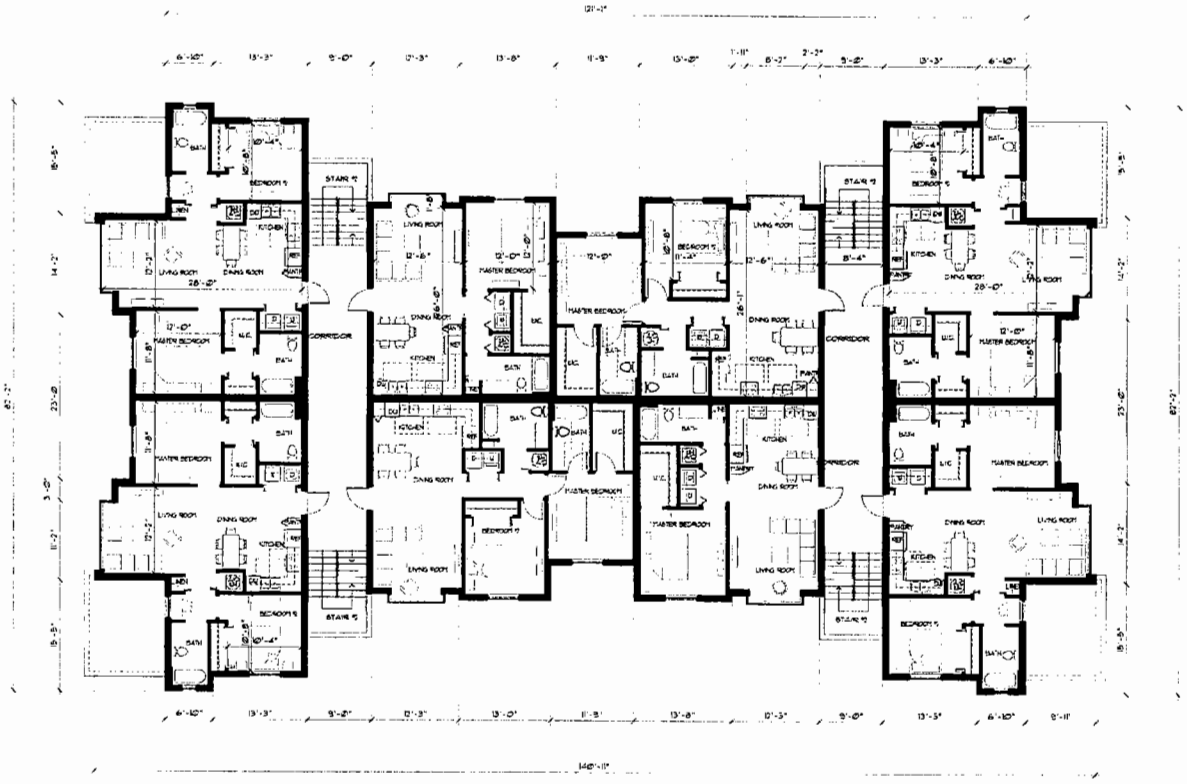
MIAMI, FLORIDA

A-1.3

ARCHITECTURE
PLANNING
INTERIORS

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210-124
DATE: NOV 09 2010
BY: SDK

31



RECEIVED
210-124
NOV 09 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

BLDG. TYPE 2 - 2ND. & 3RD. FLOOR PLAN

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

B E H A R • F O N T & P A R T N E R S P. A.

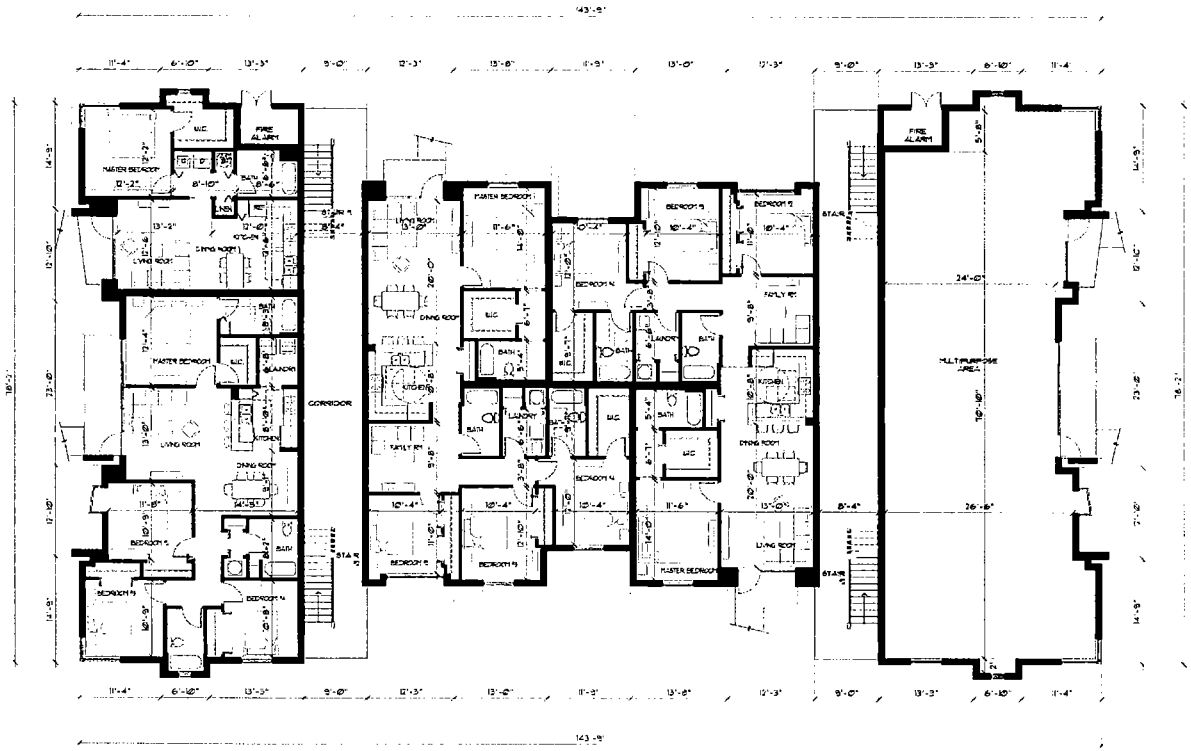
DATE 10.21.10
PROJECT # 10.012
A-1.4

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
850 N.A. 27th AVENUE
MIAMI, FLORIDA

ARCHITECTURE PLANNING INTERIORS

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
BY: SDR

32



RECEIVED
210-124
NOV 09 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

BLDG. TYPE 3 - GROUND FLOOR PLAN

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

B E H A R • F O N T & P A R T N E R S P . A .

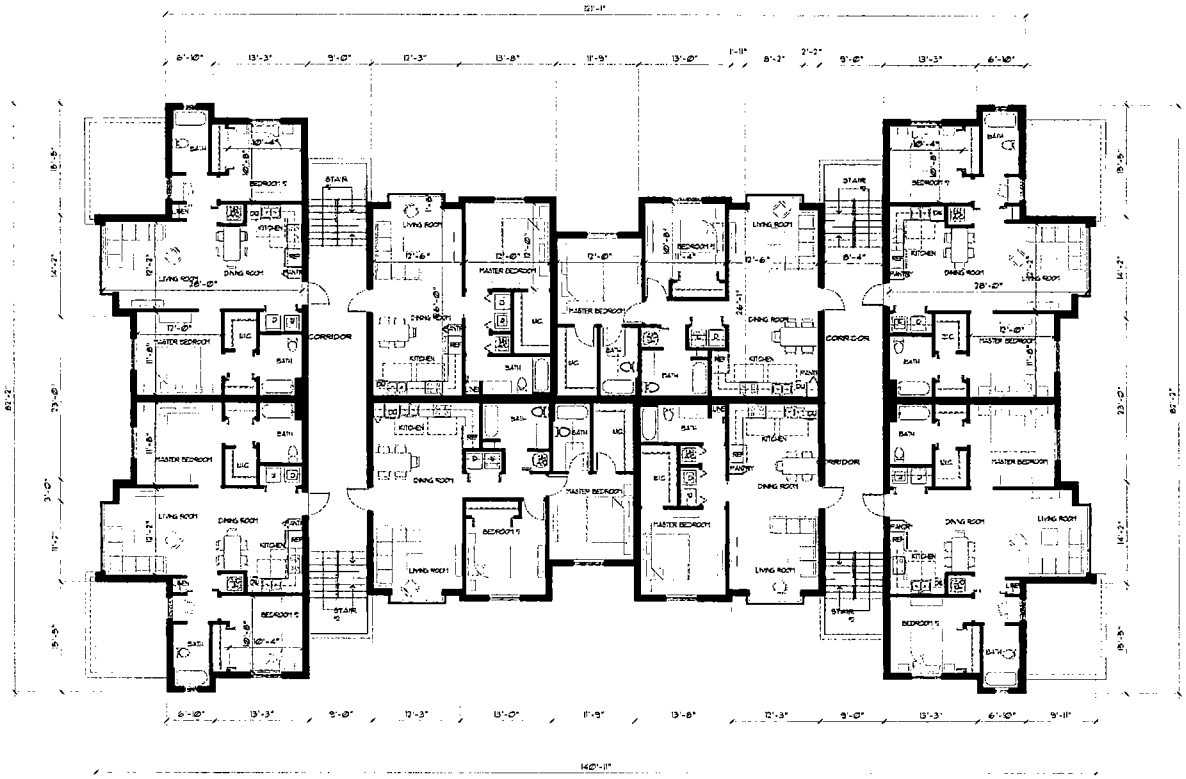
PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
1260 NW 7TH AVENUE
MIAMI FLORIDA

A-1.5

ARCHITECTURE
PLANNING
INTERIORS

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
BY: SDK

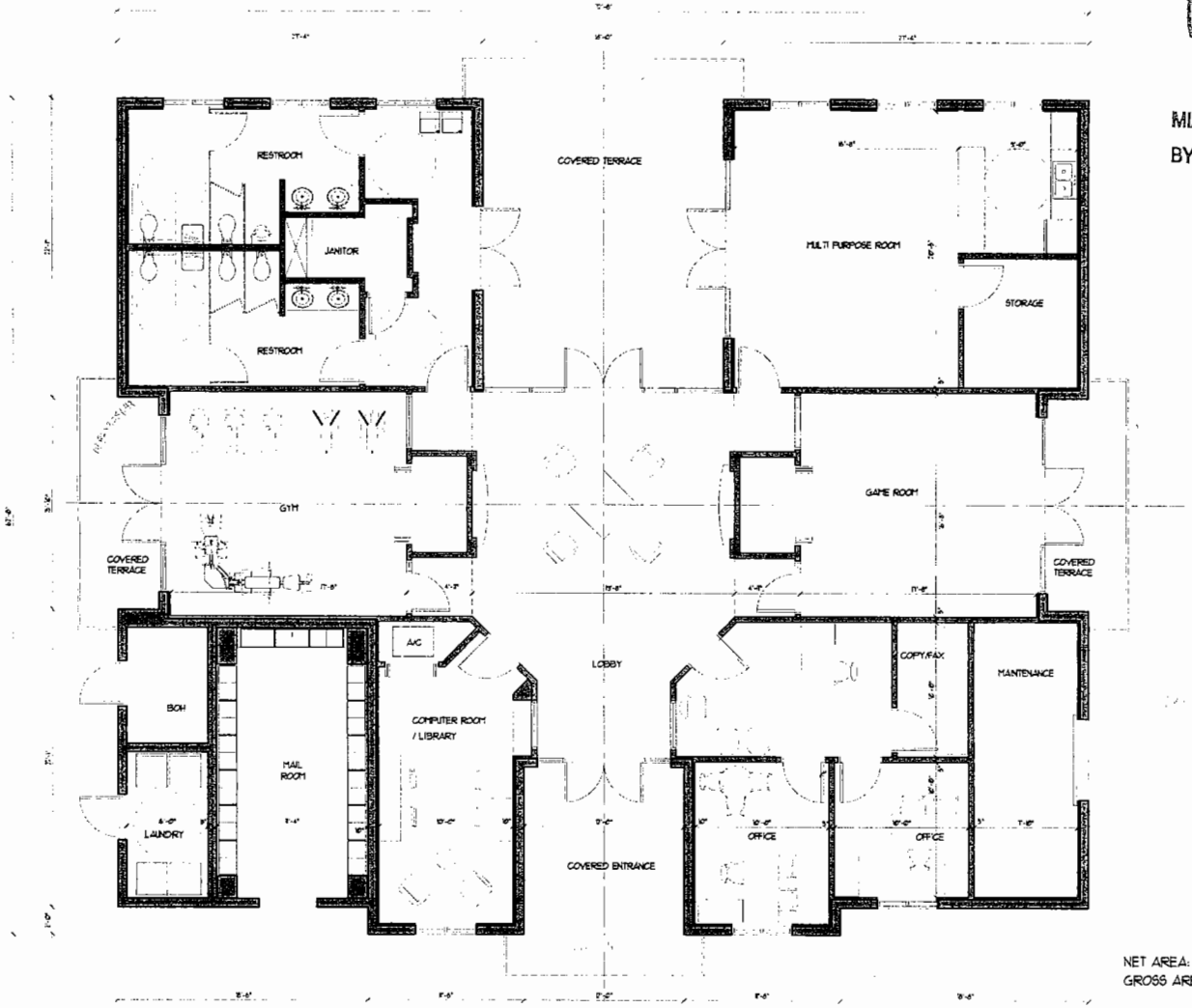
33



RECEIVED
210-124
NOV 09 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
BY: SDE

RECEIVED
210-124
OCT 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



NET AREA: 3,526 SQ. FT.
GROSS AREA: 3,800 SQ. FT.

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

B E H A R • F O N T & P A R T N E R S P. A.

DATE 10-21-10
PROJECT NO. 10-112
A-1.7

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
12501 N.W. 27TH AVENUE
MIAMI, FLORIDA

ARCHITECTURE PLANNING INTERIORS

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
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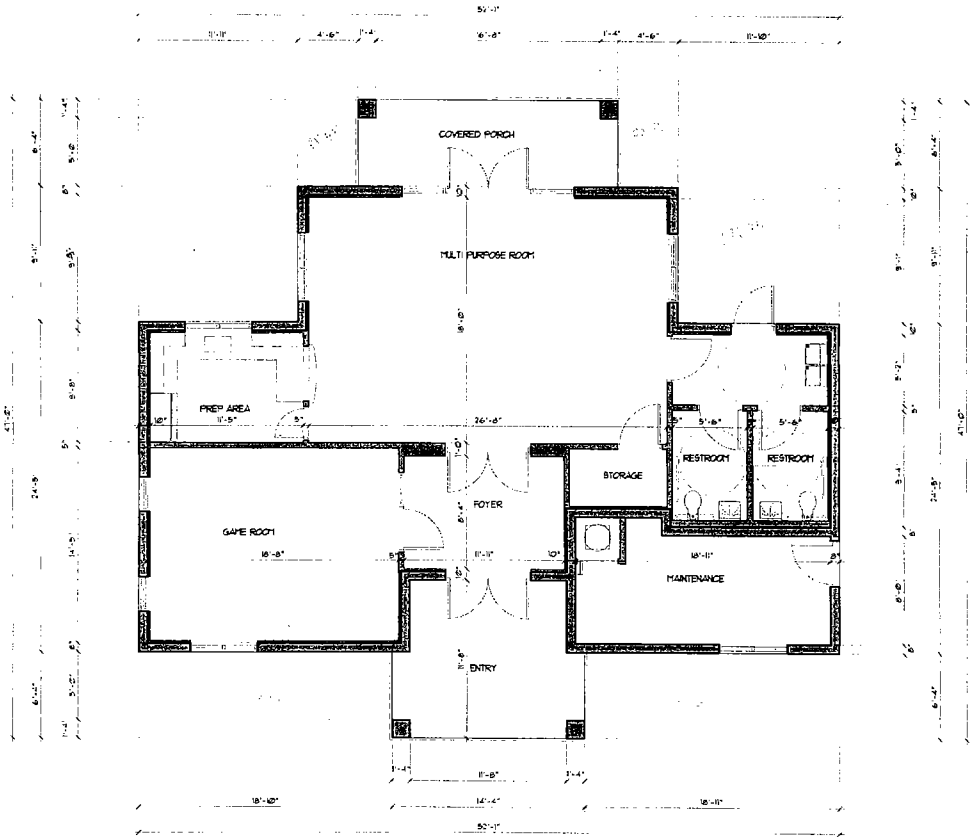
35



RECEIVED
210-124
OCT 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

GROSS AREA : 1.489 SQ. FT.
NET AREA : 1.345 SQ. FT.

CLUB HOUSE 2 - FLOOR PLAN
SCALE: 1/4" = 1'-0"

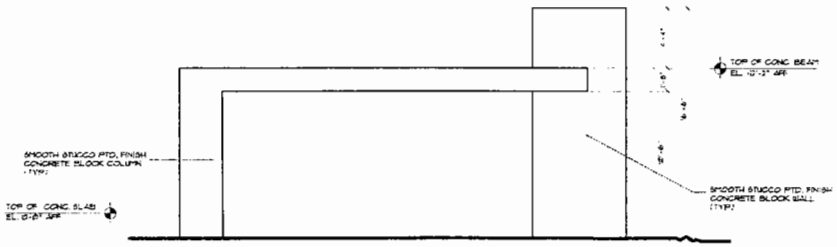
B E H A R • F O N T & P A R T N E R S P . A .

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
250 NW 27TH AVENUE
MIAMI FLORIDA

A-1.8

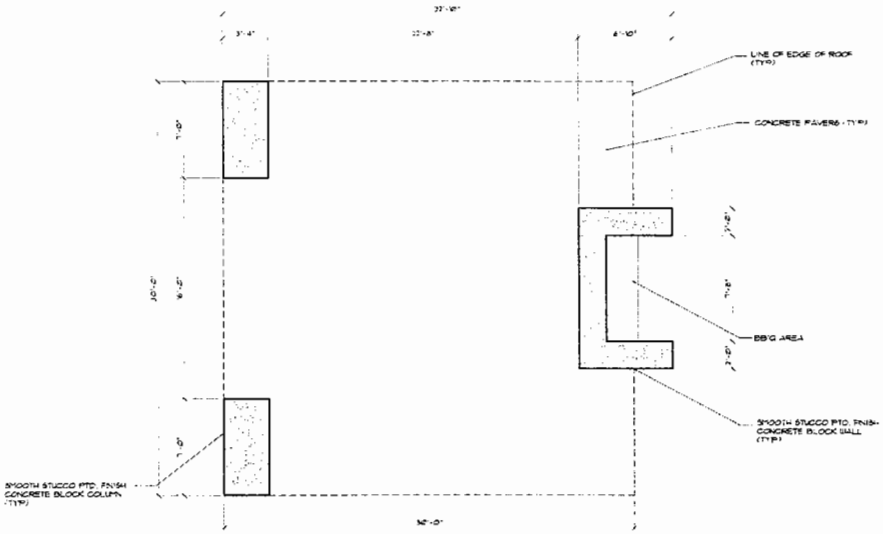
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
BY: SZK

36



GAZEBO ELEVATION

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



GAZEBO FLOOR PLAN

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

RECEIVED
210-124
OCT 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH

B E H A R • F O N T & P A R T N E R S P . A .

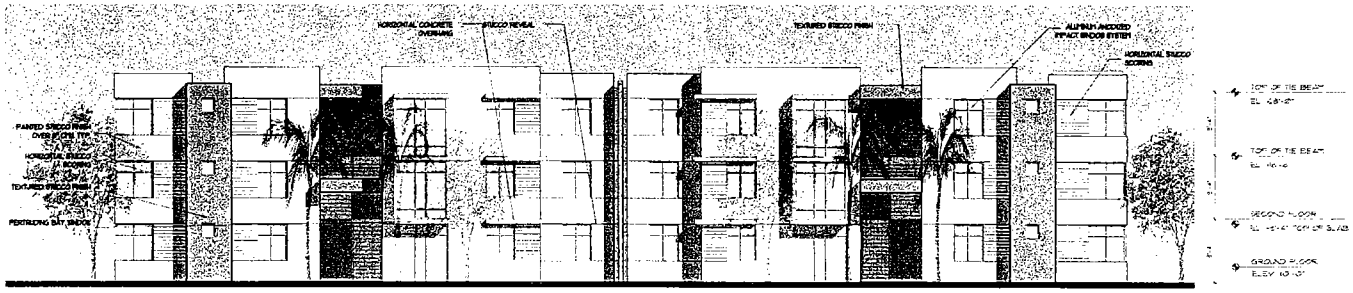
PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
2501 NW 27th AVENUE
MIAMI, FLORIDA

A-3.3

ARCHITECTURE
PLANNING
INTERIORS

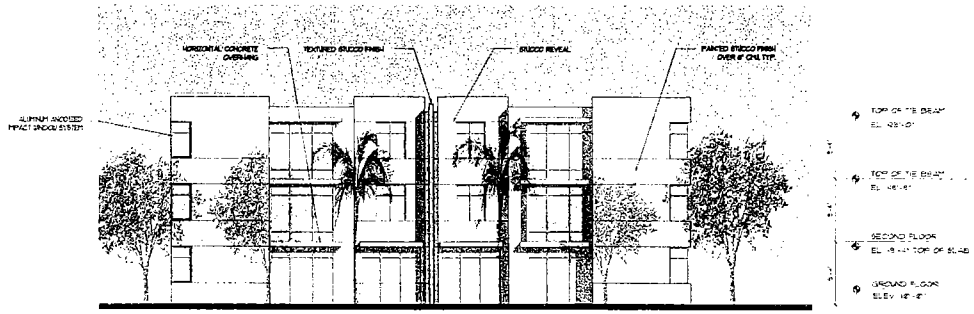
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
BY: [illegible]

37



FRONT & REAR ELEVATION

RECEIVED
210-124
OCT 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY AH



SIDE ELEVATION

ELEVATIONS - BLDG. TYPE I

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

B E H A R · F O N T & P A R T N E R S P . A .

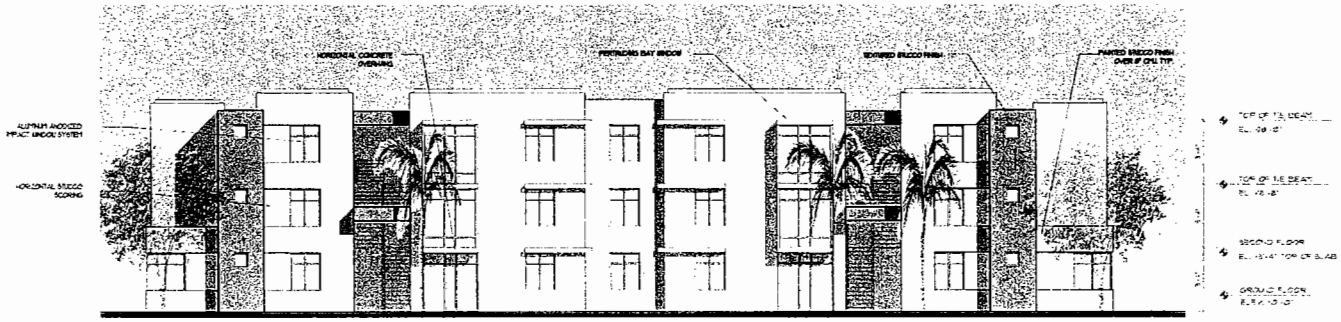
PROPOSED RESIDENTIAL DEVELOPMENT

K I N G ' S T E R R A C E

ARCHITECTURE
PLANNING
INTERIORS

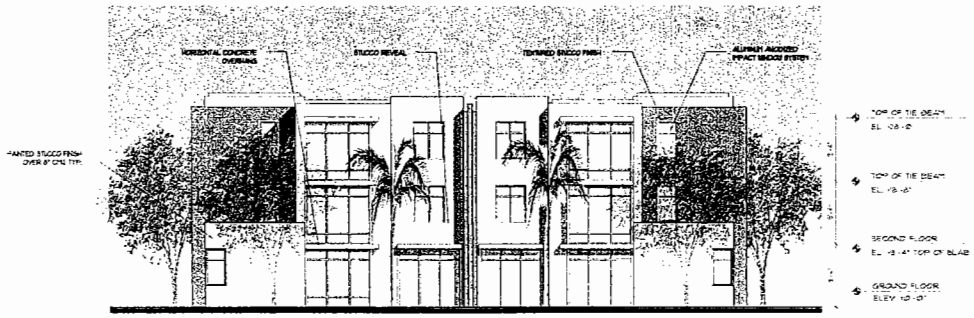
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
BY: SIM

38



FRONT & REAR ELEVATION

RECEIVED
210-124
OCT 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



SIDE ELEVATION

ELEVATIONS - BLDG. TYPE 2 & 3

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

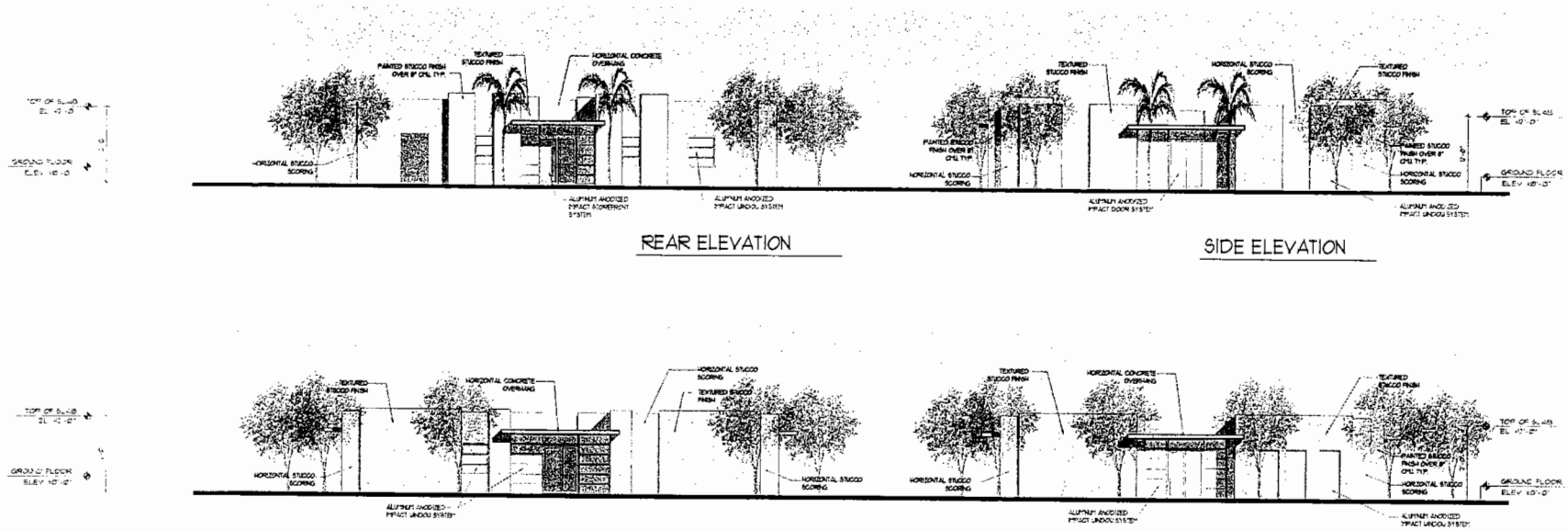
B E H A R • F O N T & P A R T N E R S P . A .

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
ETC. NW 87TH AVENUE

A-2.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210-124
DATE: NOV 09 2010
BY: SDE

39



REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION

ELEVATIONS - CLUBHOUSE I

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

B E H A R · F O N T & P A R T N E R S P . A .

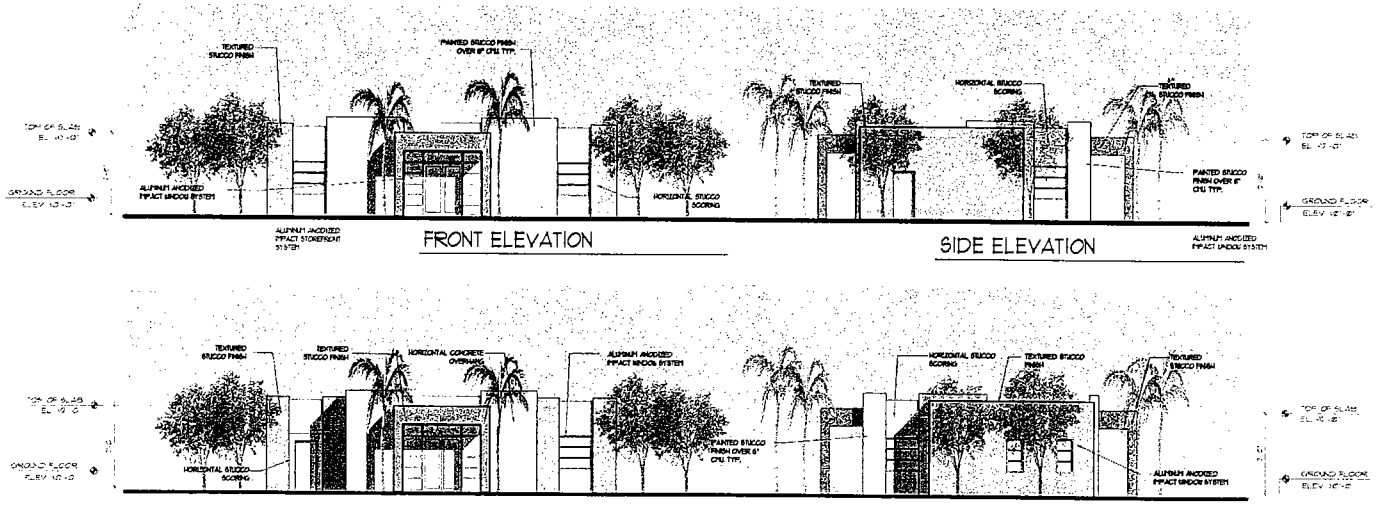
PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
[illegible] 27th AVENUE
[illegible]

A-2.4

RECEIVED
210-124
OCT 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY TH

RECEIVED
MIAMI-DADE COUNTY
PROCESS # 210-124
DATE: NOV 09 2010
BY: HM

40



RECEIVED
210-124
OCT 25 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ELEVATIONS - CLUBHOUSE 2

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

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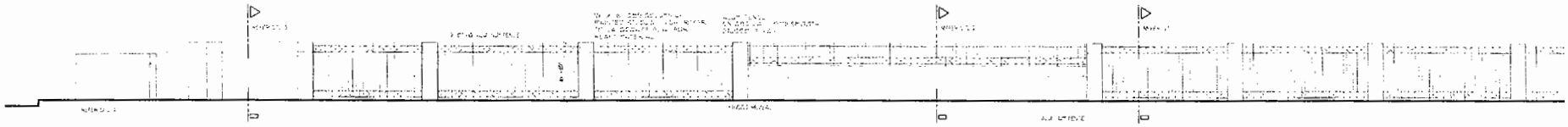
PROPOSED RESIDENTIAL DEVELOPMENT

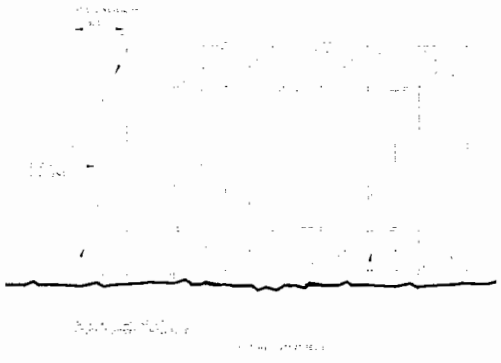
K I N G ' S T E R R A C E

A-2.3

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: 210-124
DATE: NOV 09 2010
BY: SDE

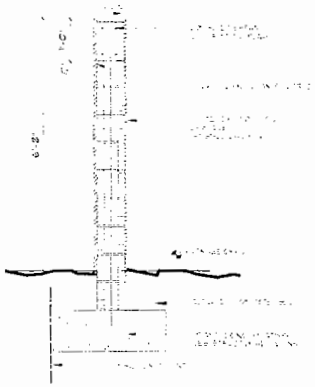


TYPICAL PERIMETER WALL ELEVATION AT NW 27 AVENUE

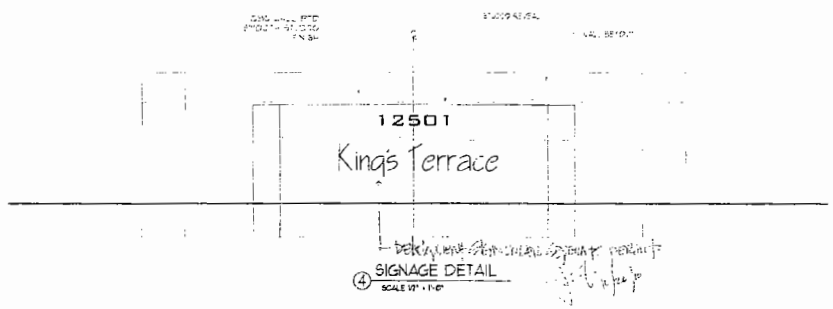


1 PERIMETER WALL SECTION

2 PERIMETER WALL SECTION



3 PERIMETER WALL SECTION



4 SIGNAGE DETAIL
SCALE 1/2" = 1'-0"

PERIMETER WALL

B E H A R · F O N T & P A R T N E R S P. A.

PROPOSED RESIDENTIAL DEVELOPMENT
KING'S TERRACE
1200 NW 27 AVENUE
MIAMI, FLORIDA

A-3.2

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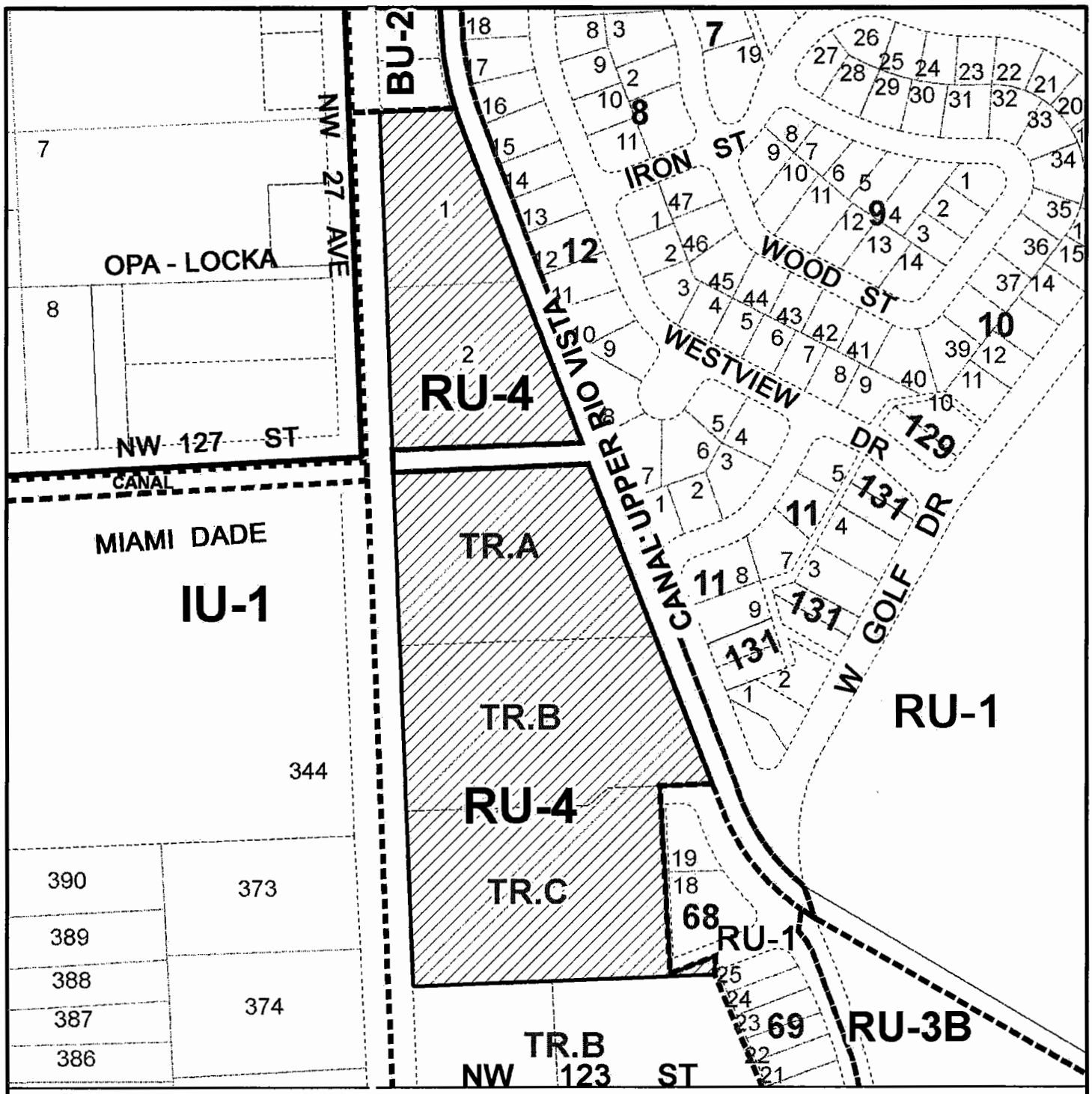
210-124
NOV 09 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2010000124

Section: 27 Township: 52 Range: 41
Applicant: OLCDC WESTVIEW TERRACE, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

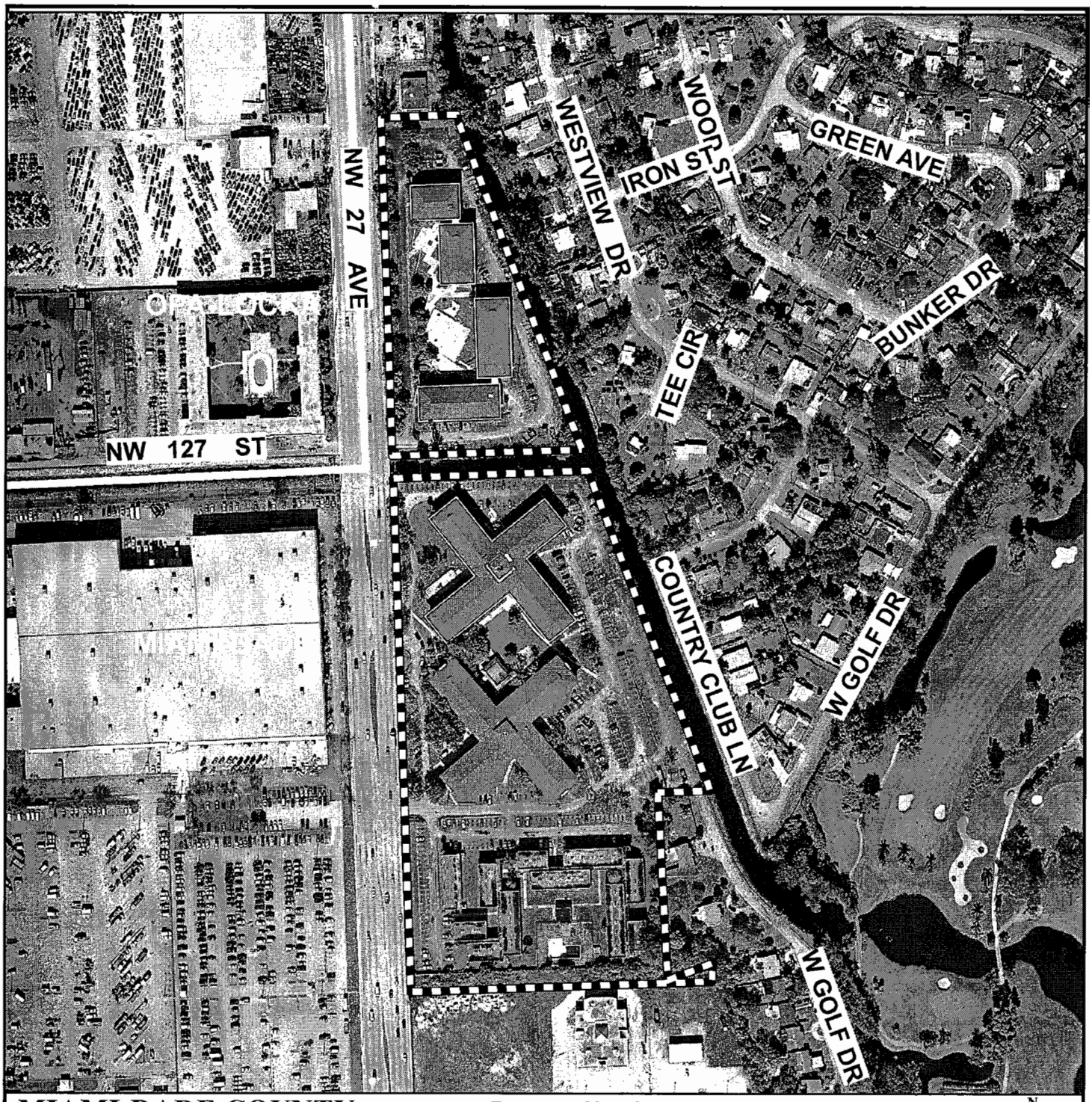
Legend

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

REVISION	DATE	BY
		42



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000124

Section: 27 Township: 52 Range: 41
Applicant: OLCDC WESTVIEW TERRACE, LLC
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend

Subject Property

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 26, 2010

REVISION	DATE	BY

10. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-10 (10-125)
Area 8/District 02
Hearing Date: 01/19/11

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

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

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2007	Director of the Department of Planning and Zoning	- Non-Use Variance lot frontage and area.	BCC	Approved

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

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

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-125(11-1-CZ8-10)

SECTION: 15-53-41 **DATE:** January 19, 2011

COMMISSION DISTRICT: 2 **ITEM NO.:** 10

==========

A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

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

- **REQUESTS:**

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

  (2) 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 T & C Thomas & Calzadilla Metropolitan Architecture, dated stamped received 8/18/10 and consisting of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying south of N.W. 68 Street; approximately 200' east of N.W. 18 Avenue, Miami-Dade County, Florida.

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

B. ZONING HEARINGS HISTORY:

In 2007, the subject property was granted approval of a request to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., pursuant to Resolution No. Z-49-07.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

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

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

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

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING	LAND USE PLAN DESIGNATION
Subject Property:	
RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
Surrounding Properties:	
NORTH: RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua
SOUTH: RU-2; Vacant	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-2; Single-family residence	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-2; 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 south of N.W. 68 Street and approximately 200' east of N.W. 18 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. subject site. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line 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 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the requests 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. 68 Street and approximately 270' west of N.W. 18 Avenue was granted approval of requests to permit a single-family residence setback 15'3" where 25' is required with a lot coverage of 35.87% where 35% is the maximum allowed, pursuant to Resolution No. CZAB8-25-10. 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 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 T&C Thomas & Calzadilla Metropolitan Architecture, dated stamped received 8/18/10 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: 11/2/10
DATE REVISED: 11/4/10, 12/09/10
DATE FINALIZED: 12/20/10
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 1, 2010

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

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

Subject: C-08 #Z2010000125
Habitat for Humanity of Greater Miami, Inc.
1760 NW 68th ST
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater Lot Coverage than Allowed
(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 Section 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

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

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

Tree Preservation
According to the survey and site plan submitted with this application, the subject property contains two specimen-sized (trunk diameter 18 inches or greater) trees (one gumbo limbo and one avocado) located on the northwest part of the site. Section 24-49.2(II) of the Code of Miami-Dade County requires that specimen trees be preserved whenever reasonably possible. 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 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.

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

MIAMI-DADE COUNTY

Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 13-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000125

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped August 18, 2010.

Service Impact/Demand:

Development for the above Z2010000125
located at SOUTH OF N.W. 68 STREET & 200' EAST OF N.W. 18 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;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 calcualted 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.

DATE: 16-DEC-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

APPLICANT

Lying SOUTH OF N.W. 68 STREET & approx. 200' EAST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000125

HEARING NUMBER

HISTORY:

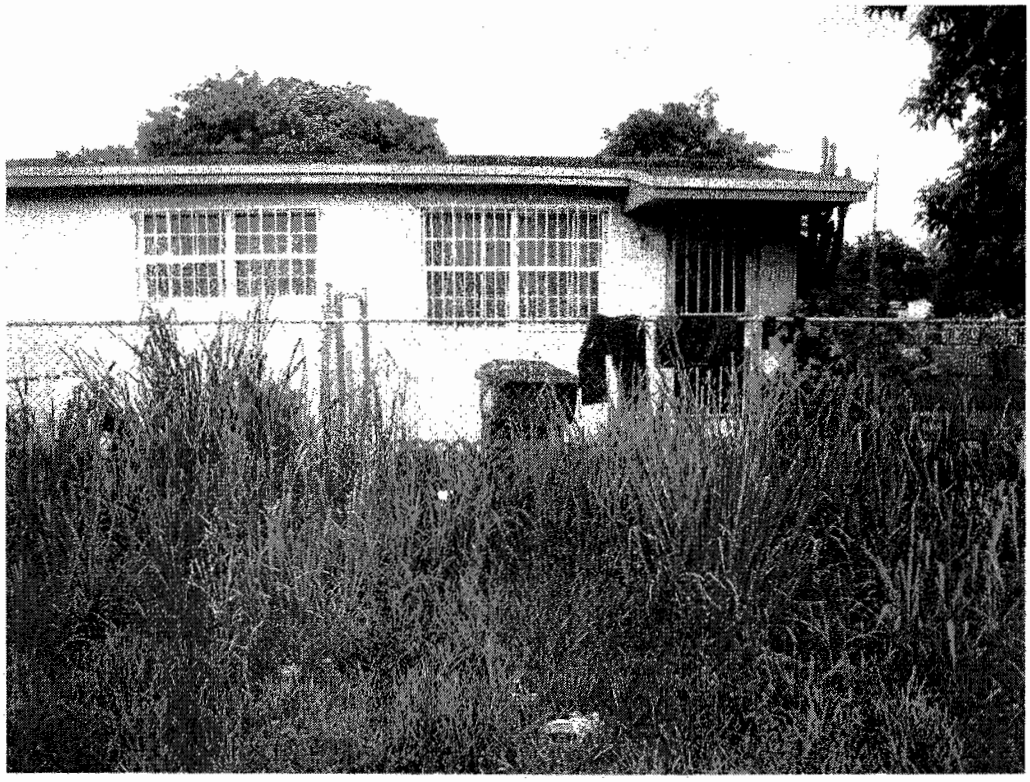
ENFORCEMENT HISTORY: NC; No current violations. BNC: No current violations

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

REPORTER NAME:

11

Prop. #345
1760 NW 68 ST.



South Elevation

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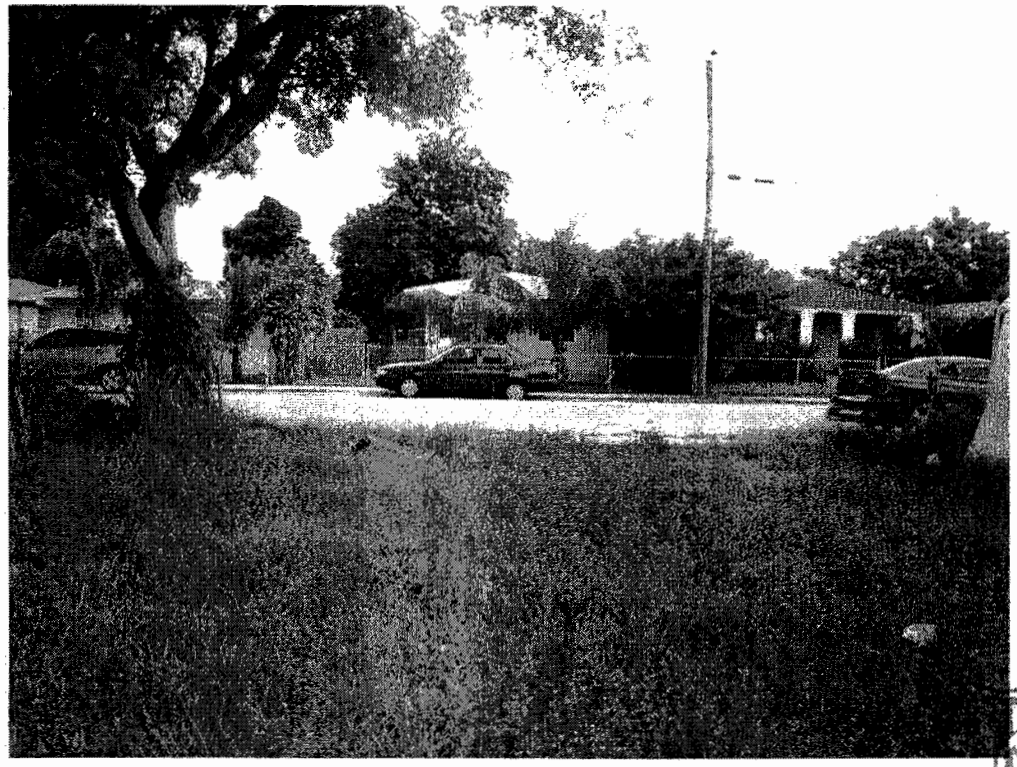
210,125
AUG 1 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

West Elevation

Prop. #345
1760 NW 68 ST.



North Elevation

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ZONING HEARINGS SECTION
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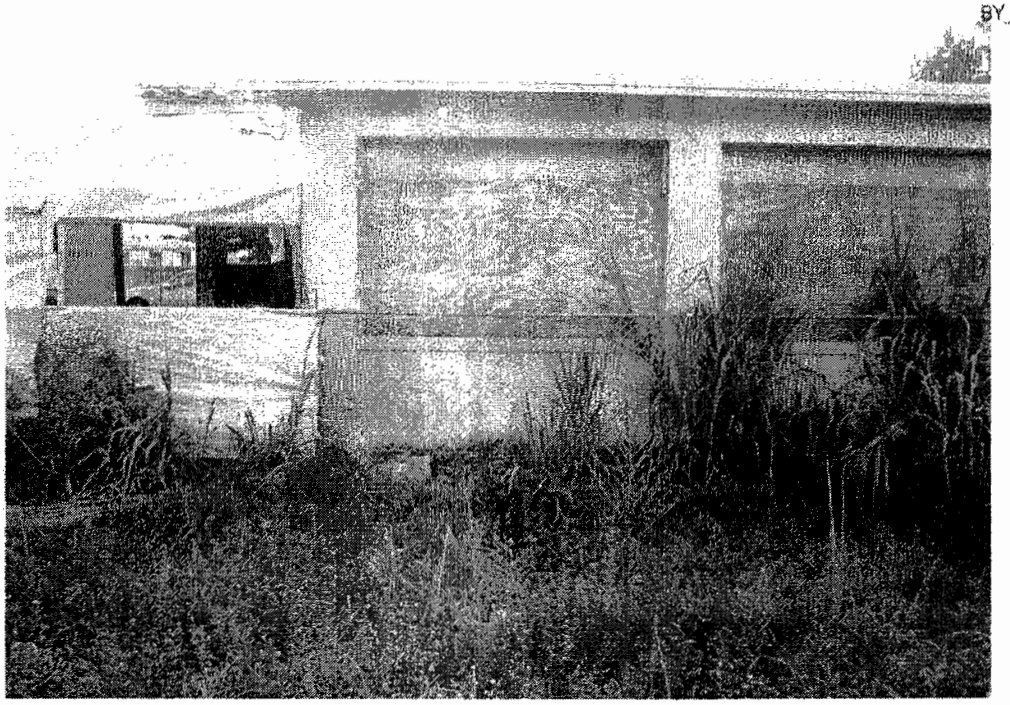

East Elevation

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
SCOTT REMBOLD, VICE PRESIDENT	0
ARLENNA WILLIAMS, 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].

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AUG 18 2010
ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
NOT APPLICABLE	0

BY

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

NOT APPLICABLE	0

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

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

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ZONING HEARINGS SECTION
ZONING DEPT.

Signature: _____
(Applicant)

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

BY _____

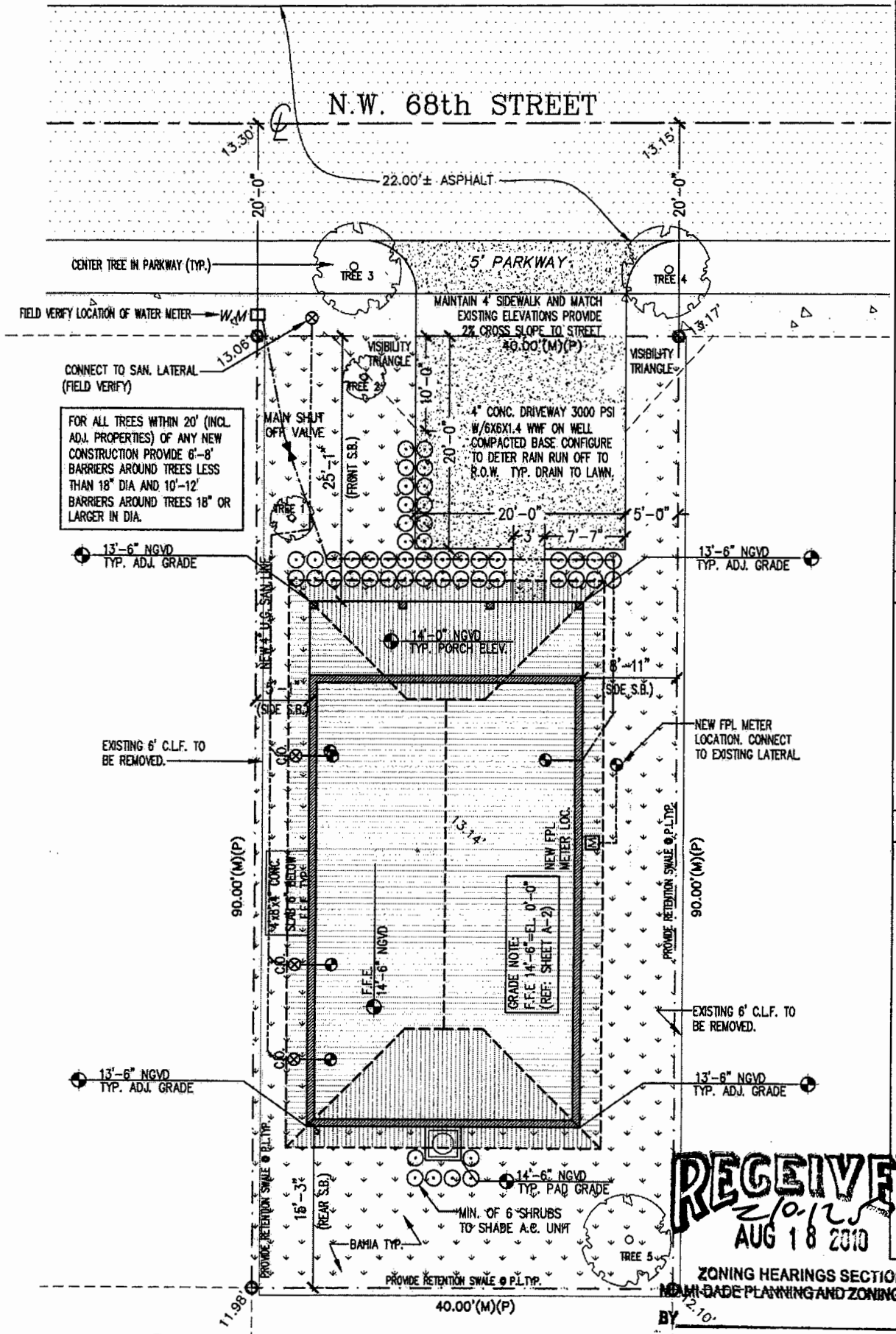
Cindy L. Allen
(Notary Public)

My commission expires: March 18, 2012

CINDY L. ALLEN
Commission DD 769952
Expires March 18, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

*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 1760 NW 68th St.,Miami, Fl.



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

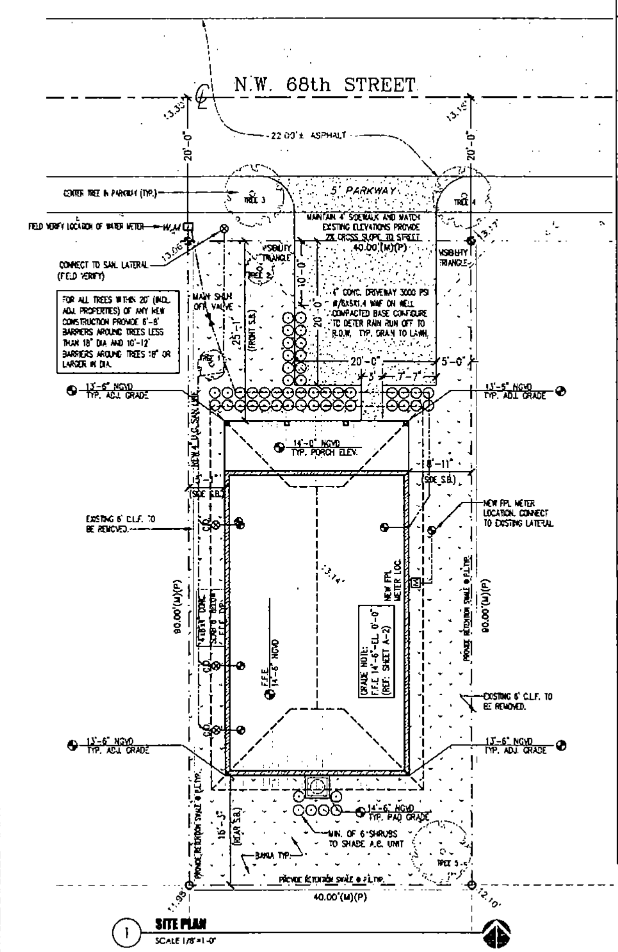
1 **SITE PLAN**

ENLARGED SITE PLAN ENLARGED SITE PLAN

EXISTING TREE LEGEND	NEW TREE LEGEND

16

HABITAT FOR HUMANITY 1760 NW 68th St.,Miami, Fl.



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

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001	PERSEA AMERICANA	AVOCADO		✓	22"	26'	24'
002	BURSERA SIMARUBA	GUMBO LIMBO	✓		22"	23'	28'

NEW SHRUB LIST

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

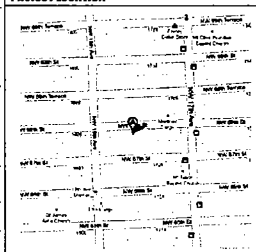
SHRUB NOTES
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
003****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
004****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
005***	CORDIA SEBESTENA	ORANGE GEIGER	✓		8' - 10' 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 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. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING
6. LOT TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 13 BLOCK 6, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA 1,110 SQ. FT.
TOTAL AREA UNDER ROOF 1,292 SQ. FT.

PROJECT INDEX

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

LANDSCAPING NOTES

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

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

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

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .083 ACRES (3,600 SF)

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION		
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area permitted for [redacted]% X lot area ONLY BAHIA USED ON PROJECT, SEE PLAN	N/A	1,882 sf
	TREES		
	The number of trees required per lot: existing number of trees that meet min. requirements = 30% palm trees allowed(two palms = one tree) Palms provided	3 - -	3 - -
A.	Percentage of native trees req.=number of trees provided X 30%=	1	3
B.	Street trees (max. avg. spacing of 35' o.c.) xxx sf along street/35= Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	2	2
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	5	5
	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.	50 15	50 50

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

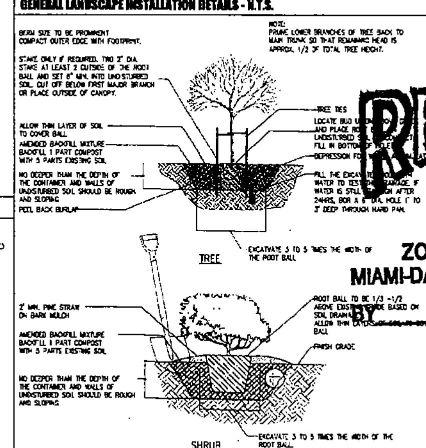
ZONING LEGEND

ZONING: RU-2

	REQUIRED:	PROVIDED:
HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292 sf (35.8%)
SETBACKS:		
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	5'-1" & 8'-11"
SIDE STREET	15'-0"	N/A
PARKING	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 ROIGHT-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.

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



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 1916.1.7) "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.

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
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C.	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

SYMBOLS

DRAWING NAME
SCALE
DRAWING IDENTIFICATION
1/A1 BUILDING SECTION 1/A1
1/A1.1 WALL SECTION
DRAWING NUMBER
DETAIL OR WALL SECTION KEY
(001) DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

RECEIVED
219-125
AUG 1 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

Registration
8 Aug 2010
Peter W. Thomas AR 008754

REVISIONS

THOMAS & CALZADILLA

RECEIVED 219-125 AUG 18 2010
ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

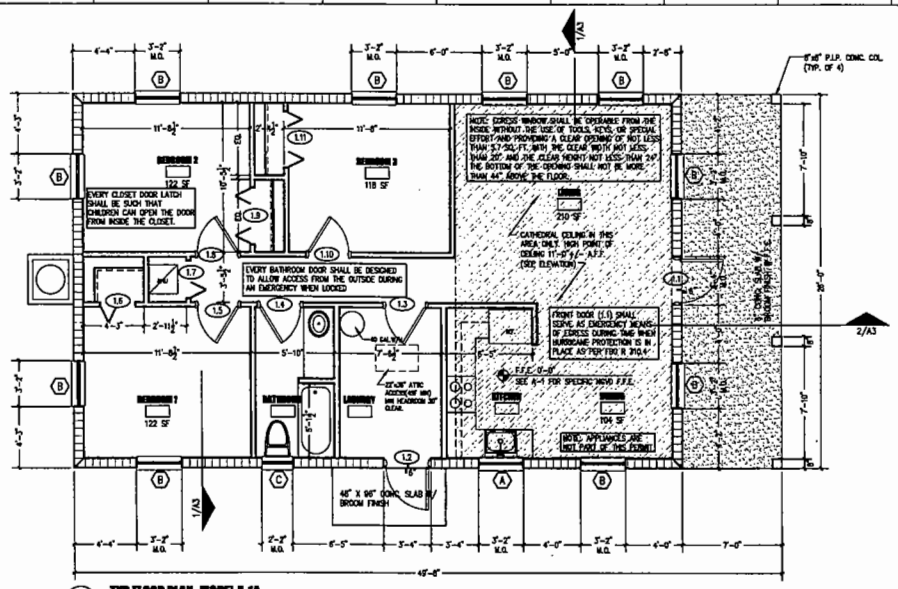
HABITAT FOR HUMANITY
1760 NW 68th Street
Miami, Florida

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 07/25/10
Drawn by: RJE/EG
File: N:Thomas&Calzadilla\HABITAT\

A1

17

345



1 TYP.FLOOR PLAN- MODEL A-1A

SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

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

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:

ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 8,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.

ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

WINDOW SCHEDULE

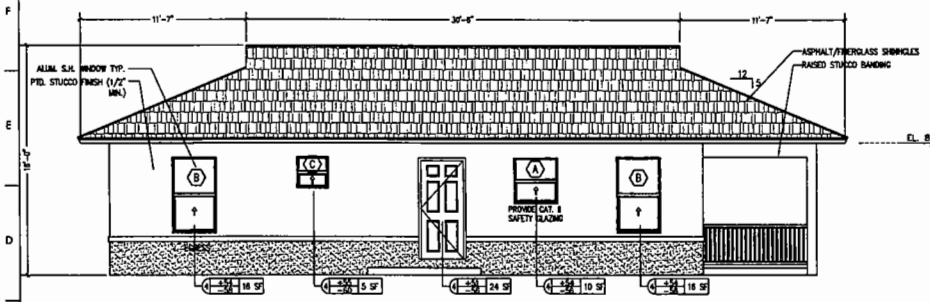
MARK	DIMENSIONS W.	DIMENSIONS H.	DIMENSIONS TH.	TYPE	MATERIALS GLASS TH.	MATERIALS U-FACTOR	MATERIALS SOLAR HEAT GAIN COEF. (SHGC)	MATERIALS FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

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

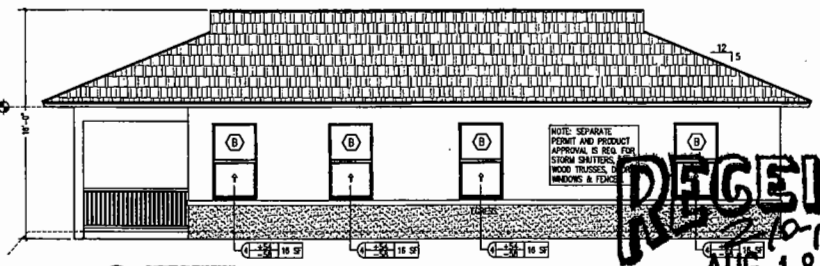
ROOM FINISH SCHEDULE

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



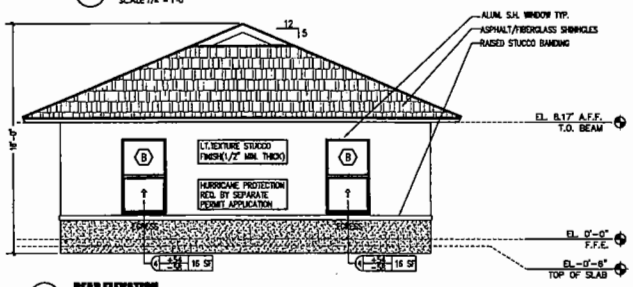
2 LEFT ELEVATION

SCALE 1/4" = 1'-0"



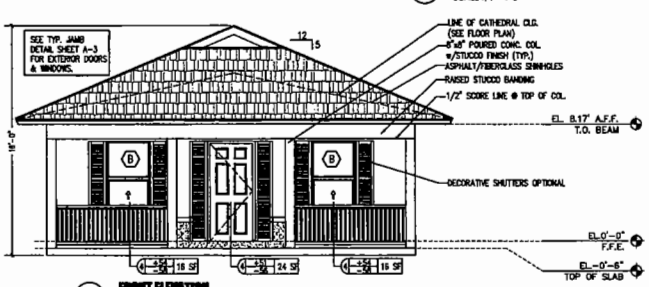
3 RIGHT ELEVATION

SCALE 1/4" = 1'-0"



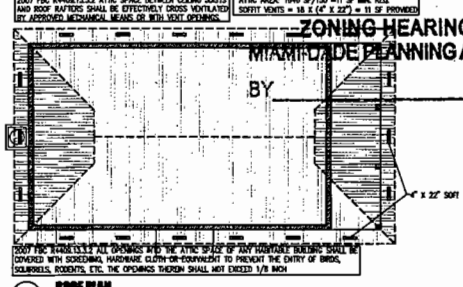
4 REAR ELEVATION

SCALE 1/4" = 1'-0"



5 FRONT ELEVATION

SCALE 1/4" = 1'-0"



6 ROOF PLAN

SCALE 1/4" = 1'-0"

RECEIVED
AUG 18 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Habitat for Humanity
SOUTH DADE AREA
14400 SW 264 ST
MIAMI, FL 33032
305-245-2429
EXECUTIVE DIRECTOR: JAMES MARRERO

Registration

Peter Thomas AR 0207754

Revisions

DATE	DESCRIPTION
08/12/2010	ADDED DIMENSIONS TO ROOF PLAN

Date this drawing last modified

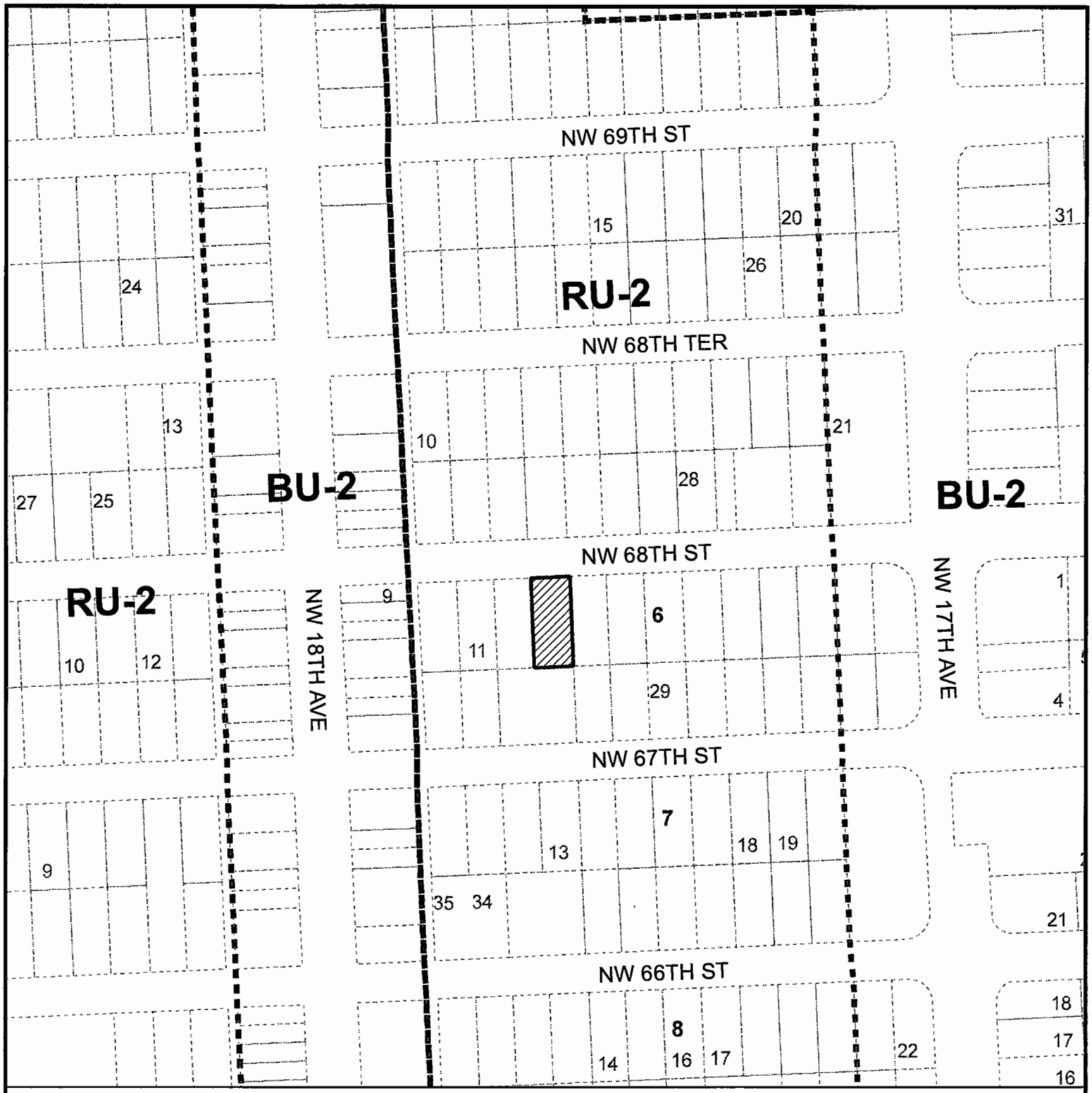
HABITAT FOR HUMANITY
COOKIE CUTTER MODEL "A-1A"

FLOOR PLANS,ELEVATIONS AND SCHEDULES

Date: 04/22/10
Drawn by: B.&J.R.G.
Checked by: P.Thomas(Arch.)
File: HABITAT\Floorplan.Plan

A2

3145



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000125

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: Friday, August 20, 2010

REVISION	DATE	BY
		19

MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2010000125

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: Friday, August 20, 2010

REVISION	DATE	BY

11. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-11 (10-126)
Area 8/District 02
Hearing Date: 01/19/11

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
	Add 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:** Z10-126 (11-1-CZ8-11)

SECTION: 15-53-41 **DATE:** January 19, 2011

COMMISSION DISTRICT: 2 **ITEM NO.:** 11

==========

A. INTRODUCTION:

- **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.

- **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 T&C Thomas & Calzadilla, Metropolitan Architecture, Sheet "A1"dated stamped received 9/22/10 and Sheet "A2" dated stamped received 8/18/10 for a total of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying north of N.W. 64 Street; approximately 350' east of N.W. 18 Avenue, Miami-Dade County, Florida.

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

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

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

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

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

D. NEIGHBORHOOD CHARACTERISTICS:

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

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 350' east of N.W. 18 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,600 sq. ft. 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 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 requests will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property lying approximately 109' east of N.W. 19 Avenue, south of N.W. 63 Street was granted approval of requests to permit a single-family residence setback 15'2" where 25' is required with a lot coverage of 35.8% where 35% is the maximum allowed, pursuant to Resolution No. CZAB8-20-10. In addition, a property lying south of N.W. 64 Street and approximately 132' east of N.W. 19 Avenue was granted approval of requests for lot frontage of 40' and a lot area of 3,600 sq. ft. for a single-family residence where 75' and 7,500 sq. ft. were required, pursuant to Resolution No. Z-6-08. 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 T&C Thomas & Calzadilla, Metropolitan Architecture, Sheet "A1" dated stamped received 9/22/10 and Sheet "A2" dated stamped received 8/18/10 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: 11/2/10
DATE REVISED: 11/4/10, 12/09/10
DATE FINALIZED: 12/20/10
MCL:GR:NN:NC:CI

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

5

Memorandum

MIAMI-DADE COUNTY

Date: August 31, 2010

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

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

Subject: C-08 #Z2010000126
Habitat for Humanity of Greater Miami, Inc.
1741 NW 64th ST
To Permit a Single-Family Residence Setback Less than Permitted from Property Lines, to Permit a Greater Lot Coverage than Allowed and to Request a Lesser Frontage and Area than Permitted
(RU-2) (0.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

Tree Preservation
The subject property contains a specimen-sized (trunk diameter 18 inches or greater) avocado tree (#5) located on the north east part of the site. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. 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 proposed single family residence may affect the existing tree root systems, thereby causing the effective destruction of the tree which would constitute a violation of Section 24-49 of the Code of Miami-Dade County. 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

MIAMI-DADE COUNTY

Date: November 26, 2008

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

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

Subject: Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

Memorandum

Date: 13-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

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

Subject: Z2010000126

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped August 18, 2010.

Service Impact/Demand:

Development for the above Z2010000126
located at NORTH OF N.W. 64 STREET & APPROXIMATELY 348' FROM N.W. 18 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 calculataed 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.

DATE: 16-DEC-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.

APPLICANT

Lying NORTH OF N.W. 64 STREET & APPROXIMATELY 350' EAST of N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000126

HEARING NUMBER

HISTORY:

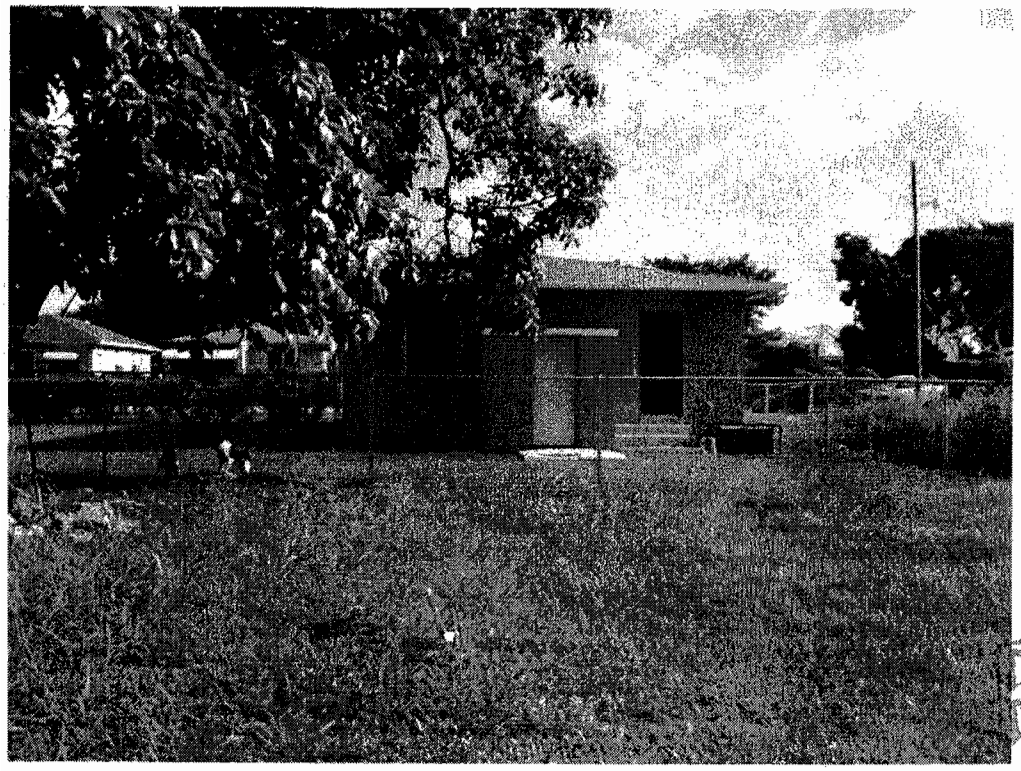
ENFORCEMENT HISTORY: NC: No current violations. BNC: No current violations.

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

REPORTER NAME:

11

Prop. #348
1741 NW 64 ST.



North Elevation

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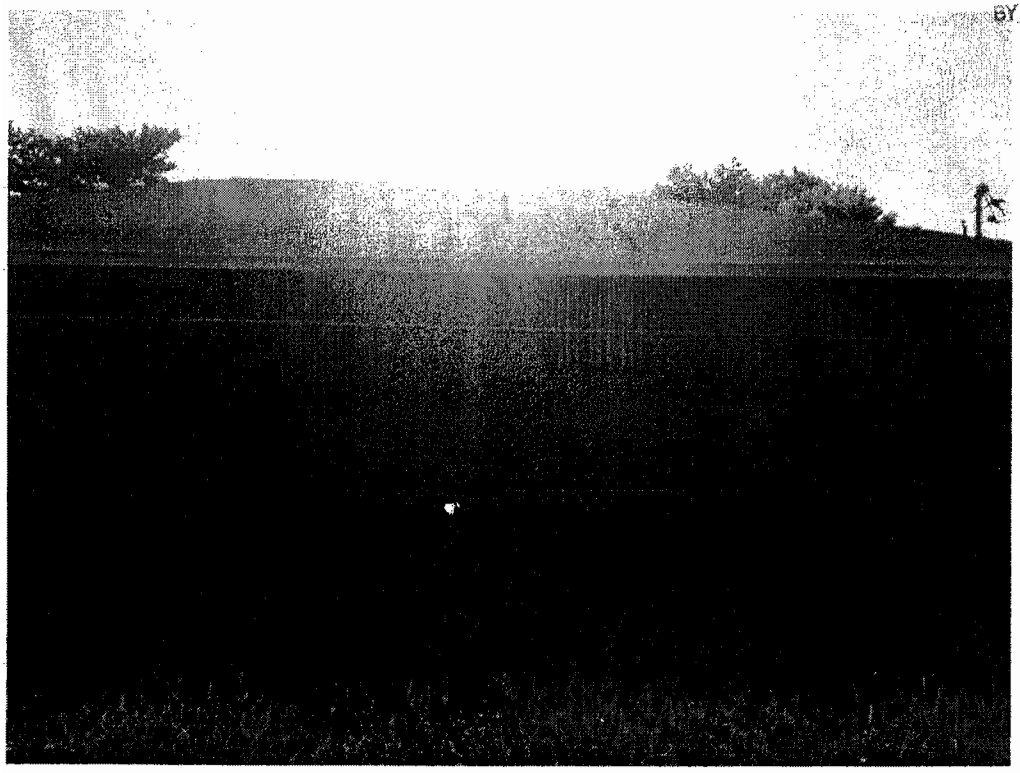
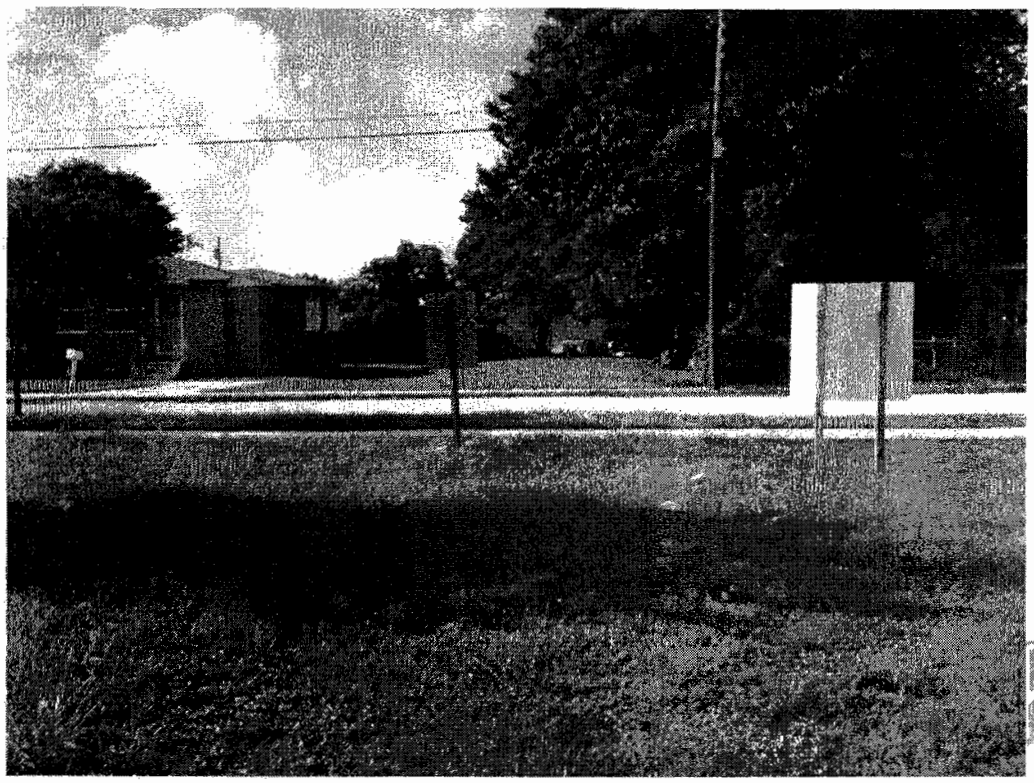
AUG 18 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY



East Elevation

Prop. #348
1741 NW 64 ST.



South Elevation

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

West Elevation

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
SCOTT REMBOLD, VICE PRESIDENT	0
ARLENNA WILLIAMS, 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].

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26.126
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

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.

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AUG 18 2010
2101/26
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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 August, 2010. Affiant is personally know to me or has produced _____ as identification.

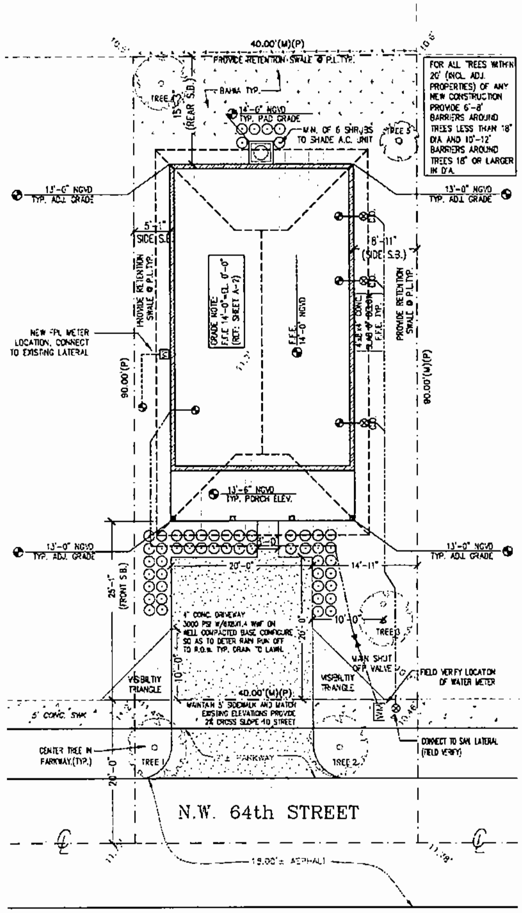
Cindy L. Allen
(Notary Public)

My commission expires: March 18, 2012

CINDY L. ALLEN
Commission DD 769952
Expires March 18, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

*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 1741 NW 64th St.,Miami, Fl.



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

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
005	Persea americana	AVOCADO		✓	26"	36'	30'

NEW SHRUB LIST

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

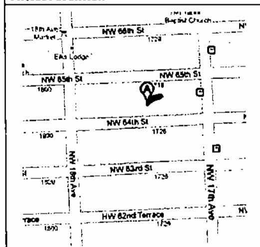
SHRUB NOTES
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
001****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
002***	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
003***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT X 3' SPREAD
004	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' 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 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. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING
6. LOT TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 29 BLOCK 9 LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA	1,110 SQ. FT.
TOTAL AREA UNDER ROOF	1,292 SQ. FT.

PROJECT INDEX

A-1 SITE/LANDSCAPE PLANS DETAILS & NOTES

COOKIE CUTTER APPROVED SHEETS

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

LANDSCAPING NOTES

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

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

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

LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .083 ACRES (3,600 SF)

	REQUIRED	PROVIDED
LAWN AREA CALCULATION		
A. Total open space required by Ch 33	N/A	N/A
B. Max lawn area permitted for St. Augustine=50% X lot area ONLY BAHIA USED ON PROJECT. SEE PLAN	N/A	1,882 sf
TREES		
The number of trees required per lot	3	3
existing number of trees that meet min. requirements =	-	1
30% palm trees allowed(two palms = one tree) Palms provided	-	-
A. Percentage of native trees req.=number of trees provided X 30%=	1	3
B. Street trees (max. avg. spacing of 35' o.c.) xxxx sf along street/35=	7	2
Plam as street trees (max. avg. spacing of 25' o.c.) xxxx linear feet along street/25=		
C. Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D. Total number of trees provided	N/A	N/A
	5	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

CONSTRUCTION NOTES

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

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

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

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

SOIL STATEMENT

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

CONSTRUCTION NOTES

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

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

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

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

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

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

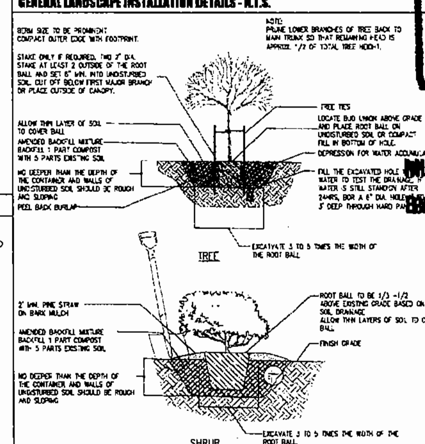
ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292 sf (35.8%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	5'-1" & 8'-11"
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 OF STORM WATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.
A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC ROIGH OF WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142
HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



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.

ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONRY UNIT
	CAB.	CABINET
	CLG.	CEILING
	C.D.	CEILING DIFFUSER
	COMP.	COMPRESSOR (A/C)
	COL.	COLUMN
	CONC.	CONCRETE
	CTR.	CENTER
D	DN.	DOWN
	DW.	DISHWASHER
E	E.P.	ELECTRICAL PANELBOARD
	ELEC.	ELECTRIC (AL)
	ELEV.	ELEVATION
F	F.F.	FINISH FLOOR
	FIXT.	FIXTURE
G	G.C.	GENERAL CONTRACTOR
	GYP.	GYPSUM BOARD
H	H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING
I	INT.	INTERIOR
L	LAV.	LAVATORY
	LT.	LIGHT
M	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	MTL.	METAL
O	O.C.	ON CENTER
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECEPT.	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

Symbol	Meaning
1 SCALE	DRAWING NAME / DRAWING IDENTIFICATION
1/A1 — 1/A1	BUILDING SECTION
A6	SHEET NUMBER
A6	DETAIL OR WALL SECTION KEY
A6	SECTION DETAIL KEY
1/A8	INTERIOR ELEVATION KEY
ROOM NAME 101	ROOM IDENTIFICATION
001	DOOR NUMBER
	ELEVATION LINE
	SPOT ELEVATION
	REVISION
	PROJECT NORTH

RECEIVED
Z10-126
SEP 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISIONS

Registration

Peter W. Thomas AR 008754
12 Aug 2010

Habitat for Humanity

HABITAT FOR HUMANITY
1741 NW 64th Street
Miami, Florida

SITE /LANDSCAPE PLANS, DETAILS & NOTES

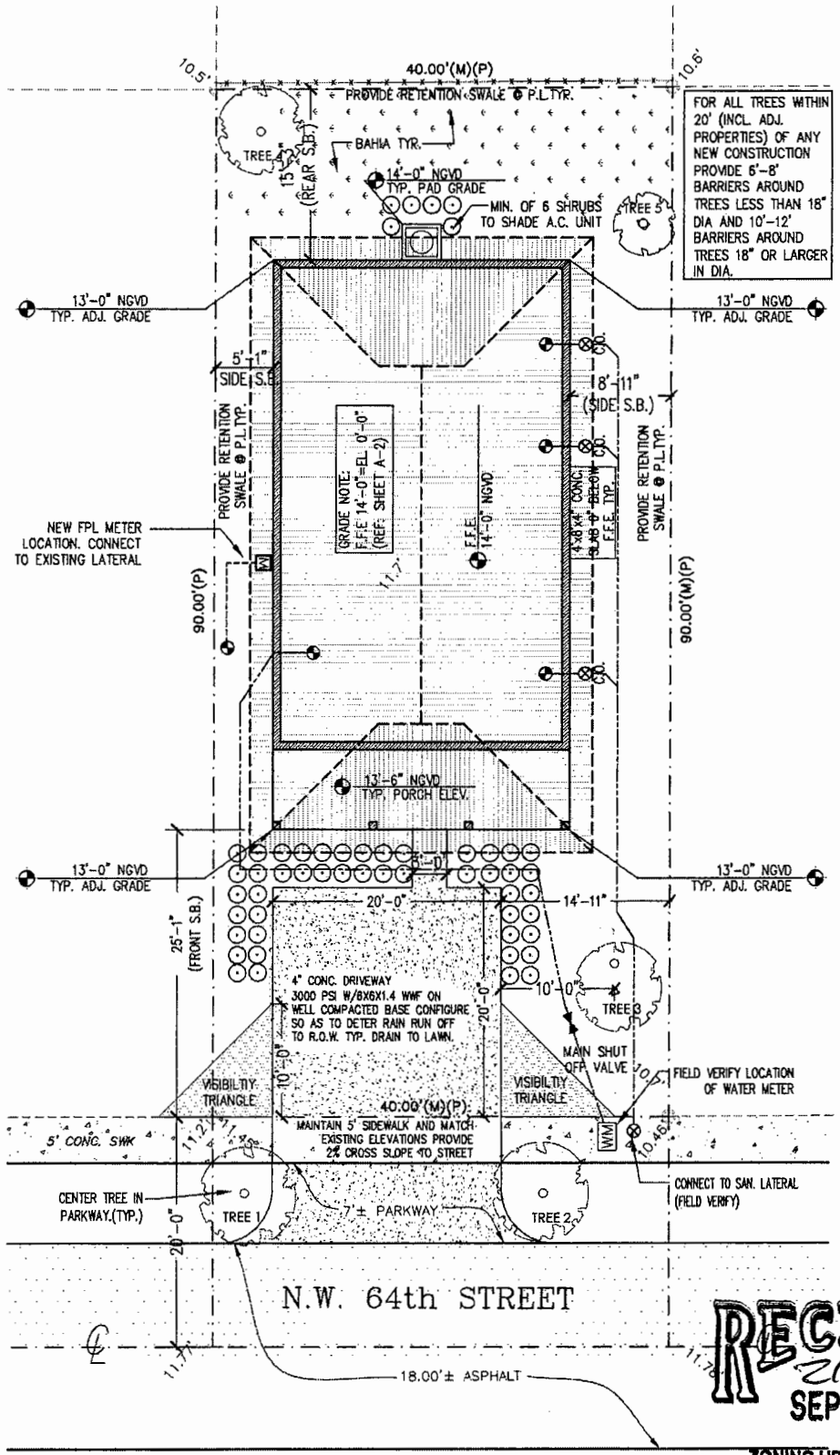
Date: 08/10/10
Drawn by: RJL/EG
File: N:\Thomas\Calzadilla\HABITAT\

A1

348

16

HABITAT FOR HUMANITY 1741 NW 64th St.,Miami, Fl.



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

RECEIVED
210-12
SEP 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
005	Persea americana	AVOCADO		✓	26"	36'	30'

NEW TREE LEGEND

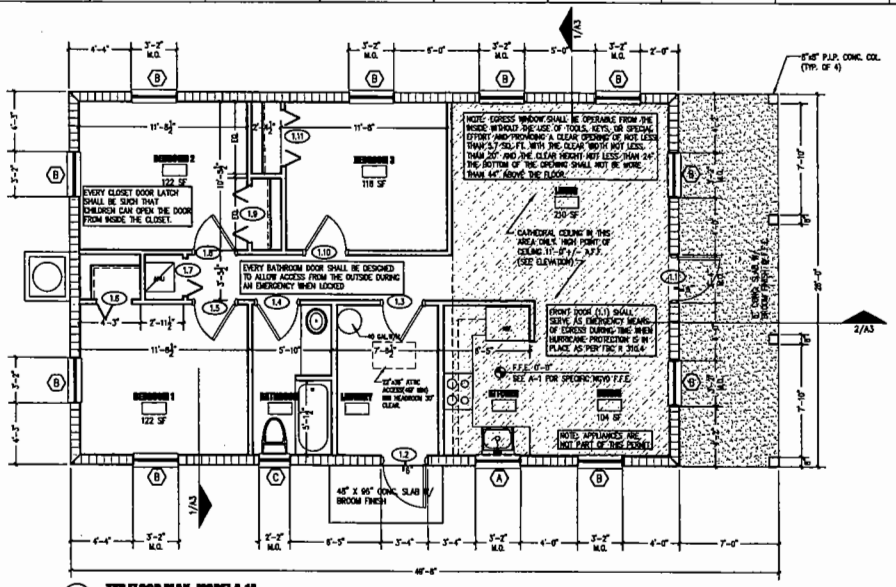
TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECI
001****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0"
002****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0"
003***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HE
004	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HE

NEW SHRUB LIST

NEW/EXISTING TREE NOTES

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING

17



1 TYP.FLOOR PLAN- MODEL A-1A

SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

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

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:

- ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 8,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

WINDOW SCHEDULE

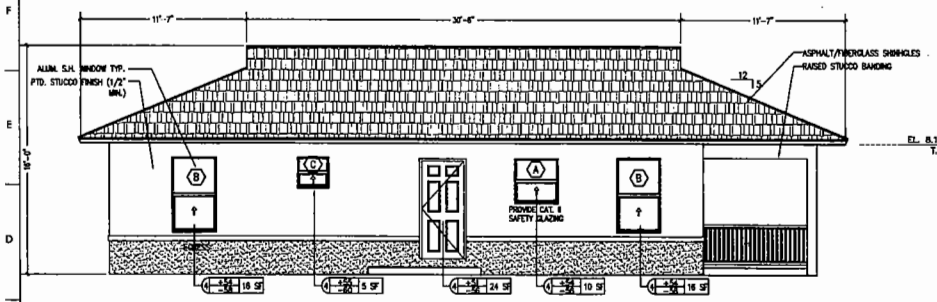
MARK	DIMENSIONS W.	H.	TH.	TYPE	MATERIALS GLASS TH.	U-FACTOR	SOLAR HEAT GAIN COEF. (SHGC)	FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 08-0408.06
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 08-0408.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 08-0408.06 (OBSCURE GLASS PER FBC R305.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

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

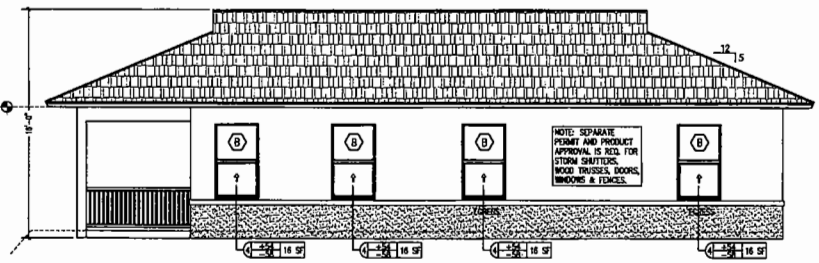
ROOM FINISH SCHEDULE

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



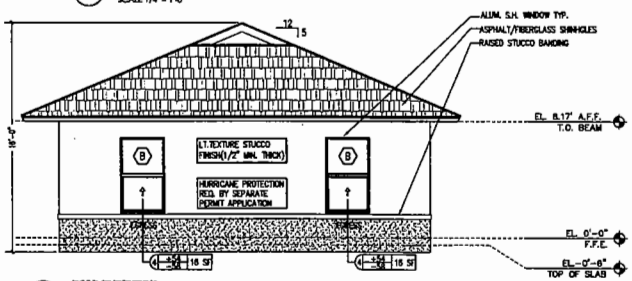
2 LEFT ELEVATION

SCALE 1/4" = 1'-0"



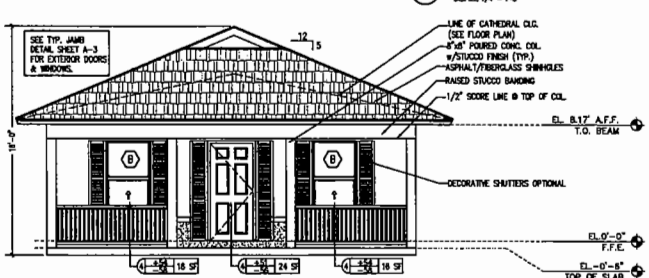
3 RIGHT ELEVATION

SCALE 1/4" = 1'-0"



4 REAR ELEVATION

SCALE 1/4" = 1'-0"

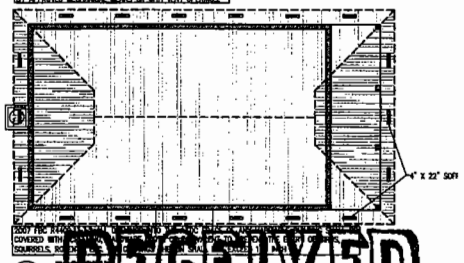


5 FRONT ELEVATION

SCALE 1/4" = 1'-0"

2007 FBC R4408.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE DITCHED FOR CROSS VENTILATION BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1540 SF/150 =11 SF MIN. REQ. SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



6 ROOF PLAN

SCALE 1/4" = 1'-0"

COVERED WITH ... SQUIRRELS, ...

RECEIVED 20-126 AUG 18 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____

Habitat for Humanity
3800 NW 22ND AVE.
MIAMI, FL 33142
305-635-2082
EXEC.DIRECTOR@HFHMDC.ORG

Registration

Peter Thomas AR 0087154

Revisions

#	DESCRIPTION	DATE
1	ADDED DIMENSIONS TO ROOF HEIGHT	

Does this drawing set comply with the 2007 Florida Building Code?

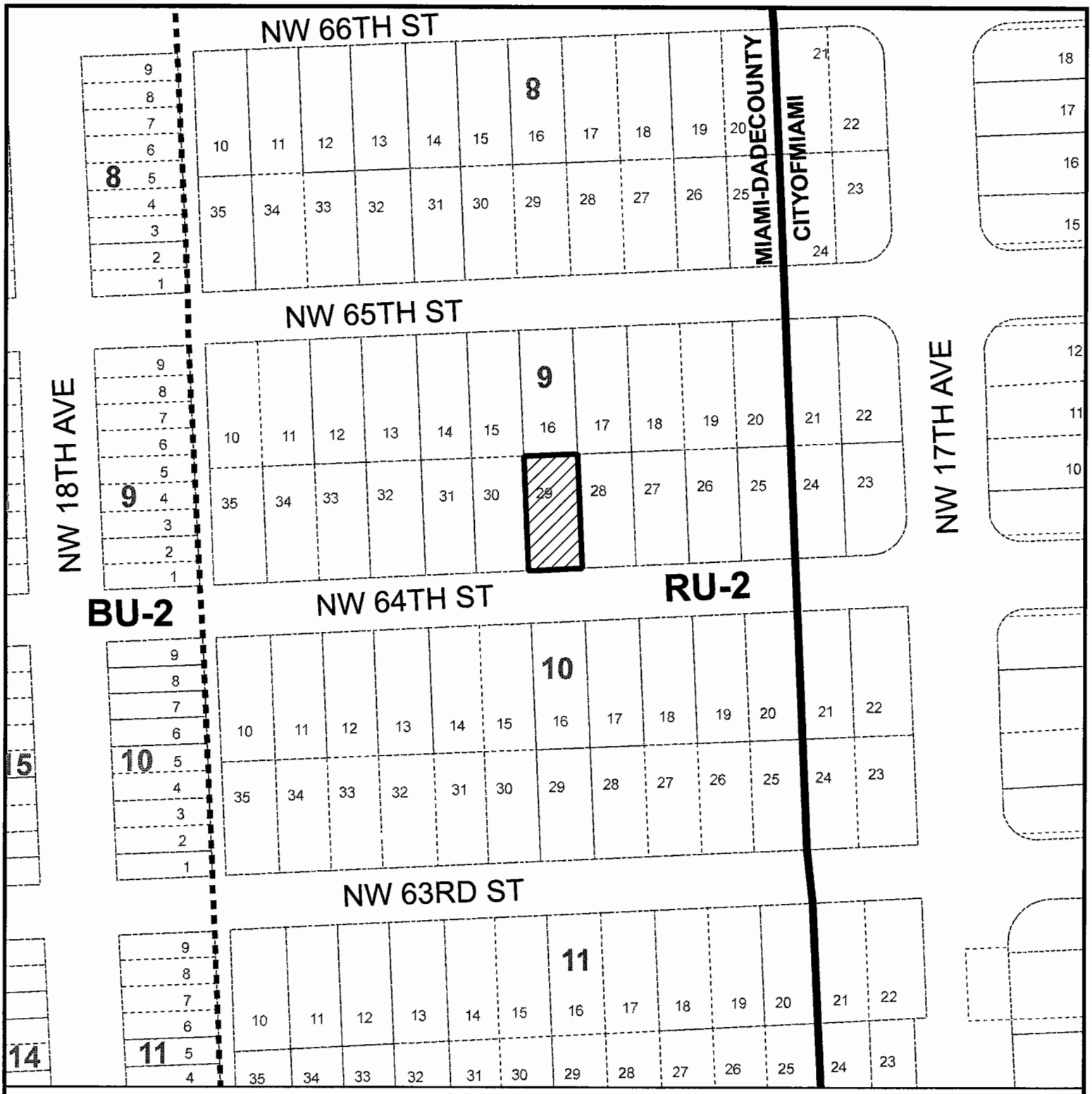
HABITAT FOR HUMANITY
COOKIE CUTTER MODEL "A-1A"

RECEIVED 20-126 AUG 18 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

FLOOR PLANS,ELEVATIONS AND SCHEDULES

Date: 06/22/10
Drawn by: R.E/E.G
File: H:\Cookie Cutter\A-1
Project: Habitat Scattered Sites

A2



MIAMI-DADE COUNTY
HEARING MAP

Process Number

Z2010000126

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

N W E S

Legend

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 19, 2010

REVISION	DATE	BY
		19

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000126

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 COUNTY

SKETCH CREATED ON: Thursday, August 19, 2010

REVISION	DATE	BY

12. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-12 (10-127)
Area 8/District 02
Hearing Date: 01/19/11

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:** Z10-127 (11-1-CZ8-12)

SECTION: 15-53-41 **DATE:** January 19, 2011

COMMISSION DISTRICT: 2 **ITEM NO.:** 12

==========

A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

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

- **REQUESTS:**

  (1) Applicant is requesting to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,500 sq. ft. (7,500 sq. ft. required).

  (2) Applicant is requesting to permit a single-family residence setback 15' (25' required) from the rear (north) property lone.

  Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Buckler Architects, consisting of 3 sheets, Sheet "A1" dated stamped received 9/24/10 and the remaining 2 sheets dated stamped received 8/18/10. Plans may be modified at public hearing.

- **LOCATION:**

  Lying north of N.W. 73 Street, approximately 66' east of N.W. 17 Avenue, Miami-Dade County, Florida.

- **SIZE:** 50' x 70'

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-1; Vacant	Low –Medium Density Residential, 6 to 13 dua
Surrounding Properties:	
NORTH: RU-1; Single-family residence	Low-Medium Density Residential, 6 to 13 dua
SOUTH: RU-1; Vacant, single-family residence	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-1; Vacant	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-1; Single-family residence, 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.

G. NEIGHBORHOOD SERVICES:

DERM	**No objection***
Public Works	**No objection**
Parks	**No comment**
MDT	**No comment**
Fire Rescue	**No objection**
Police	**No comment**
Schools	**No objection**

*Subject to conditions indicated in their memorandum.

H. ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 73 Street and approximately 66' east 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 1 dwelling unit on the 3,500 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 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 and #2 are analyzed under the Non-Use Variance (NUV) Standard, Section 33-311(A)(4)(b), staff is of the opinion that the approval of the requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of the request to permit a parcel of land with a lot frontage of 50' (75' required) and a lot area of 3,500 sq. ft. (7,500 sq. ft. required) and a single-family residence setback 15' where 25' is required from the rear (north) property line will not result in an obvious departure from the aesthetic character of the surrounding area. Staff notes that the property lying on the south side of N.W. 73 Street approximately 75' east of theoretical N.W. 15 Avenue was granted approval of requests to permit a lot with 25' of frontage where 75' is required, to permit a lot area of 2,500 sq. ft. where 7,500 sq. ft. is required and to permit the proposed residence to setback 21' from rear (south) property line where 25' is required, pursuant to Resolution No. Z-266-62. In addition, a property located at the northeast corner of N.W. 17 Avenue and N.W. 73 Street was granted approval of requests to permit a lot frontage of 47' where 75' is required, to permit a lot area of 3,525 sq. ft. where 7,500 sq. ft. is required, and to permit a single-family residence setback 4' from the rear (east) property line where 25' is required, pursuant to Resolution No. 2-ZAB-594-63. Overall, staff is supportive of this

application subject to conditions, and notes that the proposal would be **consistent** with the intent of Policy LU-1C and Objective LU-12 of the CDMP which is to give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development and to promote infill development that is situated in a CDBG-eligible area. Staff further notes that infill development will also help to avoid the premature depletion of lands outside the Urban Development Boundary (UDB). As such, staff recommends approval with conditions 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 Buckler Architects, consisting of 3 sheets, Sheet "A1" dated stamped received 9/24/10 and the remaining 2 sheets dated stamped received 8/18/10. 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: 11/2/10
DATE REVISED: 11/4/10; 12/9/10
DATE FINALIZED:
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 14, 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 #Z2010000127-2nd Revision
Habitat for Humanity of Greater Miami, Inc.
1697 N.W. 73rd Street
To Permit a Land with Less Lot Frontage and Lot Area than Permitted and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-1) (0.08 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 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 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-00412 was issued for this property to Habitat for Humanity, on September 17, 2010. All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit on September 17, 2011 in order to avoid violation of permit conditions. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other trees on the subject property. Please contact this Program at 305-372-6574 for information regarding tree permits.

Enforcement History
DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary
DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

Memorandum

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 16-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2010000127

Fire Prevention Unit:

APPROVAL
No objection to site plan dated August 18, 2010.

Service Impact/Demand:

Development for the above Z2010000127
located at LYING NORTH OF N.W. 73 STREET, APPROXIMATELY 66' EAST OF N.W. 17 AVENUE, 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: 6:15 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 18, 2010.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

DATE: 30-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.

APPLICANT

LYING NORTH OF N.W. 73 STREET, APPROXIMATELY 66' EAST OF N.W. 17 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000127

HEARING NUMBER

HISTORY:

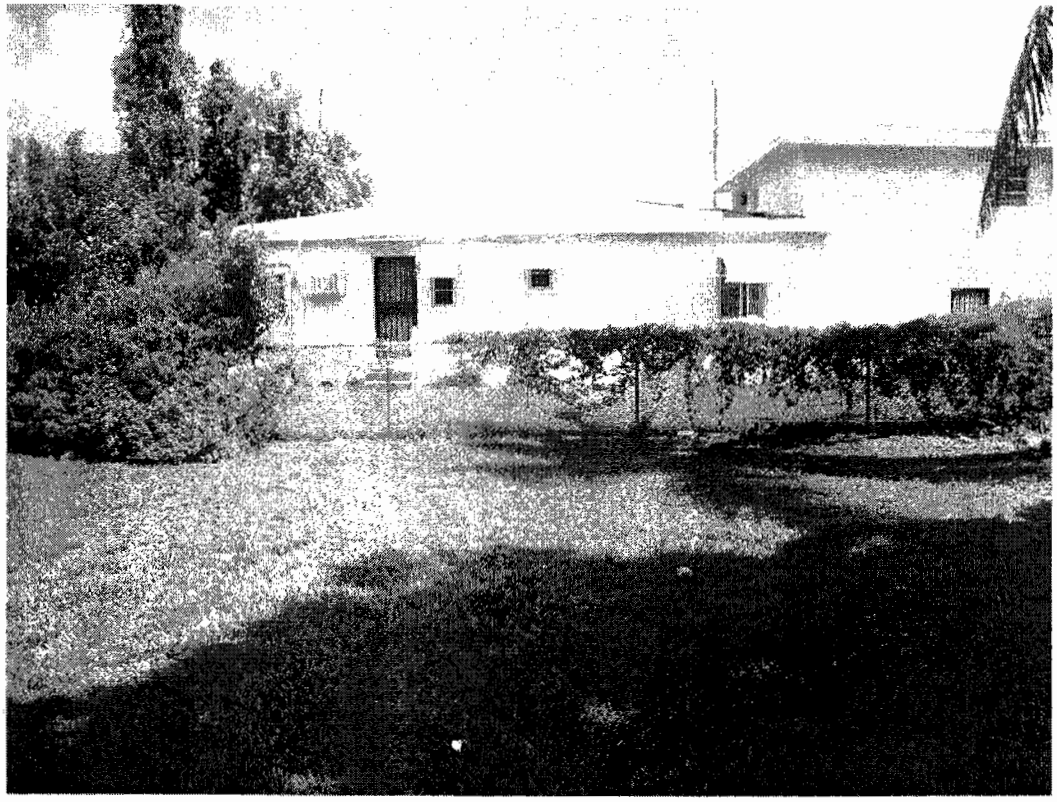
CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT:(3)CASES OPENED FOR JUNK/TRASH/OVERGROWTH AND CASES CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

HABITAT FOR HUMANITY OF GREATER MIAMI INC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

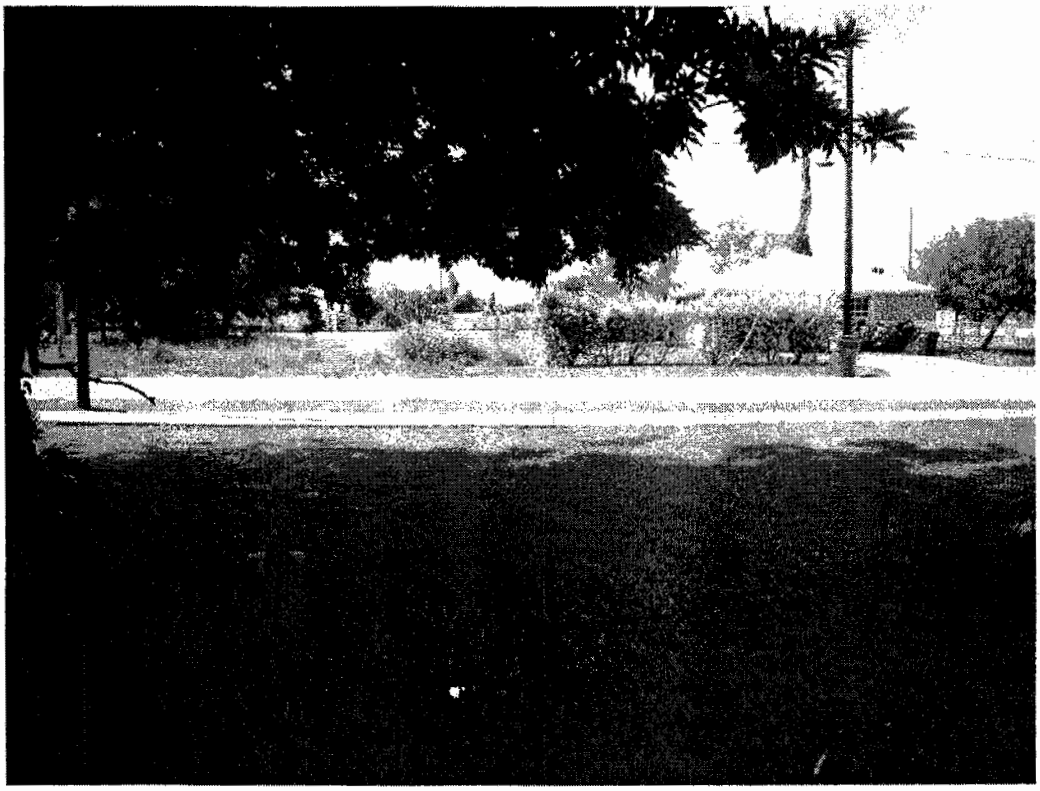
REPORTER NAME:

Prop. #299
1697 NW 73 ST

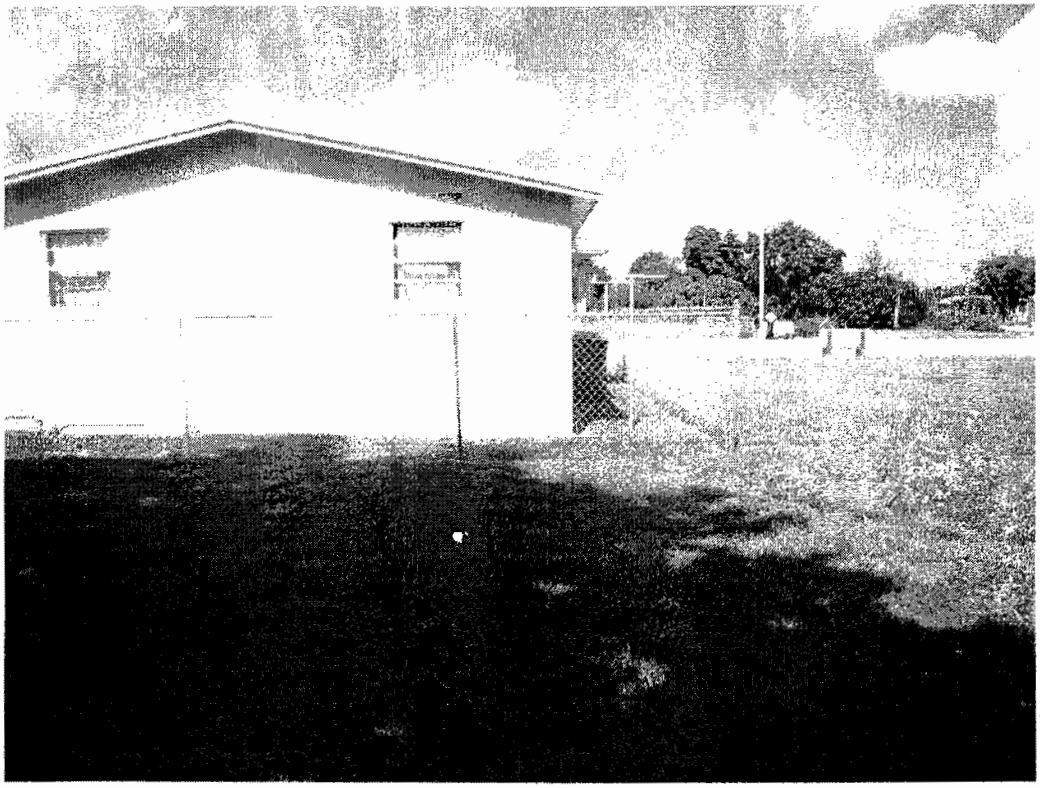


North Elevation

East Elevation



South Elevation



West Elevation

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
SCOTT REMBOLD, VICE PRESIDENT	0
ARLENNA WILLIAMS, 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

210-127

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

210-127

BY: AH

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)

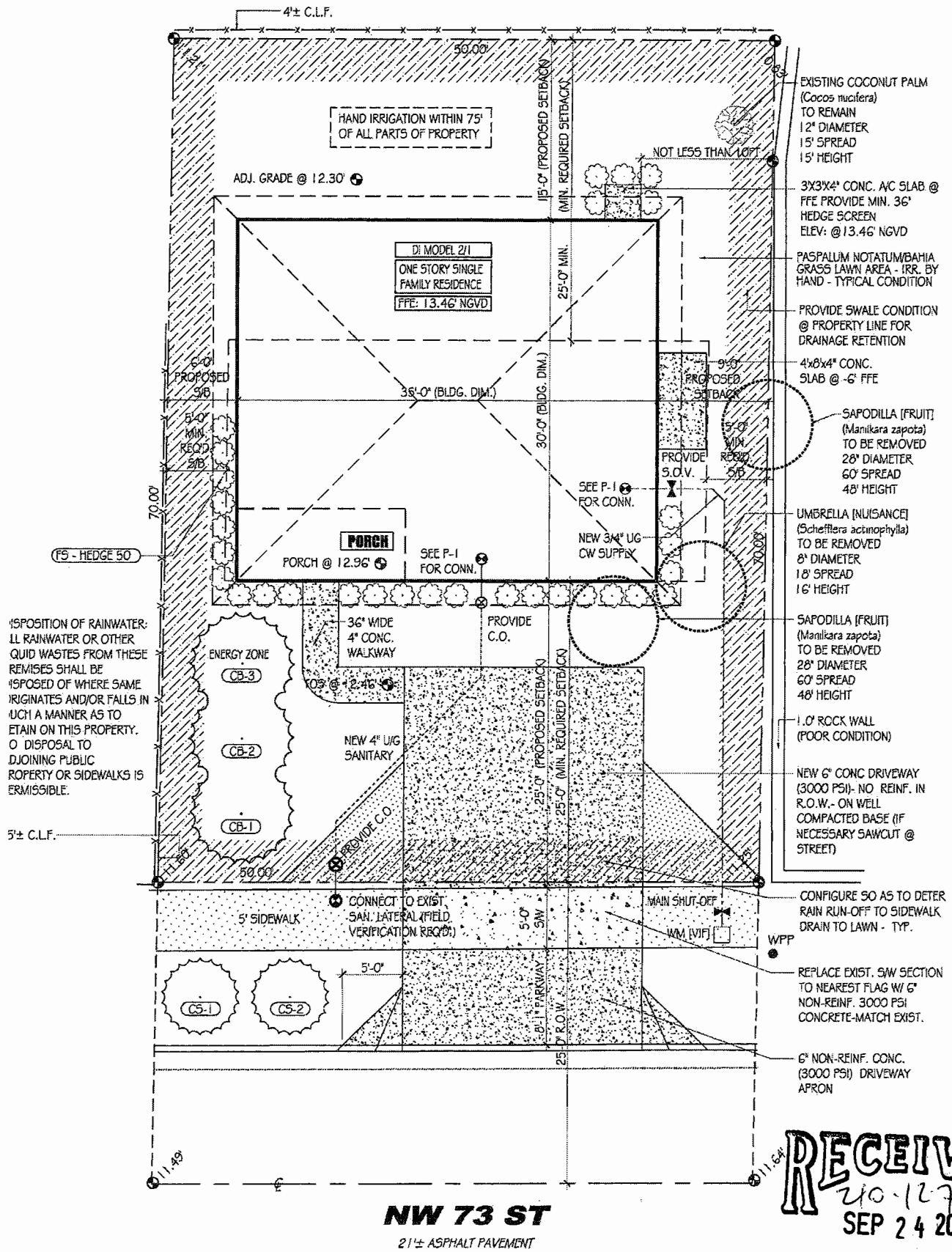
Sworn to and subscribed before me this 18 day of Aug, 2010. Affiant is personally know to me or has produced _____ as identification.

Jessica Dekker
(Notary Public)

JESSICA DEKKER
COMMISSION # DD 836194
EXPIRES: November 11, 2012
Notary Public Underwriters

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.



'ISPOSITION OF RAINWATER: LL RAINWATER OR OTHER QUID WASTES FROM THESE REMISES SHALL BE 'ISPOSED OF WHERE SAME 'RIGINATES AND/OR FALLS IN 'UCH A MANNER AS TO ETAIN ON THIS PROPERTY. O DISPOSAL TO DJOINING PUBLIC ROPERTY OR SIDEWALKS IS ERMISSIBLE.

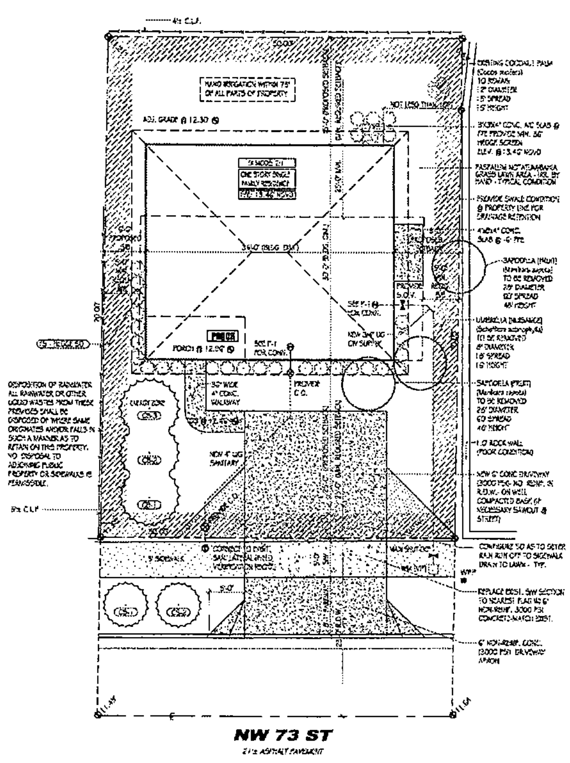
RECEIVED
210-127
SEP 24 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ENLARGED SITE PLAN ENLARGED SITE PLAN

Arc

15

RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-127
DATE: SEP 24 2010
BY: SDB



Architectural Site Plan

SCALE: 1/8" - 1'-0"

NW 73 ST

Landscape Legend (CMMTS 9-1-10)

ZONING DISTRICT: RU-2

NET LOT AREA: 0.08 ACRES OR 3500 SF

A. RU-2 MAX. LOT COVERAGE (30%) X 3500 SF (NET LOT) = 1050 SF MAX. ....1050 SF PROPOSED

B. MINIMUM NUMBER OF ON-SITE PARKING SPACES: (2) REQUIRED ....(2) PROVIDED

LAWN AREA CALCULATION

A. MAXIMUM LAWN AREA PERMITTED (50%) X 3500 SF (NET LOT) = 1750 MAX. ....
....2,013 SF PROPOSED* (BAHIA PROVIDED - DRY VARIETY EXEMPT)

TREES

A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE ....(3) TREES REQUIRED
LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS ....0 (a)
(a) NO EXIST. TREES INCL. IN LANDSCAPING CALCS.)

B. THE NUMBER OF TREES REQUIRED ....(3) TREES REQUIRED

C. PERCENTAGE OF NATIVE TREES REQUIRED = THE NUMBER OF TREES PROVIDED X 30% = (1) REQD.

D. STREET TREES (MAX. AVERAGE SPACING OF 35' O.C.): 50 LF ALONG STREET /35 ....(2) REQUIRED
NUMBER OF STREET TREES ....(2) PROVIDED

TOTAL NUMBER OF TREES REQUIRED ....(5) REQUIRED

TOTAL NUMBER OF TREES PROVIDED ....(5) (2 STREET + 3 SITE)

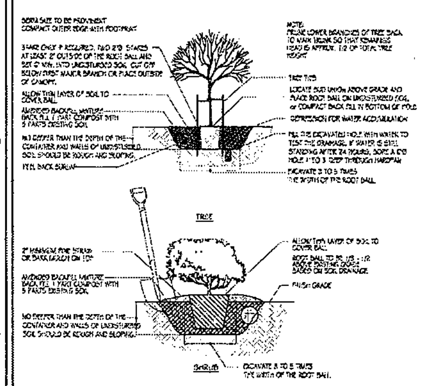
SHRUBS

A. THE TOTAL NUMBER OF TREES REQUIRED (5) X (10) SHRUBS/TREE ....(50) REQUIRED

B. THE NUMBER OF NATIVE SHRUBS REQUIRED X 30% ....(15) REQUIRED
THE NUMBER OF NATIVE SHRUBS PROVIDED ....(50) SHRUBS

IRRIGATION PLAN: ....AS REQUIRED BY CHAPTER 33 HOSE BIB PROVIDED WITHIN 75 FT

General Landscape Installation Notes



Flood Legend

Compliance with Chapter 11C of the Miami Dade County Code.
SPECIAL FLOOD HAZARD AREA ZONE AH AE: OUTSIDE SPECIAL FLOOD HAZARD AREA ZONE X
RESIDENTIAL

Process # ____ Folio # 30-3111-035-0620

LEGAL DESCRIPTION: LOTS 46 AND 47, BLOCK 9, "REVISED PLAT OF A PART OF SECOND SECTION COMMERCIAL LIBERTY CITY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Address: 1697 NW 73 STREET ____ highest Crown of Road Elev. 11.64

The est. Crown of Road Elevation was taken from certified survey prepared by:
RONALD A. FRITZ (SCHWEBKE-SHISKIN) ____ PLS Lic #: 2767

	Lowest Floor Elev.	Garage/Storage	Adjacent Grade Elev.	Retention Area Elev.
Existing	N/A	N/A	N/A	N/A
Proposed	13.46	n/a	12.30	N/A

1st Floor Elevation Certificate is required before making any inspections above the lowest floor and a Final Elevation Certificate is required before issuance of certificate of occupancy or completion (Compliance Rule 1.04) (11C-3(d)) CH 372-4(f).
O.S.F.H. (Outside Special Flood Hazard) All electrical, plumbing and mechanical equipment must be located at or above the required lowest floor elevation. S.F.H. (Special Flood Hazard) All electrical, plumbing and mechanical equipment must be located at or above the Base Flood Elevation or the Required Lowest Floor Elevation whichever is higher.
Lowest Floor (11C-2(h)) Shall mean the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking of vehicles, building access or storage in an area, is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements in CD 3 of CFR Ch 11(C-1)-55 Except, Dade County Code Sections 11C-3, 11C-4, 11C-5.
Garage / Storage (SFHA) (11C-5(f)) fully enclosed areas below the Base Flood Elevation shall be designed to preclude finished living space except allowable space i.e. parking, limited storage and building access and shall be designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls. The interior portion of such enclosed area shall NOT be partitioned or finished (flood resistant materials only) into separate rooms or air conditioned. Design for complying with this requirement must be either certified by a professional engineer or architect or meet the following criteria: (1) Provide a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area bas... Bottom of all openings shall be not higher than one (1) foot above grade.
Highest Adjacent Grade (11C-2(ii)) "Shall mean the highest finished grade elevation of the ground surface next to the proposed walls of the structure". 11C-2(kg) "Minimum Finished Grade shall mean the elevation established in Dade County Flood Criteria Map or if ... development, site or crown of road elevation of an existing adjacent road, whichever is higher (or where must be obtained). Site grading must be provided in a manner so as to retain run-off within the site and prevent run-off into adjacent property as well as direct surface water run-off into curbs.

Project Engineer/Architect: ____ Signature/Seal ____ Date: ____

Key Plan

N.T.S.

Landscaping Notes

STANDARDS FOR TREES, PALMS AND SHRUBS:
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
1. GRADES AND STANDARDS FOR NURSERY PLANTS PART 1" AND GRADES AND STANDARDS FOR NURSERY PLANTS PART 11 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-ABRASIVE 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 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. IRRIGATE BY HAND USING POTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANT ESTABLISHED BUT NOT LESS THAN 120 DAYS.

Zoning Legend

HEIGHT (TO RIDGE OF ROOF)		15'
NET LAND AREA		3,500 SF
LOT COVERAGE (EVERYTHING UNDER ROOF)		1,050 SF (30% LOT COVERAGE)
SETBACKS:	REQUIRED	PROVIDED
FRONT	25'-0"	25'-0"
INTERIOR SIDE 1	10% LOT WIDTH (5' MIN.-7.5' MAX.)	5'-0"
INTERIOR SIDE 2		9'-0"
SIDE STREET	15'-0"	N/A
REAR	25'-0"	15'-0"

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater ... .

Lot will be graded so as to prevent direct overland discharge or stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

ANY APPLICABLE RESOLUTIONS: ____

NOTICE:

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County. Section 553.79(19), Florida Statutes, effective 7/1/2007.

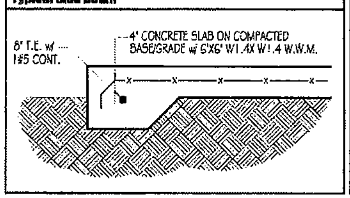
Applicants will comply with Ordinance 80-80 (Section 13-13.1 of the Metropolitan Dade County Code: notice of rock mining operations where blasting is permitted) - prior to starting construction.

A separate permit will be required for all driveway approaches onto public right of way. Contact Public Works Department.

The height of fences, walls and hedges shall not exceed 2.5 feet in height within 10 feet of the edge of any driveway leading to a right of way.

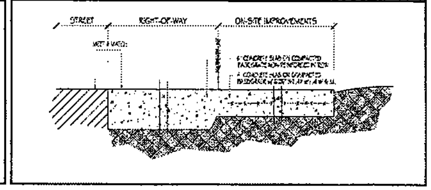
The height of fences is being measured from grade. Grade = Elevation of public sidewalk or crown of road.

Typical Slab Detail



TYPICAL DRIVEWAY SLAB DETAIL

N.T.S.



New Plant Schedule (CMMTS 9-1-10)

KEY	BOTANICAL NAME/COMMON NAME	HGT/TRUNK	REMARKS	QTY
CB-1 TO 3	CORDIA BOISSIERI/WHITE GEIGER	10'H X 2" CPLR.	1, 2, 3	3
CS-1 & 2	CASSIA SURATTENSIS / CASSIA	12'H X 2" CPLR.	1, 2, 3	2
FS-HEDGE	FORESTIERA SEGREGATA/FLA PRIVET	SEE NOTE 4	1, 2, 3, 4	50
PN	PASPALUM NOTATUM/BAHIA GRASS	SOD		-

1. ALL PLANTS NEW 2. ALL PLANTS NATIVE 3. NO PLANTING UNDER POWERLINES
4. SEE PLAN FOR LOCATIONS 18" MIN. HGT. @ 24" O/C

LANDSCAPING LEGEND

- EXISTING TREE TO BE REMOVED-SEE SITE PLAN FOR IDENTIFICATION
- NEW TREE-SEE NEW PLANT SCHEDULE
- EXISTING TREE TO REMAIN-SEE SITE PLAN FOR IDENTIFICATION
- NEW SHRUB-SEE NEW PLANT SCHEDULE

General Construction Notes

- THE CONTRACTOR, BY AND THROUGH SUBMISSION OF HIS BID, AGREE THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR HIMSELF FROM HIS 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 THE EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT HE MAY INCLUDE IN THE PRICES WHICH HE BIDS ALL COSTS PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION THEREOF, INCLUDING THE REMOVAL, RELOCATION, OR REPLACEMENT OF ANY OBJECTS OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING PROPOSED WORK. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2001 FLORIDA BUILDING CODE, LATEST EDITION AND ANY OTHER APPLICABLE STATE, LOCAL AND FEDERAL 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/FINAL APPROVALS.
- 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 THE STATE OF FLORIDA, MIAMI-DADE COUNTY.
- ALL CONTRACTORS SHALL PRODUCE EVIDENCE OF LIABILITY INSURANCE AND WORKMANS COMPENSATION. THE GENERAL CONTRACTOR SHALL INDEMNIFY THE OWNER AND/OR ARCHITECT FOR ALL AND ANY COSTS, CLAIMS, SUITS AND JUDGEMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY AS THE RESULT OF WORK PERFORMED UNDER THIS CONTRACT.
- 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 AND VISITORS TO THE SITE.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. G.C. SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS AND/OR CONDITIONS REPRESENTED IN THESE DRAWINGS.

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.

RECEIVED
Z10-127
SEP 24 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY____

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
ANNE MANNING, EXECUTIVE DIRECTOR

BUCKLER ARCHITECTS

DATE: 08-17-10
PROJECT: New 1 Sty SFR
ADDRESS: 1697 NW 73 ST
Miami, FL 33147
OWNER: Habitat for Humanity
Anne Manning, Exec. Director
REVISIONS: REPRINT 8-3-10
CMMTS 9-1-10

Drawing Index

A-1	SITE PLAN, GENERAL NOTES, CALCS
A-2	FLOOR PLAN, SECTIONS, SCHEDULES
A-3	ELEVATIONS, [illegible]
S-1	FOUNDATION & ROOFING PLAN
S-2	TYP. DETAILS
M-1	MECHANICAL PLAN & NOTES
M-2	ENERGY CALCULATIONS
P-1	PLUMBING PLAN & NOTES
E-1	ELECTRICAL PLAN, SCHEDULES & NOTES

HHGM 299 MODEL D1

ARCHITECT OF RECORD
PAUL W. BUCKLER

A1
1 OF 1
ARCHITECTURAL

299

16

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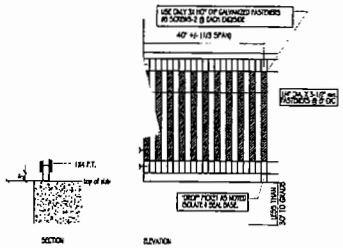
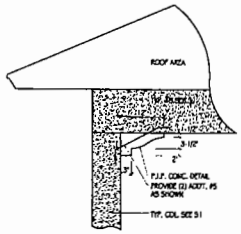


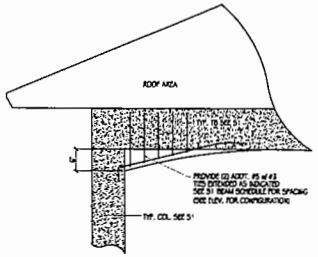
1 A3 **Decorative Railing Detail - Optional**

SCALE: 3/4"=1'-0"



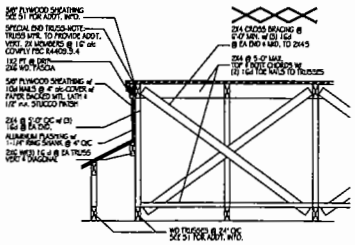
2 A3 **Decorative PIP Porch Detail - Optional**

SCALE: 3/4"=1'-0"



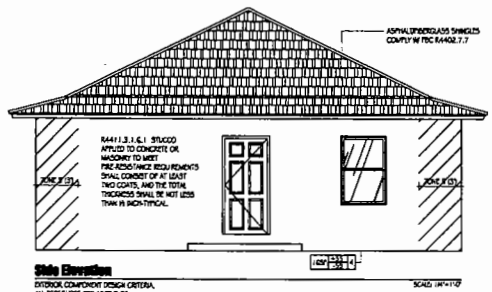
3 A3 **Decorative PIP Porch Arch Detail - Optional**

SCALE: 3/4"=1'-0"



4 A3 **Roof Detail - Optional**

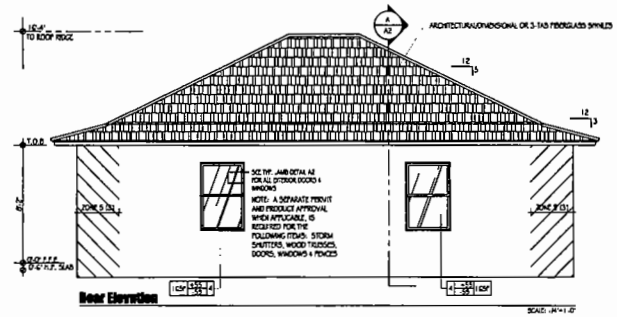
SCALE: 3/4"=1'-0"



Side Elevation

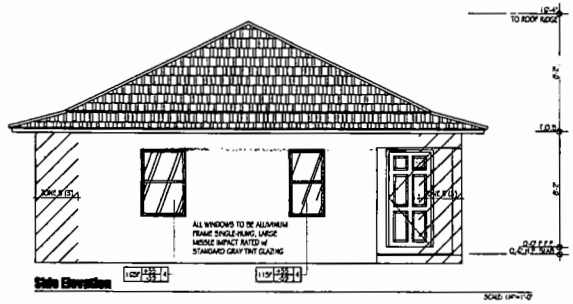
SCALE: 1/4"=1'-0"

EXTERIOR COMPONENT DESIGN CRITERIA,
ALL PRESSURES PER ASCE 7-05
WIND SPEED 146 MPH/CAT 2
MEAN ROOF <15 FT.
EXPOSURE 'C' / IMP. FACTOR 1.00
BASED ON WORSE CASE 10.5°



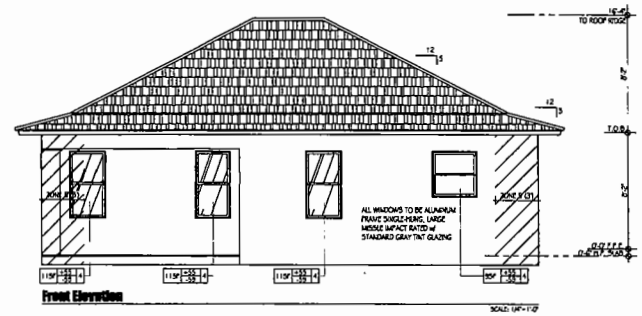
Rear Elevation

SCALE: 1/4"=1'-0"



Side Elevation

SCALE: 1/4"=1'-0"



Front Elevation

SCALE: 1/4"=1'-0"

210-127

RECEIVED
210-127
AUG 18 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

DATE: 06-06-09
PROJECT: New Sgl. Fam. Res.
ADDRESS:
OWNER: Habitat for Humanity
Anne Manning, Exec. Director
306 636-3021
REVISIONS:

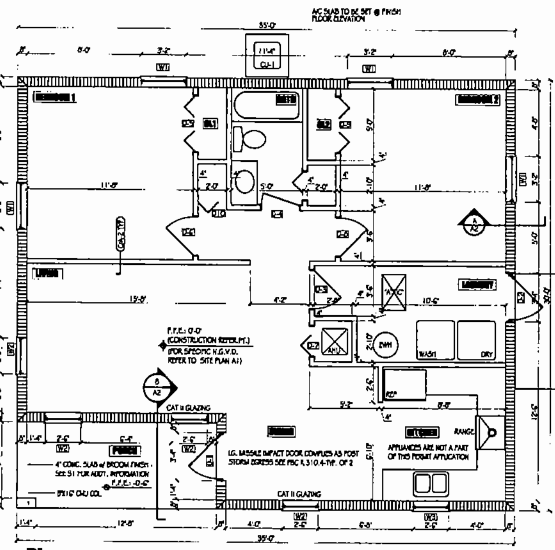
BUCKLER ARCHITECTS

MODEL D1

SEAL
AUG 18 2010
ARCHITECT OF RECORD
PAUL W. BUCKLER
#18708

A3
3 OF 9
ARCHITECTURAL

297

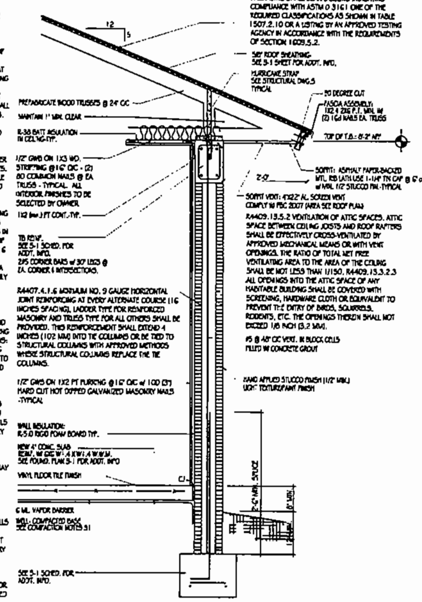


Floor Plan

SCALE: 1/4" : 1'-0"

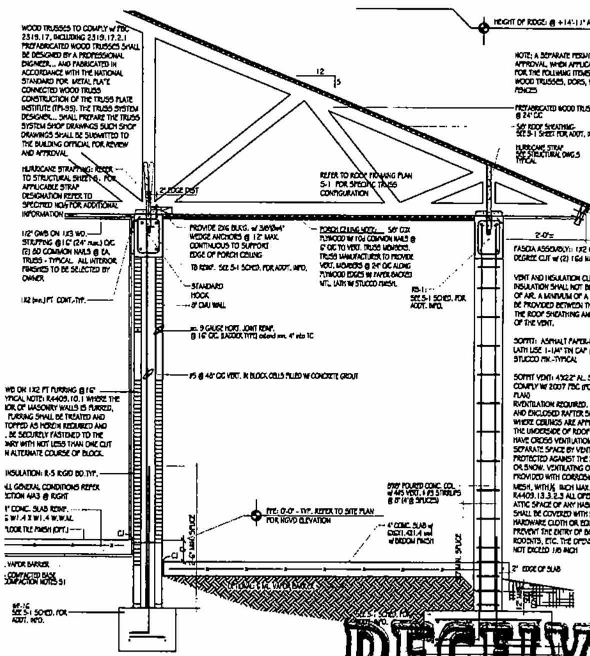
Table FBC R302.1

EXTERIOR WALL ELEMENT	MIN. FIRE-RESISTANCE RTG.	MIN. FIRE SEPARATION DIST.
EXTERIOR WALLS	0 HRS NON-RATED	3 FEET
PROJECTIONS	0 HRS NON-RATED	3 FEET
OPENINGS	UNLIMITED	3 FEET
PENETRATIONS	<3 FT (COMPLY FBC R317.3)	>3 FT NONE



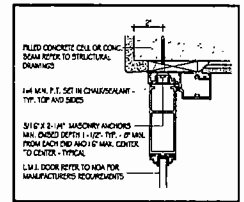
A/A2: Section Thru Exterior Wall

SCALE: 3/4" : 1'-0"



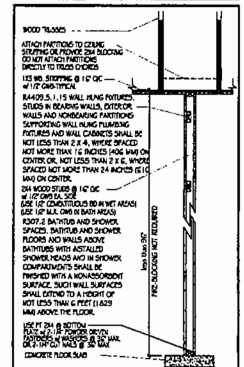
B/A2: Wall Section Thru Porch

SCALE: 3/4" : 1'-0"



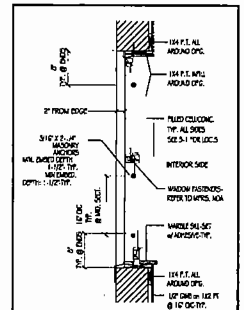
Typ. Exterior Door Jamb

N.T.S.



C/A2 Typ. Interior Partition

N.T.S.



Typ. Window Buck Detail

N.T.S.

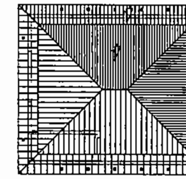
Door Schedule (See 'General Notes' for window and door data.)

#	ROOM	SIZE	STYLE	HARDWARE	NOTES
D1	Front Door	3/0x6/8x1-3/4	6 pnl/moulded	Sgl. DB/Keyed	
D-2	Back Door	3/0x6/8x1-3/4	6 pnl/moulded	Sgl. DB/Keyed	
D-3	Laundry	2/8x6/8x1-3/8	HC/WD/Flush	Passage	
D-4	Bath 1	2/8x6/8x1-3/8***	HC/WD/Flush	Privacy	***ADA per FBC 2001 Sec. 11-11
D-5	Bedrm. 1 Closet	4/0x6/8	WD/Louver/Bifold	n/a	
D-6	Bedroom 1	2/8x6/8x1-3/8	HC/WD/Flush	Privacy	
D-7	A/C Closet	2/8x6/8	WD/Louver/Bifold	n/a	
D-8	Bedroom 2	2/8x6/8x1-3/8	HC/WD/Flush	Privacy	
D-9	Bedrm. 2 Closet	4/0x6/8	WD/Louver/Bifold	n/a	
D10	Closet 3	2/0x6/8	WD/Louver/Bifold	n/a	

THE ENERGY CALCULATIONS FOR THIS MODEL ARE BASED ON THE FOLLOWING MANUFACTURER:
LAWSON SH-7700 ALUM. SINGLE HUNG WINDOW. NOA#08-0825.17) NO CHANGES ALLOWED (U-FACTOR: 1.09 / SHGC: .51)

Window Schedule (D1) (SEE GENERAL NOTES FOR WINDOW AND DOOR DATA)

#	ROOM	SIZE	STYLE	GLAZING	NOTES
W-1	BEDRMS	37 x 63	AL. SGL. HUNG/25	TINTED-LM	EGRESS @ BEDROOMS
W-2	LIVING-DINING	26 1/2 x 63	AL. SGL. HUNG/23	TINTED-LM	OBSCURED GLASS - 2004 FBC R308.4 HAZ. LOC.
W-3	KITCHEN	26 1/2 x 38 5/8	AL. SGL. HUNG/23	TINTED-LM	



Roof Plan

SCALE: 1/8" : 1'-0"

General Door & Window Notes

(SEE ELEVATIONS FOR WIND PRESSURES)

R310.1.1 MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SF.
R310.1.2 MINIMUM OPENING HEIGHT. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24 IN.
R310.1.3 MINIMUM OPENING WIDTH. THE MIN. NET CLEAR OPENING WIDTH SHALL BE 20 IN.
R310.1.4 OPERATIONAL CONSTRAINTS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

210-127

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

DATE: 08-06-09
PROJECT: New Sgl. Fam. Res.
ADDRESS:
OWNER: Habitat for Humanity
Anne Manning, Exec. Director
305 636-3021
REVISIONS: 02/08/2010

BUCKLER ARCHITECTS

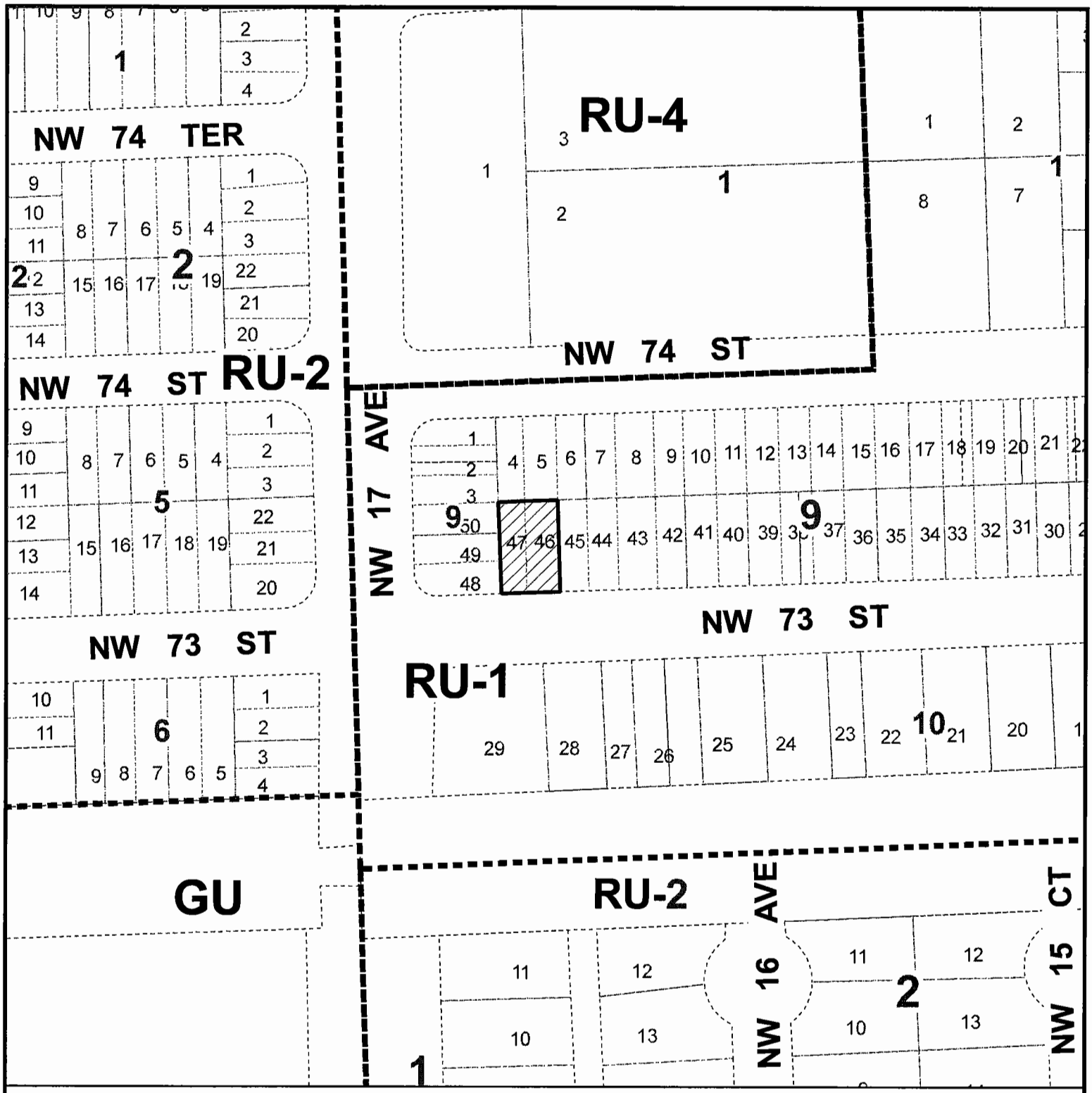
MODEL D1

SEAL
AUG 18 2010
ARCHITECT OF RECORD
PAUL W. BUCKLER

A2
2 OF 10
ARCHITECTURAL

RECEIVED
210-127
AUG 18 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY________

18



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000127

Section: 11 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

Legend
Subject Property Case
Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 24, 2010

REVISION	DATE	BY
		19

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000127

Legend

Subject Property

N
W E
S

Section: 11 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.
Zoning Board: C8
Commission District: 2
Drafter ID: JEFFER GURDIAN
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, August 24, 2010

REVISION	DATE	BY

13. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-13 (10-128)
Area 8/District 02
Hearing Date: 01/19/11

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:** Z10-128 (11-1-CZ8-13)

SECTION: 15-53-41 **DATE:** January 19, 2011

COMMISSION DISTRICT: 2 **ITEM NO.:** 13

==========

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 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 15'2" (25' required) from the rear (north) property line.

(3) Applicant is requesting to permit a single-family residence with lot coverage of 35.8% (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 8/18/10 and consisting of two sheets. Plans may be modified at public hearing.

o LOCATION:

Lying north of N.W. 64 Street; approximately 212' east of N.W. 19 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; duplex	Low-Medium Density Residential, 6 to 13 dua
SOUTH: RU-2; vacant	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-2; duplex	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. 64 Street and approximately 212' east of N.W. 19 Avenue. Single-family residences, duplexes 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 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 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 and approximately 250' east of N.W. 19 Avenue, was granted approval of requests to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., to permit a single-family residence setback 21.6' with a lot coverage of 35.1%, 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 8/18/10 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: 11/15/10
DATE REVISED: 12/9/10
DATE FINALIZED:
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: September 1, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-08 #Z2010000128
Habitat for Humanity of Greater Miami, Inc.
1861 N.W. 64th Street
To Permit a Parcel of Land with Less Lot Frontage and Area than Required, to Permit a Single-Family Residence Setback Less than Required from Property Lines and to Permit a Greater lot Coverage than Permitted
(RU-2) (0.08 Acres)
15-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management
Site grading and development plans shall comply with the requirements of Section 11C of the 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 for the subject property(s).

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

MIAMI-DADE COUNTY

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: 16-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2010000128

Fire Prevention Unit:

APPROVAL
No objection to site plan dated August 18, 2010.

Service Impact/Demand:

Development for the above Z2010000128
located at LYING NORTH OF N.W. 64 STREET, APPROXIMATELY 212' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

1 residential	dwelling units	N/A industrial	square feet
N/A Office	square feet	N/A institutional	square feet
N/A Retail	square feet	N/A nursing home/hospitals	square feet

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:35 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

Service impact calculated based on plan dated August 18, 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 GREATER MIAMI. INC.

APPLICANT

LYING NORTH OF N.W. 64 STREET, APPROXIMATELY 212' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000128

HEARING NUMBER

HISTORY:

CURRENT ENFORCEMENT HISTORY:
NC ENFORCEMENT: ONE (1) CASE OPENED FOR JUNK YARD VIOLATION AND CASE CLOSED. BLDG ENFORCEMENT: NO VIOLATIONS FOUND.

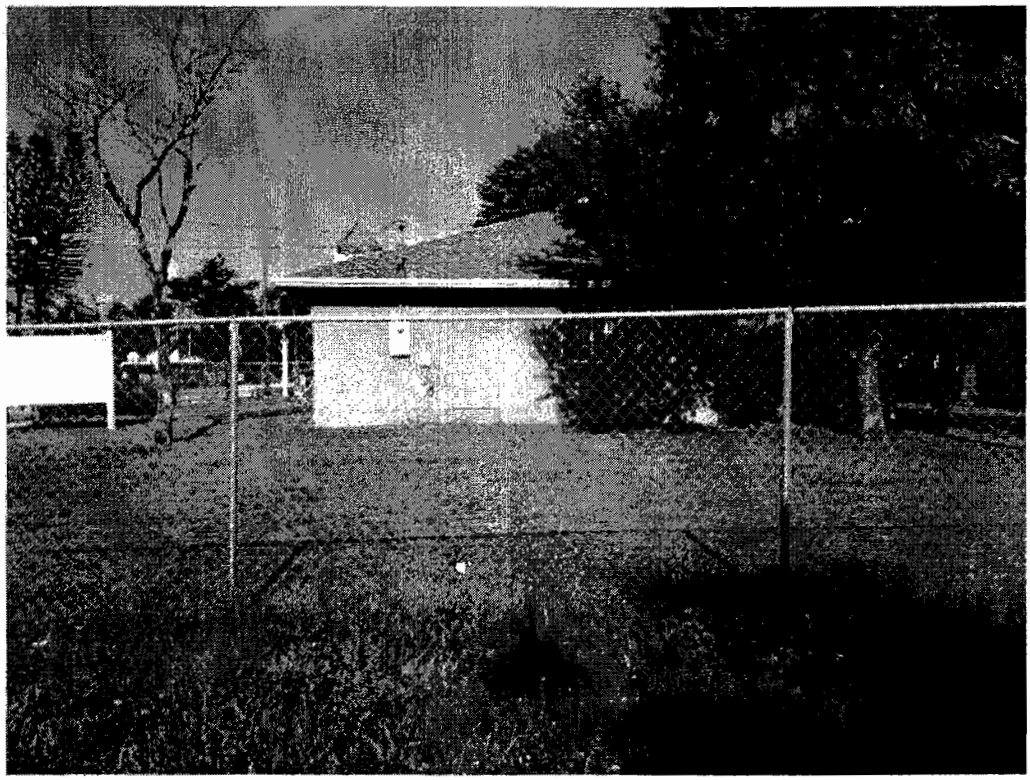
HABITAT FOR HUMANITY OF GREATER MIAMI INC

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

Prop. #355
1861 NW 64 ST.

South Elevation



West Elevation

Prop. #355
1861 NW 64 ST.

North Elevation

East Elevation

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
SCOTT REMBOLD, VICE PRESIDENT	0
ARLENNA WILLIAMS, 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

RECEIVED
210-128
AUG 18 2010
ZONING HEARINGS SECTION
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

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DEPARTMENT OF PLANNING AND ZONING

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)

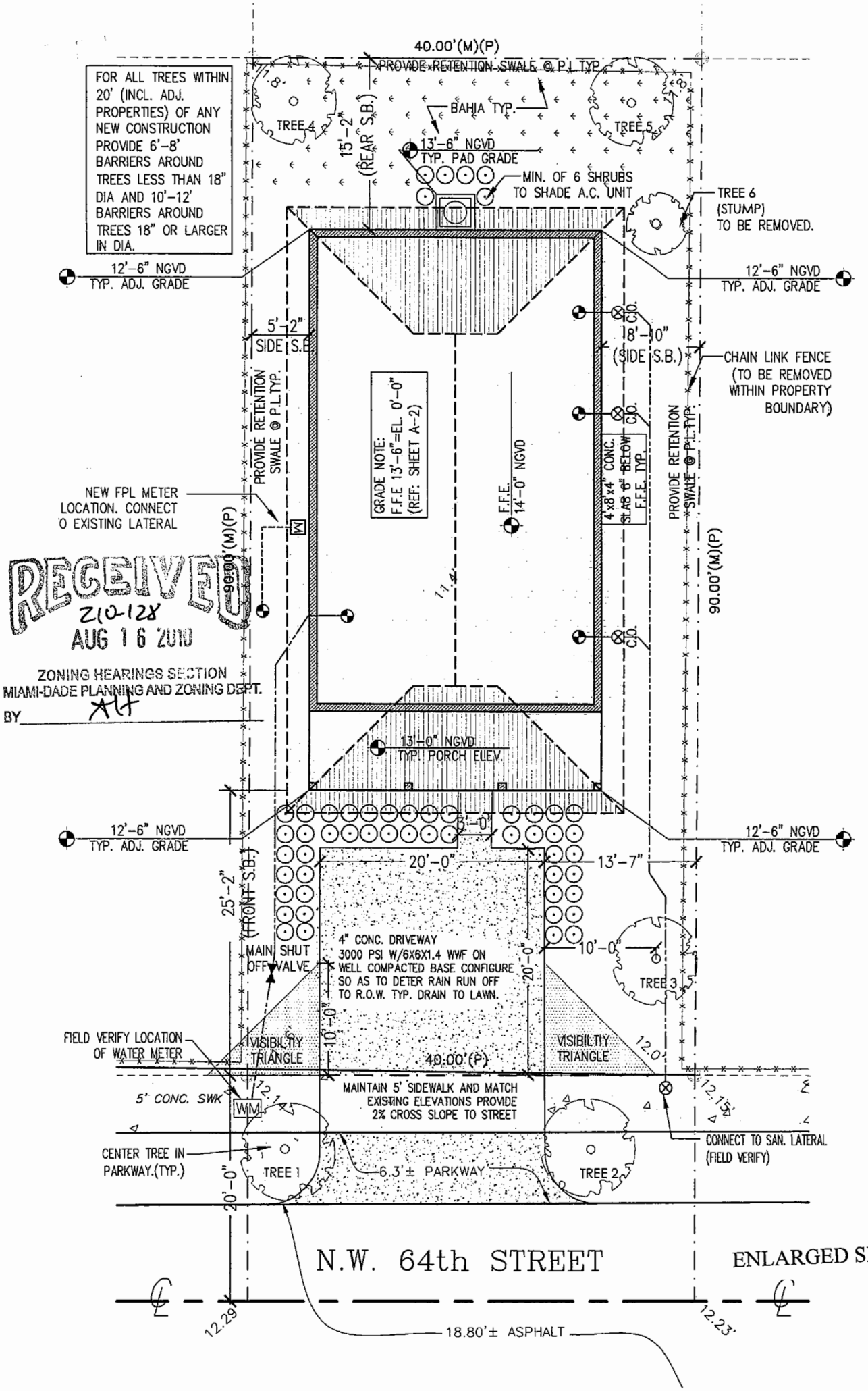
Sworn to and subscribed before me this 17th day of August, 20 10. Affiant is personally know to me or has produced _____ as identification.

Cindy L. Allen
(Notary Public)

My commission expires: March 18, 2012

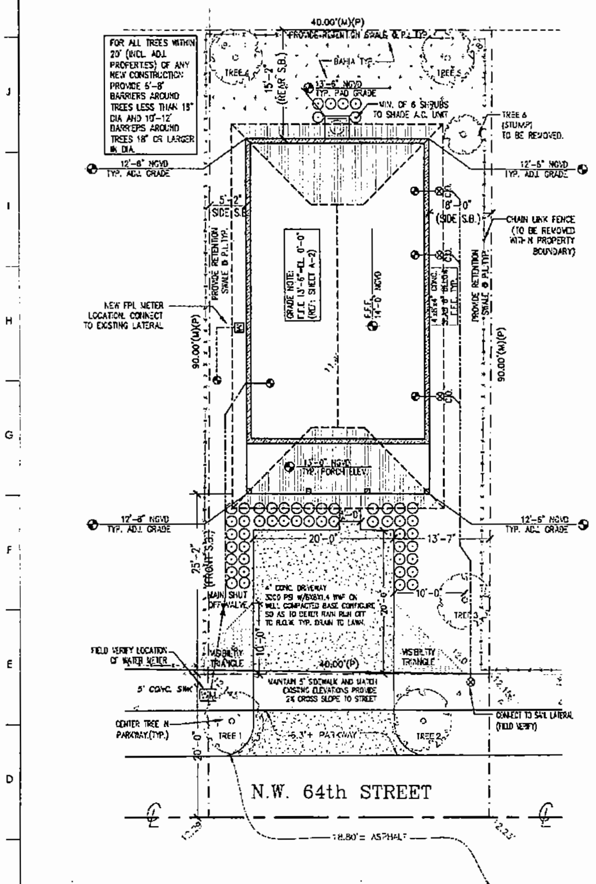
CINDY L. ALLEN
Commission DD 769952
Expires March 18, 2012
Bonded Thru Troy Fain Insurance 800-385-7019
Seal

*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

HABITAT FOR HUMANITY 1861 NW 64th St.,Miami, Fl.



SITE PLAN

SCALE 1/8"=1'-0"

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
006	UNKNOWN	STUMP			16"	2	0

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL 24" X 18" 24" 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 (#)	PLANT NAME SCIENTIFIC	PLANT NAME COMMON	NATIVE YES	NATIVE NO	SPECIFICATIONS
001***	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
002***	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
003***	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT MIN. X 3' SPREAD
004	CORDIA SEBESTENA	ORANGE GEIGER	✓		10' HEIGHT MIN. X 3' SPREAD
005	COCCOLOBA UNIFERA	SEAGRAPE	✓		10'-0" HEIGHT MIN. 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) OF THE SIDEWALK. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING
[illegible] TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

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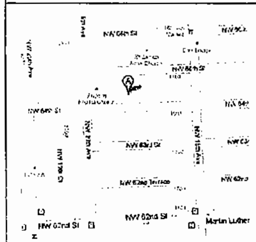
BY [signature]

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 3, BLOCK 16, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA 1,110 SQ. FT.
TOTAL AREA UNDER ROOF 1,292 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
S-1 FRAMING, FOUNDATION PLANS, & DETAILS
S-2 NOA SHEETS
P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREES THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR THEMSELVES FROM PERSONAL KNOWLEDGE AND EXPERIENCE OF PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS,THE NATURE OF ANY EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT THEY MAY INCLUDE IN THEIR BID ALL COSTS PERTAINING TO THE WORK AND OR REPLACEMENT OF ANY OBJECT OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE THE THE 2004 FLORIDA BUILDING CODE, LATEST EDITION AND ANY OTHER APPLICABLE FEDERAL, STATE & LOCAL CODES.

ANY CONFLICTS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL NECESSITATE NOTIFICATION OF THE ARCHITECT OF RECORD FOR ANY CORRECTIONS, INTERPRETATIONS OR CLARIFICATIONS BEFORE SUBMITTING A BID OR PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK, THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

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

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 WINDPRESSURES. PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 3418.2.3.1.1

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.

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
	O.H.	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	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

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.

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		~~5,750 sf~~ 7,500
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292 sf (35.8%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-2"
REAR	25'-0"	15'-2"
INT. SIDE	5'-0"	5'-2" & 8'-10"
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 ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142

HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

LANDSCAPING NOTES

STANDARDS FOR TREES, PALMS AND SHRUBS.
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES, GRADE: FLORIDA NUMBER I OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROUTEDAND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES, PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED. REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND, COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE; FREE OF NEMATODES. REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2 IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

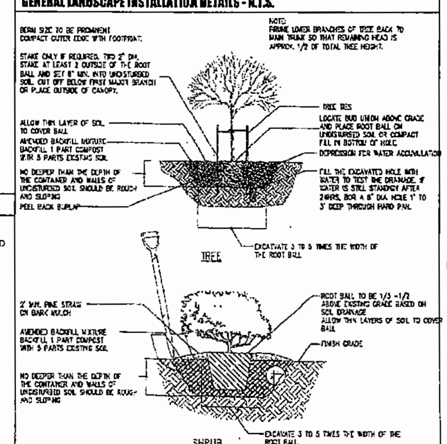
RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED, THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-27.

LANDSCAPE LEGEND

ZONING DISTRICT:RU-2 NET LOT AREA: .083 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 [redacted]=50% X lot area ONLY BAHIA USED ON PROJECT. SEE PLAN	max 1800 N/A	1,882 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 req.=number of trees provided X 30%=	1	3
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx sf along street/35=	2	2
	Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	N/A	N/A
C.	Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.)	N/A	N/A
D.	Total number of trees provided	5	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

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



SYMBOLS

DRAWING NAME — SCALE — DRAWING IDENTIFICATION
1/A1 BUILDING SECTION
1/A1.1 WALL SECTION
DRAWING NUMBER
SHEET NUMBER
DETAIL OR WALL SECTION KEY
SECTION DETAIL KEY
1/A9 INTERIOR ELEVATION KEY
ROOM NAME 101 ROOM IDENTIFICATION
001 DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

Habitat for Humanity
3800 NW 22ND AVE. MIAMI, FL 33142
305 634 3628

Registration
[signature]
12 Aug 2010
Peter W. Thomas AR 008754

REVISIONS

THOMAS & CALZADILLA

HABITAT FOR HUMANITY

1861 NW 64th Street
Miami, Florida

210-128
[initials]

SITE /LANDSCAPE PLANS, DETAILS & NOTES

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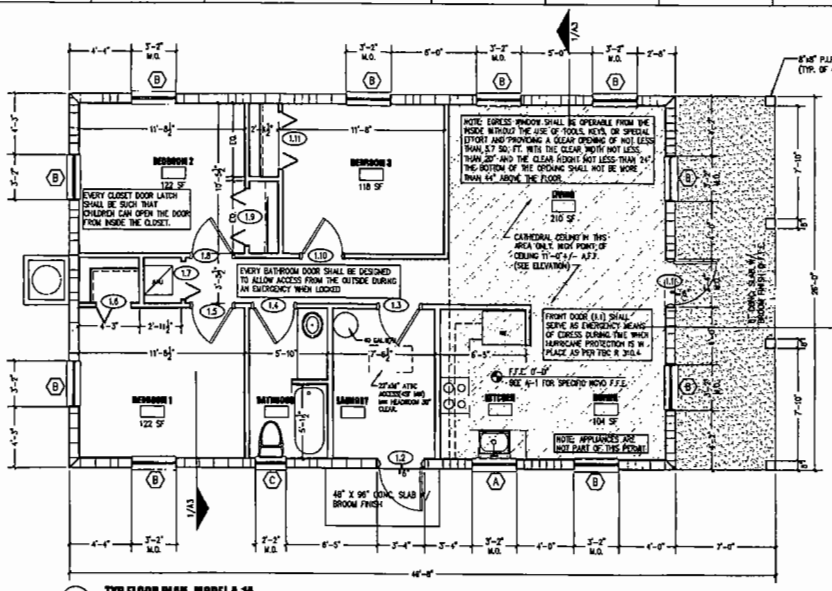

1 **TYP.FLOOR PLAN- MODEL A-1A**
SCALE 1/4"=1'-0"

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 8,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS(FBC 2410) OR IMPACT RESISTANT GLASS.

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE LARSON INDUSTRES 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 R2103.3

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WINDOW SCHEDULE

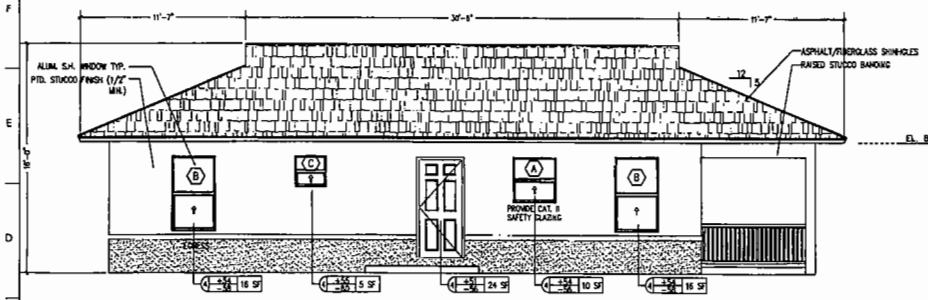
MARK	DIMENSIONS W.	H.	TH.	TYPE	MATERIALS GLASS TH.	U-FACTOR	SOLAR HEAT GAIN COEF. (SHGC)	FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LARSON SH-7700 NOA 06-0406.06
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LARSON SH-7700 NOA 06-0406.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LARSON SH-7700 NOA 06-0406.06 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

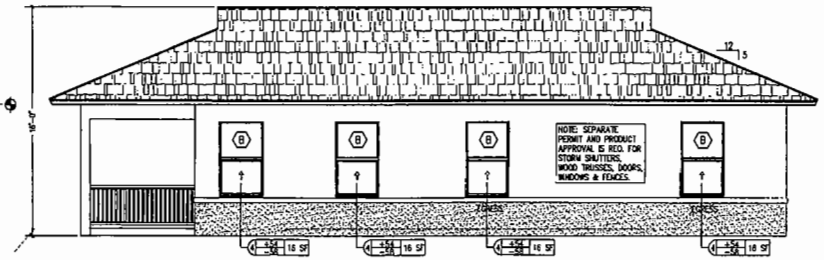
MARK	SIZE NO	HGT	THK	MATL	HARDWARE	REMARKS
MODEL TYPE A-7						
1.1 FRONT	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0828.10)
1.2 BACK	3'-0"	6'-8"	2"	MTL.	SNGL. DB/KEYED	THERMA-TRU CS-210. (NOA 01-0828.10)
1.3 LAUNDRY	2'-10"	6'-8"	2"	WO.	N/A	PTD.HOLLOW CORE
1.4 BATH	2'-10"	6'-8"	2"	WO.	PRIVACY	PTD.HOLLOW CORE
1.5 BEDROOM 1	2'-10"	6'-8"	2"	WO.	PRIVACY	PTD.HOLLOW CORE
1.6 CLOSET	2'-8"	6'-8"	1"	WO.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 A/C CLOSET	2'-6"	6'-8"	2"	WO.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WO.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WO.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WO.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WO.	N/A	PTD. VENTED BI-FOLD DOORS

ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BD.	SMOOTH PTD. GYP	8'-3"	
DINING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B.	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
HW/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	



2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



3 **RIGHT ELEVATION**
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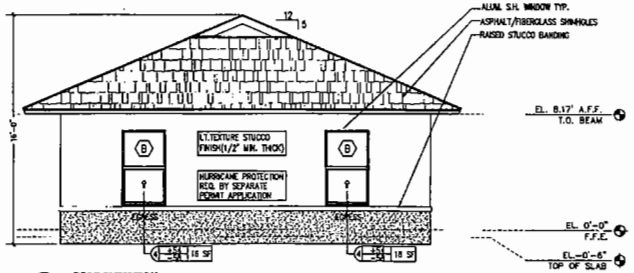

4 **REAR ELEVATION**
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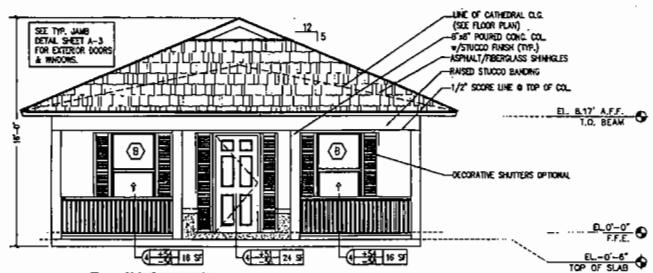
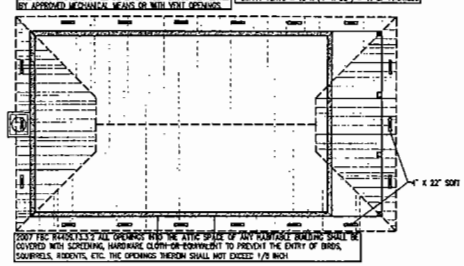


5 **FRONT ELEVATION**
SCALE 1/4" = 1'-0"

2007 FBC R4403.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1340 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



2007 FBC R4403.13.3.3 ALL OPENINGS INTO THE ATTIC SPACE OF ANY NONFIRE RESISTANT 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"

Habitat for Humanity
3800 NW 22ND AVE.
MIAMI, FL 33142
305-635-2601
DBA CARPENTER GARAGE MANAGING

Registration
Peter Thomas AIA 0087734

Revisions
06/15/10 - ADDED DIMENSIONS TO WINDOWS

HABITAT FOR HUMANITY
COOKE CUTTER MODEL "A-1A"

210-128
MH

FLOOR PLANS, ELEVATIONS AND SCHEDULES

Drawn by: P.P.
Checked by: P.T. (Certified)
File: 4A0B1A1A5-notes.dwgs

A2

17

355

MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000128

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: Monday, August 23, 2010

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000128

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: Monday, August 23, 2010

REVISION	DATE	BY

14. HABITAT FOR HUMANITY OF GREATER MIAMI
(Applicant)

11-1-CZ8-14 (10-129)
Area 8/District 02
Hearing Date: 01/19/11

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐/lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☑

Disclosure of interest form attached? Yes ☑ No ☐

Previous Zoning Hearings on the Property:

Year	Applicant	Request	Board	Decision
2007	Director of the Department of Planning and Zoning	- Non-Use Variance lot frontage and area.	BCC	Approved

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 8

APPLICANT: Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-129 (11-1-CZ8-14)

SECTION: 15-53-41 **DATE:** January 19, 2011

COMMISSION DISTRICT: 2 **ITEM NO.:** 14

==========

A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

  This application will allow the construction of a single-family residence setback closer to the rear (south) property line, and with a greater lot coverage than that permitted by the Zoning Code.

- **REQUESTS:**

  (1) Applicant is requesting to permit a single-family residence setback 15'3" (25' required) from the rear (south) property line.

  (2) 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, Sheet A1 dated stamped received 9/22/10 and Sheet A 2 dated stamped received 8/18/10. Plans may be modified at public hearing.

- **LOCATION:**

  Lying south of N.W. 68 Street; approximately 212' west of N.W. 17 Avenue, Miami-Dade County, Florida.

- **SIZE:** 40' x 90'

B. ZONING HEARINGS HISTORY:

In 2007, pursuant to Resolution #Z-30-07, the Board of County Commissioners granted a variance of lot frontage and area requirements to allow the construction of a single family residence on the subject property.

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; vacant	Low-Medium Density Residential, 6 to 13 dua
EAST: RU-2; duplex	Low-Medium Density Residential, 6 to 13 dua
WEST: RU-2; duplex	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 south of N.W. 68 Street and approximately 212' west of N.W. 17 Avenue. Single-family residences, duplexes 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. The approval of this application will allow the construction of a proposed single-family residence on a substandard size lot setback closer to the rear (south) property line with greater lot coverage than that permitted by the Zoning Code. The approval of the requests sought in the application will not add additional dwelling units to the site beyond what was previously approved in 2007. Moreover, the subject property lies within the Urban Infill Area (UIA). **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 the requests 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 and approximately 250' east of N.W. 19 Avenue, was granted approval of requests to permit a lot frontage of 40' and a lot area of 3,600 sq. ft., to permit a single-family residence setback 21.6' with a lot coverage of 35.1%, 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 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, Sheet A1 dated stamped received 9/22/10 and Sheet A 2 dated stamped received 8/18/10. 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: 11/16/10
DATE REVISED: 12/9/10
DATE FINALIZED:
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: August 31, 2010

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management

Subject: C-08 #Z2010000129
Habitat for Humanity of Greater Miami, Inc.
1736 NW 68th ST
To Permit a Single-Family Residence Setback Less than Required from Property Lines and to Request a Greater lot Coverage than Permitted
(RU-2) (0.08 Acres)
15-53-41

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

Site grading and development plans shall comply with the requirements of Chapter 11C of the 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
The subject property contains one specimen-sized (trunk diameter 18 inches or greater) gumbo limbo tree (#2) located on the south east side of the property. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. 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.

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

MIAMI-DADE COUNTY

Date: November 26, 2008

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Esther Calas, P.E., Director
Public Works Department

Subject: Zoning Hearing Improvements

In order to enhance the efficiency of the zoning review process for public hearings, your Department requested that Public Works Department (PWD) provide standard "bypass" comments for some residential applications. These applications will be limited to single family residences, townhouses and duplexes, where the applicant seeks zoning hearing relief for a customary residential use, on previously platted lots. The following applications for public hearings could "bypass" the PWD review:

Applications requesting setback variances
Applications requesting variance on lot frontage
Applications requesting variance on lot area
Applications requesting greater lot coverage than permitted by Code
Applications requesting additions to an existing structure

Pursuant to Sec. 33-24 of the Miami-Dade County Code, for those applications where a structure encroaches onto an easement, the applicant must secure from the easement owner a written statement that the proposed use will not interfere with owner's reasonable use of the easement.

Please contact Mr. Raul Pino, P.L.S., Chief, Land Development Division, at (305) 375-2112, if you have any questions.

cc: Antonio Cotarelo, P.E., Assistant Director
Public Works Department

Raul Pino, P.L.S., Chief
Land Development Division

Leandro Rodriguez

Memorandum

Date: 13-SEP-10

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Subject: Z2010000129

Fire Prevention Unit:

APPROVAL:
No objection to site plan dated August 18, 2010.

Service Impact/Demand

Development for the above Z2010000129
located at SOUTH OF N.W. 68 STREET & APPROXIMATELY 212' 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: 5:35 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

Service impact calculated based on site 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.

DATE: 16-DEC-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 FOR GREATER MIAMI, INC

APPLICANT

SOUTH OF N.W. 68 STREET & APPROXIMATELY 212' WEST OF N.W. 17 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

ADDRESS

Z2010000129

HEARING NUMBER

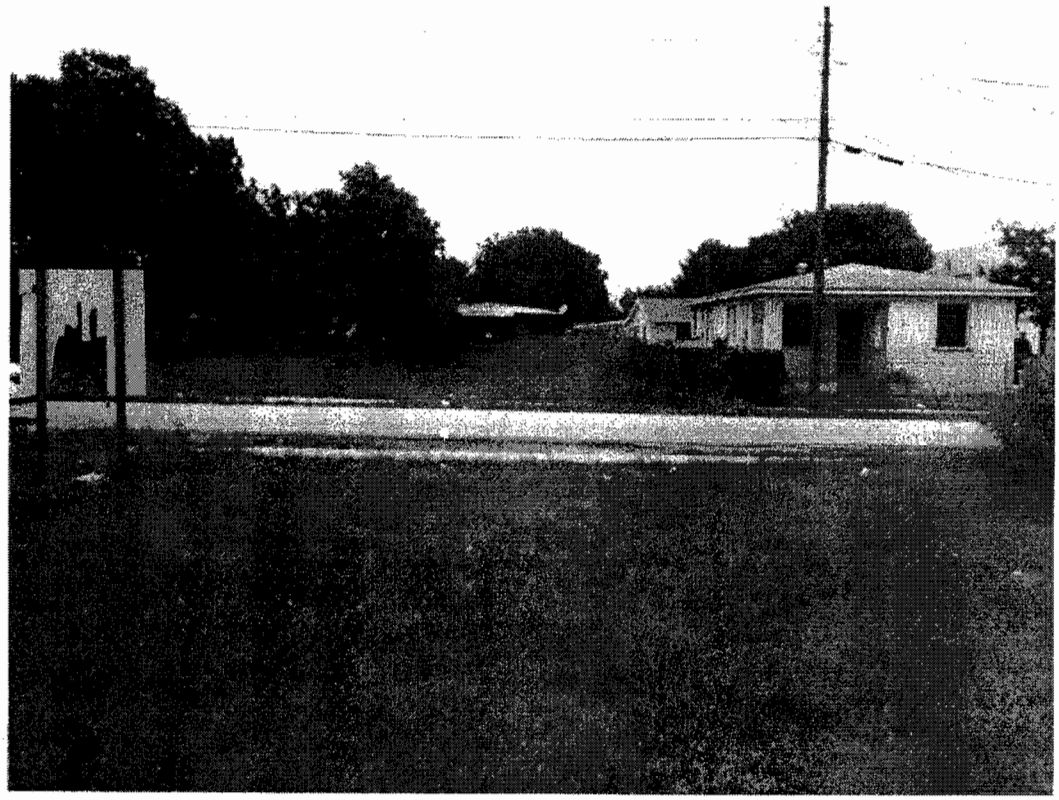
HISTORY:

ENFORCEMENT HISTORY: NC: No current violations. BNC: (1) Case opened 1-1-1995 for work without permit 199554117. Case still open.

OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

REPORTER NAME:

Prop. #346
1736 NW 68 ST



North Elevation

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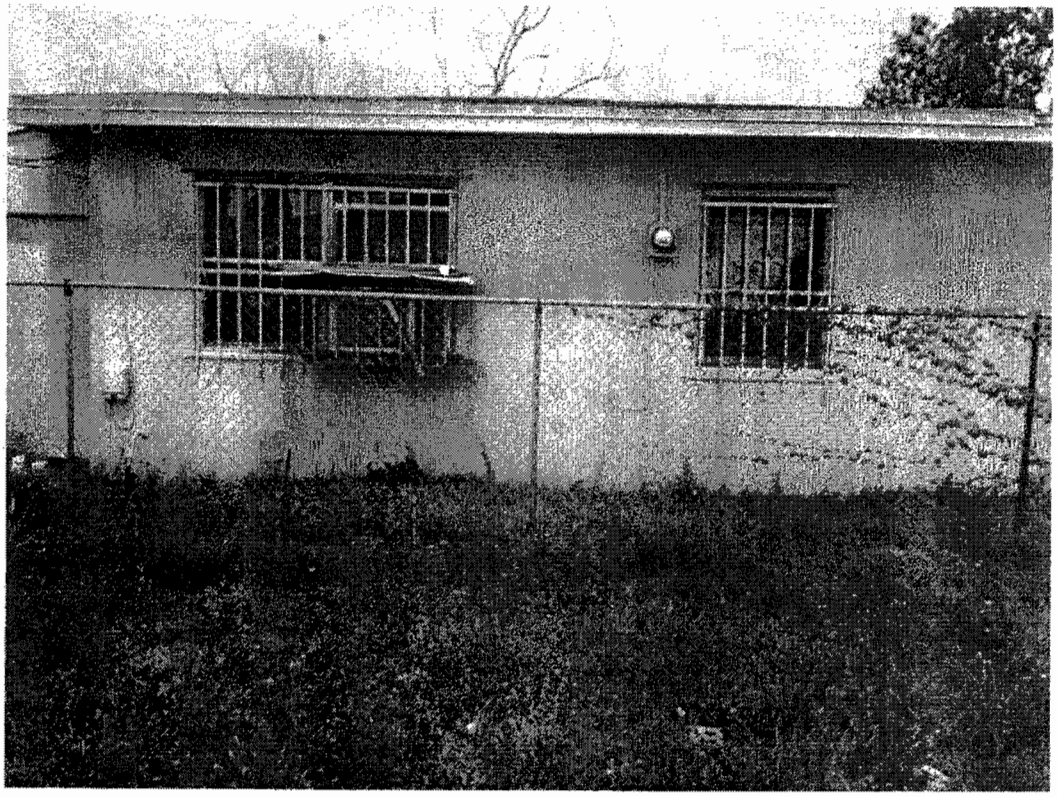
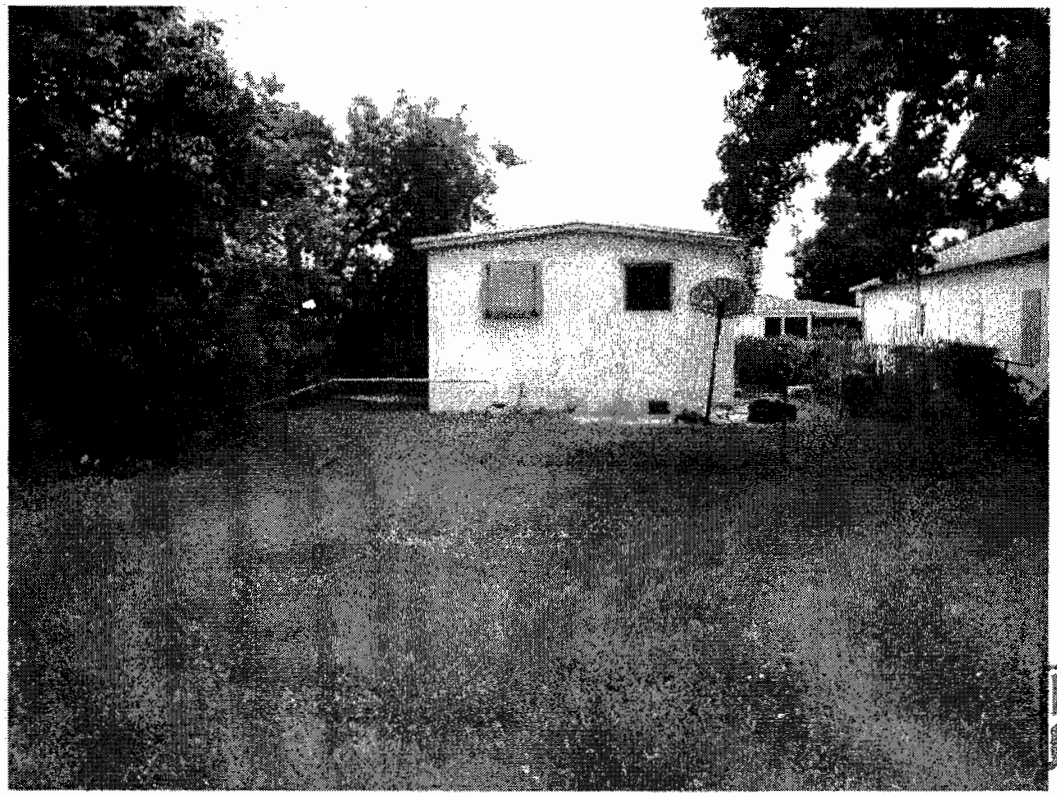


East Elevation

Prop. #346
1736 NW 68 ST



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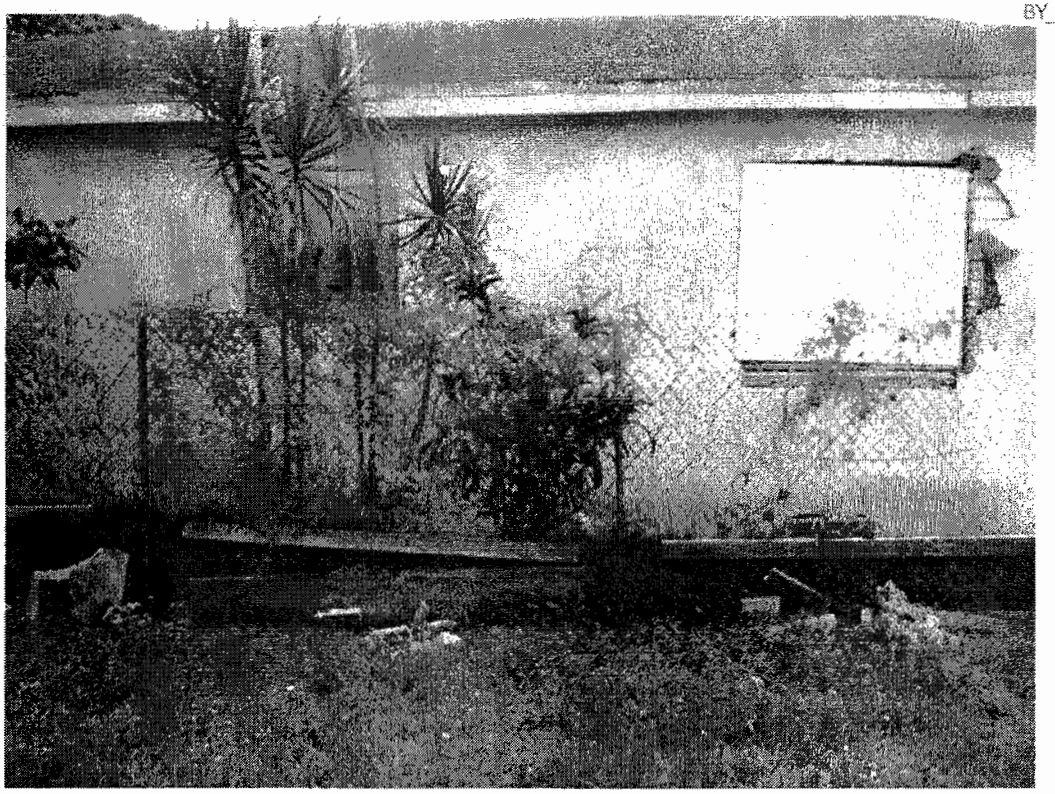
South Elevation



West Elevation

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
SCOTT REMBOLD, VICE PRESIDENT	0
ARLENNA WILLIAMS, 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].

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

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.

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

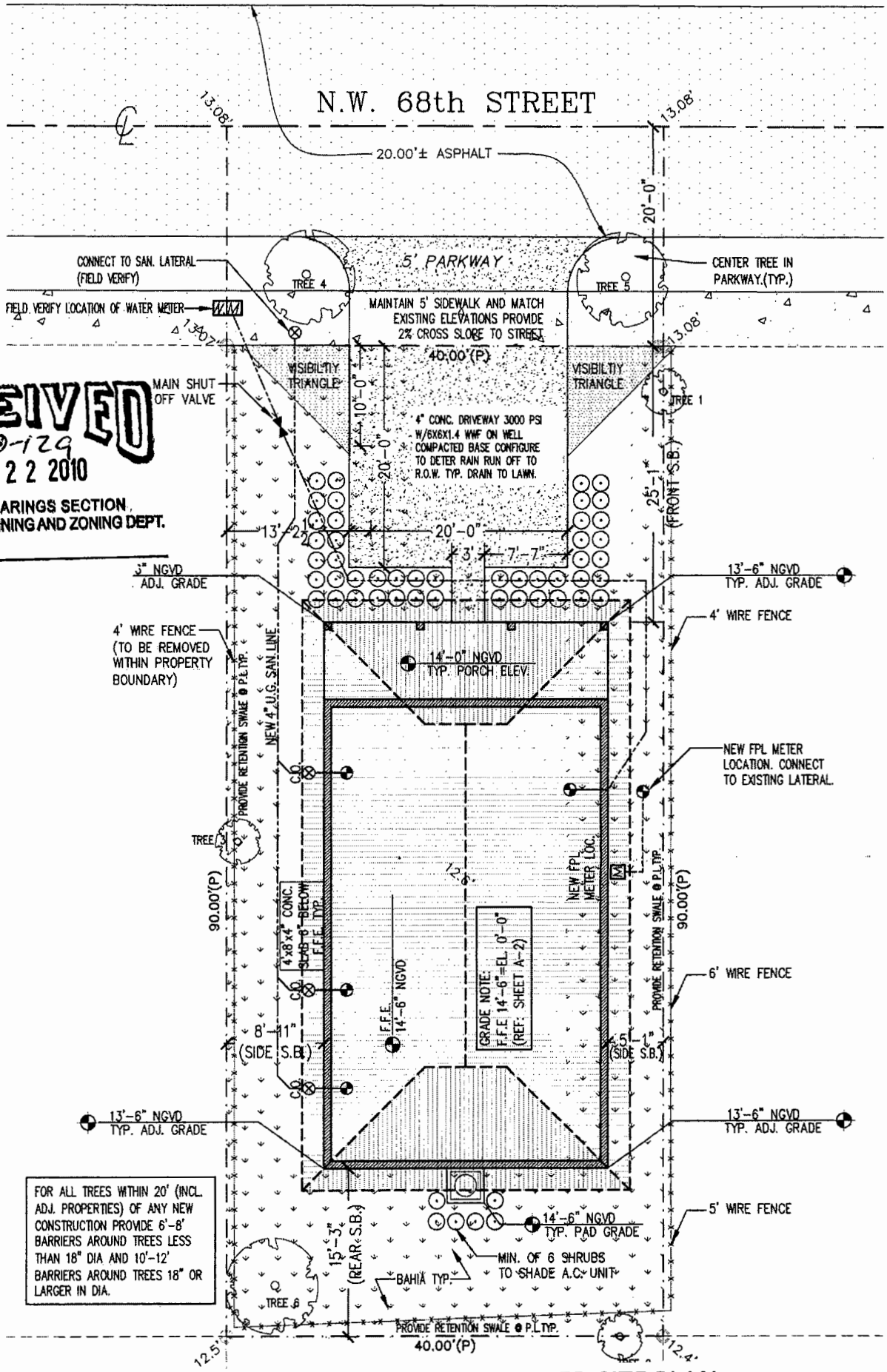
Sworn to and subscribed before me this 17th day of August, 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: March 18, 2012

CINDY L. ALLEN
Commission DD 769952
Expires March 18, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

*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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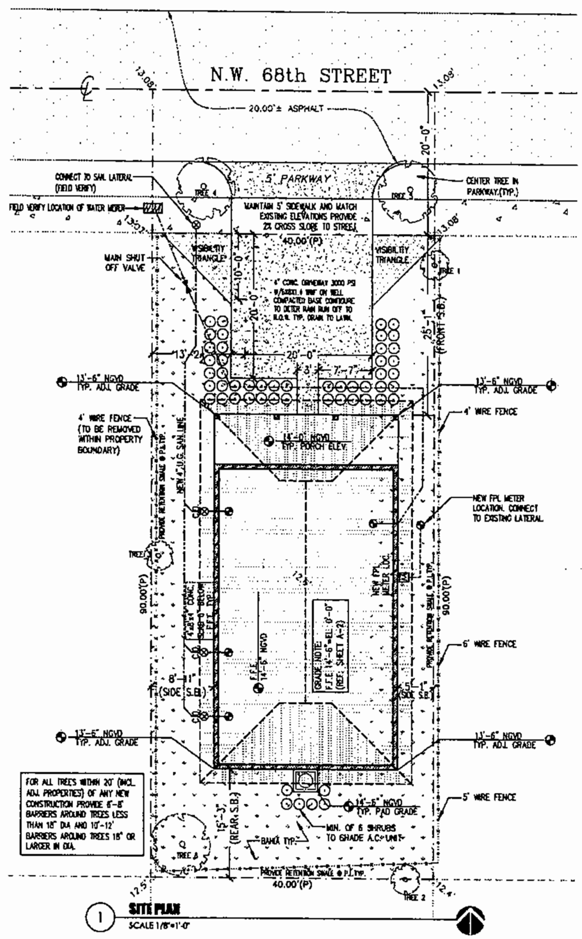
1 ENLARGED SITE PLAN ENLARGED SITE PLAN
SCALE 1/8"=1'-0"

15

HABITAT FOR HUMANITY 1736 NW 68th St.,Miami, Fl.



① **SITE PLAN**
SCALE 1/8"=1'-0"

EXISTING TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	COMMON	NATIVE YES	NO	CALIPER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
001	Malpighia glabra	WEST INDIAN CHERRY		✓	12"	12'	13'
002**	Bursera simaruba	GUMBO LIMBO	✓		18"	28'	30'
003***	Lysiloma bahamensis	WILD TAMARIND	✓		14"	18'	28'

NEW SHRUB LIST

QTY.	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
50	CONOCARPUS ERECTUS	SILVER BUTTONWOOD	3 GAL 24" X 18" SP. OC. FULL

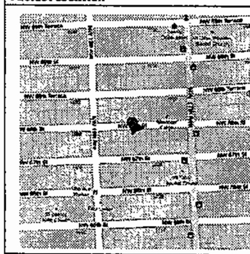
SHRUB NOTES
1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".

NEW TREE LEGEND

TREE (#)	PLANT NAME SCIENTIFIC	COMMON	NATIVE YES	NO	SPECIFICATIONS
004****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
005****	COCCOLOBA UNIFERA	SEAGRAPE	✓		12'-0" HEIGHT MIN. X 3' SPREAD
006****	CORDIA SEBESTENA	ORANGE GEIGER	✓		8' - 10' 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 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. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PLANTING
6. LOT TREES SHALL BE MIN. 10'-0" AT TIME OF PLANTING

PROJECT LOCATION



LEGAL DESCRIPTION

LOT 17 BLOCK 6, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 79, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT AREA

TOTAL ENCLOSED AREA 1,110 SQ. FT.
TOTAL AREA UNDER ROOF 1,292 SQ. FT.

PROJECT INDEX

A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES
COOKIE CUTTER APPROVED SHEETS
A-2 FLOOR PLANS,ELEVATIONS AND SCHEDULES
A-3 LANSCAPE NOTES, SCHED. & WALL SECTIONS
S-1 FRAMING, FOUNDATION PLANS, & DETAILS
S-2 NOA SHEETS
P-1 PLUMBING PLAN, DETAILS AND SCHEDULES
M-1 MECH. PLAN, NOTES, DETAILS AND SCHEDULES
E-1 ELECT. PLAN, NOTES, DETAILS AND SCHEDULES

LANDSCAPING NOTES

STANDARDS FOR TREES, PALMS AND SHRUBS.
FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS II PALMS AND TREES, GRADE: FLORIDA NUMBER I OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROUTEDAND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES, PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED, REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND, COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE: FREE OF NEMATODES. REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2' IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING PORTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED, THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 95-27.

LANDSCAPE LEGEND

ZONING DISTRICT:RU-2 NET LOT AREA: .083 ACRES (3,600 SF)

		REQUIRED	PROVIDED
	LAWN AREA CALCULATION		
A.	Total open space required by Ch 33	N/A	N/A
B.	Max. lawn area permitted [redacted]=50% X lot area ONLY BAHIA USED ON PROJECT. SEE PLAN	N/A	1,882 sf
	TREES The number of trees required per lot existing number of trees that meet min. requirements = 30% palm trees allowed(two palms = one tree) Palms provided	3	3
A.	Percentage of native trees req.=number of trees provided X 30%=	1	3
B.	Street trees (max. avg. spacing of 35' o.c.) xxxx.sf along street/35= Palm as street trees (max. avg. spacing of 25' o.c.) XXXX linear feet along street/25=	2	2
C.	Street trees [illegible] spacing of [illegible]	N/A	N/A
D.	Total number [illegible]		
	SHRUBS		
A.	The total nu[illegible] trees req. X 10 = the number of shrubs req. The number [illegible] = the number of native shrubs req.	15	50

CONSTRUCTION NOTES

THE CONTRACTOR BY AND THROUGH SUBMISSION OF A BID, AGREE THAT THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND HAVING SATISFIED FOR THEMSELVES FROM PERSONAL KNOWLEDGE AND EXPERIENCE OF PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF THE EXISTING CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS,THE NATURE OF ANY EXISTING CONSTRUCTION, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE JOB, IN ORDER THAT THEY MAY INCLUDE IN THEIR BID ALL COSTS PERTAINING TO THE WORK AND OR REPLACEMENT OF ANY OBJECT OR OBSTRUCTIONS WHICH MAY BE ENCOUNTERED IN DOING THE WORK.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE THE THE 2004 FLORIDA BUILDING CODE, LATEST EDITION AND ANY OTHER APPLICABLE FEDERAL, STATE & LOCAL CODES.

ANY CONFLICTS OR OMISSIONS IN THESE CONSTRUCTION DOCUMENTS SHALL NECESSITATE NOTIFICATION OF THE ARCHITECT OF RECORD FOR ANY CORRECTIONS, INTERPRETATIONS OR CLARIFICATIONS BEFORE SUBMITTING A BID OR PROCEEDING WITH THE WORK IN QUESTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK, THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. IF UPON EXCAVATION IT BECOMES EVIDENT THAT THIS PRESSURE CANNOT BE OBTAINED, THE GENERAL CONTRACTOR WILL NOTIFY THE ARCHITECT IMMEDIATELY. FOR CONSTRUCTION OF NEW GROUND FLOOR SLAB,CLEAR, REMOVE AND DISPOSE OF ALL VEGETATION, ORGANIC SOILS AND DEBRIS. FILL AND BACKFILL IN LAYERS NOT GREATER THAN 12 IN. LOOSE THICKNESS WITH STRUCTURAL FILL MATERIAL AND COMPACT TO 95% MINIMUM DENSITY (PROCTOR TEST),AT THE TIME OF CONSTRUCTION, A LISCENCED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED.

CONSTRUCTION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK, THE PAYMENT FOR ALL APPLICABLE FEES, THE COORDINATION OF ALL INSPECTIONS AND THE DOCUMENTATION OF THE CERTIFICATE OF COMPETITION, WARRANTIES AND RELEASE OF LIENS.

THE CONTRACTOR SHALL RESTORE TO SATISFACTORY CONDITION ALL NEW AND EXISTING CONSTRUCTION WORK AND/OR OTHER IMPROVEMENTS DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT

ALL CONTRACTORS SHALL BE LICENSED TO OPERATE IN MIAMI-DADE COUNTY, FLORIDA.

ALL CONTRACTORS SHALL PRODUCE EVIDENCE OF LIABILITY INSURANCE AND WORKMAN'S COMPENSATION. THE GENERAL CONTRACTOR SHALL INDEMNIFY THE OWNER AND/OR ARCHITECT FOR ANY AND ALL COSTS,CLAIMS,SUITS AND JUDGEMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY AS THE RESULT OF WORK PERFORMED UNDER THIS TASK.

FOR THE DURATION OF THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE JOB SITE AS REQUIRED TO SATISFY THE REQUIREMENTS OF OSHA. THIS EXTENDS TO ALL SUBCONTRACTORS, WORKMEN AS VISITORS TO THE SITE.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY VARIATIONS OF THE DIMENSIONS AND/OR CONDITIONS REPRESENTED

ZONING LEGEND

ZONING: RU-2

HEIGHT (TO RIDGE OF ROOF)		16'-0"
MINIMUM LOT SIZE		3,750 sf
PROVIDED LOT SIZE		3,600 sf
ALLOWED LOT COVERAGE		30%
PROVIDED LOT COVERAGE		1,292 sf (35.9%)
SETBACKS:	REQUIRED:	PROVIDED:
FRONT	25'-0"	25'-1"
REAR	25'-0"	15'-3"
INT. SIDE	5'-0"	5'-1" & 8'-11"
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 ROIGH-OF-WAY. CONTACT PUBLIC WORKS DEPT. (305) 375-2142
HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR C.O.R.

PROJECT NOTES

IMPACT RESISTANT DEVICES WITH CURRENT DADE COUNTY PRODUCT APPROVAL SHALL BE PROVIDED FOR ALL NEW AND EXISTING WINDOWS AND DOORS. COMPLY WITH NOTED WIND PRESSURES, PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED & SEALED BY REG. FLORIDA P.E. COMPLY WITH FBC. SECTION 341.8.2.3.1.1

ALL DIMENSIONS ARE TO FACE OF BLOCK OR FACE OF STUD UNLESS OTHERWISE NOTED.

TERMITE TREATMENT CERTIFICATES (FBC 105.10)
CONTRACTOR TO PROVIDE AND POST CERTIFICATE OF PROTECTIVE TREATMENT FOR THE PREVENTION OF TERMITES PRIOR TO SLAB INSPECTION IN ACCORDANCE WITH FBC 105.10

TERMITE PROTECTION STATEMENT (FBC 1816.1.7)
"THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

BURGLARY INTRUSION NOTES:
1- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED IN ANY MOVABLE DIRECTION.

2- GLASS AND EXTERIOR DOORS SHALL BE TEMPERED SAFETY GLASS AND COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTES- STANDARD 297.1

3. EXTERIOR DOORS TO LIVING AREAS SHALL BE SECURED WITH A LATCH AND SINGLE DEAD BOLT WITH 1" MINIMUM THROW, OR A COMBINATION AND LATCH AND DEAD BOLT SET AS FOLLOWS, SWINGING ENTRANCE DOORS TO INDIVIDUAL UNITS SHOULD COMPLY WITH F.B.C. NEREIN 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.

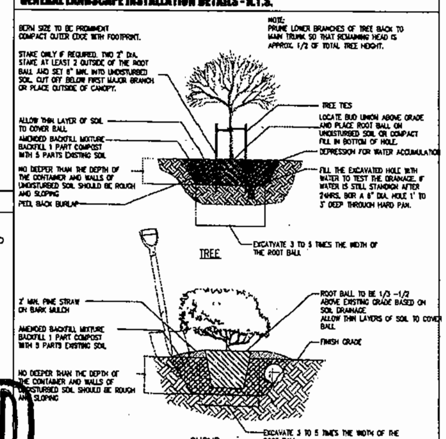
4. SWINGING DOORS SHALL BE OF SOLID CORE, FLUSH CONSTRUCTION, AND SHALL BE NOT LESS THAN 1 3/8" IN THICKNESS. SWINGING DOORS OF STILE, RAIL AND PANEL CONSTRUCTION SHALL HAVE

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.

GENERAL LANDSCAPE INSTALLATION DETAILS - N.T.S.



ABBREVIATIONS

A	ALUM.	ALUMINUM
	ARCH.	ARCHITECT (URAL)
B	BM.	BEAM
	BOT.	BOTTOM
C	C.M.U.	CONCRETE MASONRY UNIT
	CAB.	CABINET
	CLG.	CEILING
	C.D.	CEILING DEFUSER
	COMP.	COMPRESSOR (A/C)
	COL.	COLUMN
	CONC.	CONCRETE
	CTR.	CENTER
D	DN.	DOWN
	DW.	DISHWASHER
E	E.P.	ELECTRICAL PANELBOARD
	ELEC.	ELECTRIC (AL)
	ELEV.	ELEVATION
F	F.F.	FINISH FLOOR
	FIXT.	FIXTURE
G	G.C.	GENERAL CONTRACTOR
	GYP.	GYPSUM BOARD
H	H.V.A.C.	HEATING/VENTILATION/ AIR CONDITIONING
I	INT.	INTERIOR
L	LAV.	LAVATORY
	LT.	LIGHT
M	MIN.	MINIMUM
	MISC.	MISCELLANEOUS
	MTL.	METAL
O	O.C.	ON CENTER
	O.H.	OPPOSITE HAND
P	P.L.	PROPERTY LINE
	PLYWD.	PLYWOOD
	PLUM.	PLUMBING
	PTD.	PAINTED
R	R.C.P.	REFLECTED CEILING PLAN
	RECPT.	RECEPTACLE
	REF.	REFRIGERATOR
	RM.	ROOM
S	STOR.	STORAGE
	S.S.	STAINLESS STEEL
	S.R.	SUPPLY REGISTER
T	T.B.C	TO BE CHOSEN
	T.B.D.	TO BE DETERMINED
	T&G	TONGUE & GROOVE
	TYP.	TYPICAL
V	V.I.F.	VERIFY IN FIELD
	VNR.	VENEER
W	W.H.	WATER HEATER
	WD.	WOOD
	WIN.	WINDOW

SYMBOLS

DRAWING NAME
SCALE
DRAWING IDENTIFICATION
1/A1 BUILDING SECTION 1/A1
1/A1.1 WALL SECTION
DRAWING NUMBER
SHEET NUMBER
DETAIL OR WALL SECTION KEY
SECTION DETAIL KEY
1/A9 INTERIOR ELEVATION KEY
ROOM NAME 101 ROOM IDENTIFICATION
001 DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

RECEIVED
Z10-129
SEP 22 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY________________

Habitat for Humanity
3800 NW 22ND AVE. MIAMI, FL 33142 305-634-3628
EXEC.DIRECTOR:ANNE MAHNEZ

Registration
Peter W. Thomas AR 008754
REVISIONS

HABITAT FOR HUMANITY
1736 NW 68th Street
Miami, Florida

THOMAS & CALZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 08/05/10
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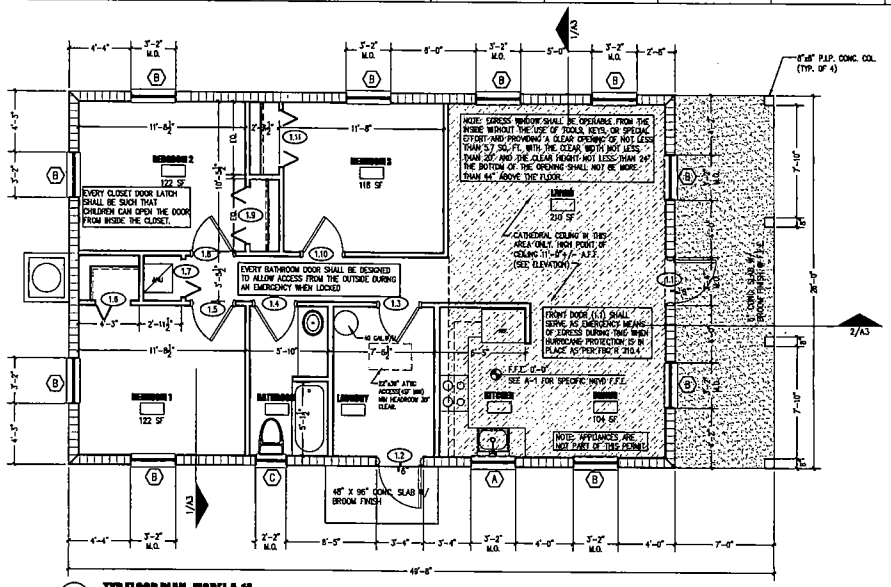


1 TYP.FLOOR PLAN- MODEL A-1A

SCALE 1/4"=1'-0"

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOOR AND WINDOWS TO HAVE MIAMI-DADE COUNTY PRODUCT APPROVAL. REF TO SCHEDULES.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO CONFORM TO INTRUSION REQUIREMENTS. ALL NEW EXTERIOR DOORS AND WINDOWS SHALL MEET MINIMUM REQUIREMENTS OF THE 2007 FLORIDA BUILDING CODE SECT 2411 INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS:

- ALL SINGLE EXTERIOR SWINGING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MINIMUM OF 8,000 POSSIBLE KEY CHANGES OR LOCKING AUXILIARY DEAD BOLT WITH HARDENED STEEL BOLT INSERTS.
- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300LBS APPLIED IN ANY MOVEABLE DIRECTION AND IN ACCORDANCE OF THE RESISTANCE STANDARDS SET FORTH IN THE CURRENT BUILDING CODE. HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

ALL EXTERIOR OPENINGS/DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS(FBC 2410) OR IMPACT RESISTANT GLASS.

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

ALL WINDOWS TO BE LAWSON INDUSTRIES ALUMINUM/LIGHT GREY TINT GLASS OR EQUAL.

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

ALL CLOSET AND BATHROOM DOORS TO BE OPERABLE FROM THE INTERIOR SIDE.

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET. FBC 1210.3

WINDOW SCHEDULE

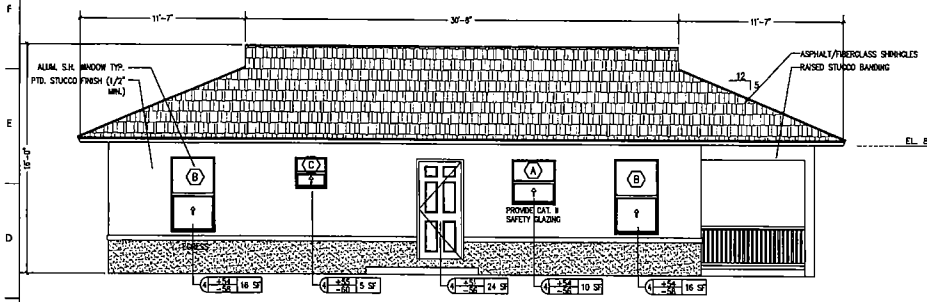
MARK	DIMENSIONS W.	H.	THK.	TYPE	MATERIALS GLASS THK.	U-FACTOR	SOLAR HEAT GAIN COEF. (SHGC)	FRAME	NOTES
A	3'-1"	3'-2 3/8"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
B	3'-1"	5'-3"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06
C	2'-2 1/2"	2'-2"	1/4"	SINGLE HUNG	TEMPERED GLASS	1.09	0.64	ALUM.	LAWSON SH-7700 NOA 06-0406.06 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC)

DOOR AND FRAME SCHEDULE

MARK	SIZE NO	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'-6"	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOOR
1.7 A/C CLOSET	2'-6"	6'-8"	2"	WD.	N/A	PTD.HOLLOW CORE
1.8 BEDROOM 2	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.9 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS
1.10 BEDROOM 3	2'-10"	6'-8"	2"	WD.	PRIVACY	PTD.HOLLOW CORE
1.11 CLOSET	2(2'-0")	6'-8"	1"	WD.	N/A	PTD. VENTED BI-FOLD DOORS

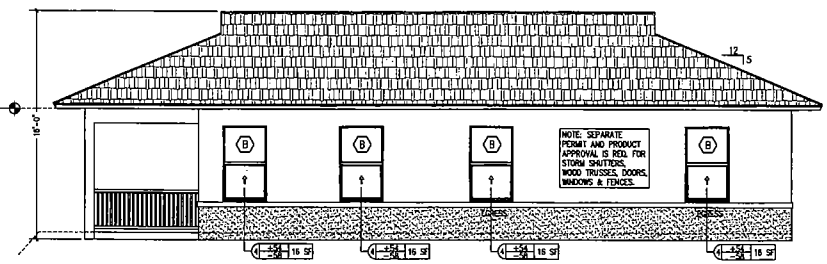
ROOM FINISH SCHEDULE

ROOM NAME	FLOOR	WALLS	CEILING TYPE	CEILING HEIGHT	REMARKS
LIVING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
DINING	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
KITCHEN	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
LAUNDRY	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B	8'-3"	
BATHROOM	V.C.T.	PTD. GYP. BD	SMOOTH PTD. M.R.B	8'-3"	
BEDROOM 1	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 2	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
BEDROOM 3	V.C.T.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	
HW/AC	CONC.	PTD. GYP. BD	SMOOTH PTD. GYP	8'-3"	



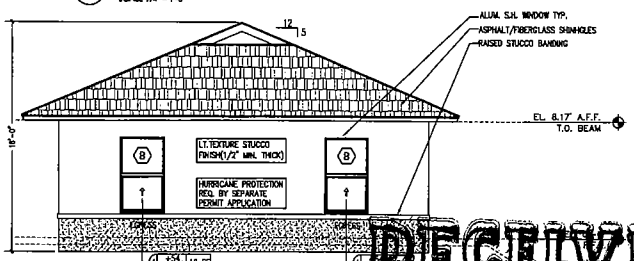
2 LEFT ELEVATION

SCALE 1/4" = 1'-0"



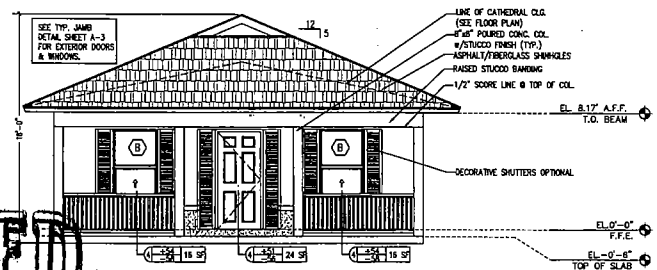
3 RIGHT ELEVATION

SCALE 1/4" = 1'-0"



4 REAR ELEVATION

SCALE 1/4" = 1'-0"

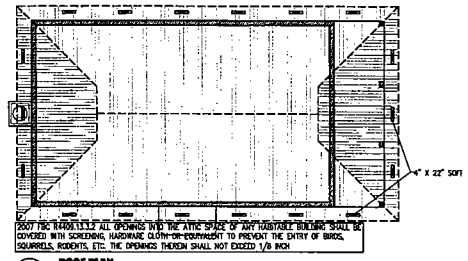


5 FRONT ELEVATION

SCALE 1/4" = 1'-0"

2007 FBC R4406.13.3.2 ATTIC SPACE BETWEEN CEILING JOISTS AND ROOF RAFTERS SHALL BE EFFECTIVELY CROSS VENTILATED BY APPROVED MECHANICAL MEANS OR WITH VENT OPENINGS.

ATTIC AREA: 1640 SF/150 =11 SF MIN. REQ.
SOFFIT VENTS = 18 X (4" X 22") = 11 SF PROVIDED



2007 FBC R4406.13.3.3 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 THEREIN SHALL NOT EXCEED 1/8 INCH

6 ROOF PLAN

SCALE 1/4" = 1'-0"

RECEIVED
210-129
AUG 18 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

Habitat for Humanity
3600 NW 22ND AVE.
MIAMI, FL 33142
305-576-1122
EXECUTIVE DIRECTOR: DANE MANNING

Registration

Pallar Thomas AR 0007154

Revisions

1	ADDED DIMENSIONS TO ROOF PLAN

Date this drawing last amended:

HABITAT FOR HUMANITY
COOKIE CUTTER MODEL "A-1A"

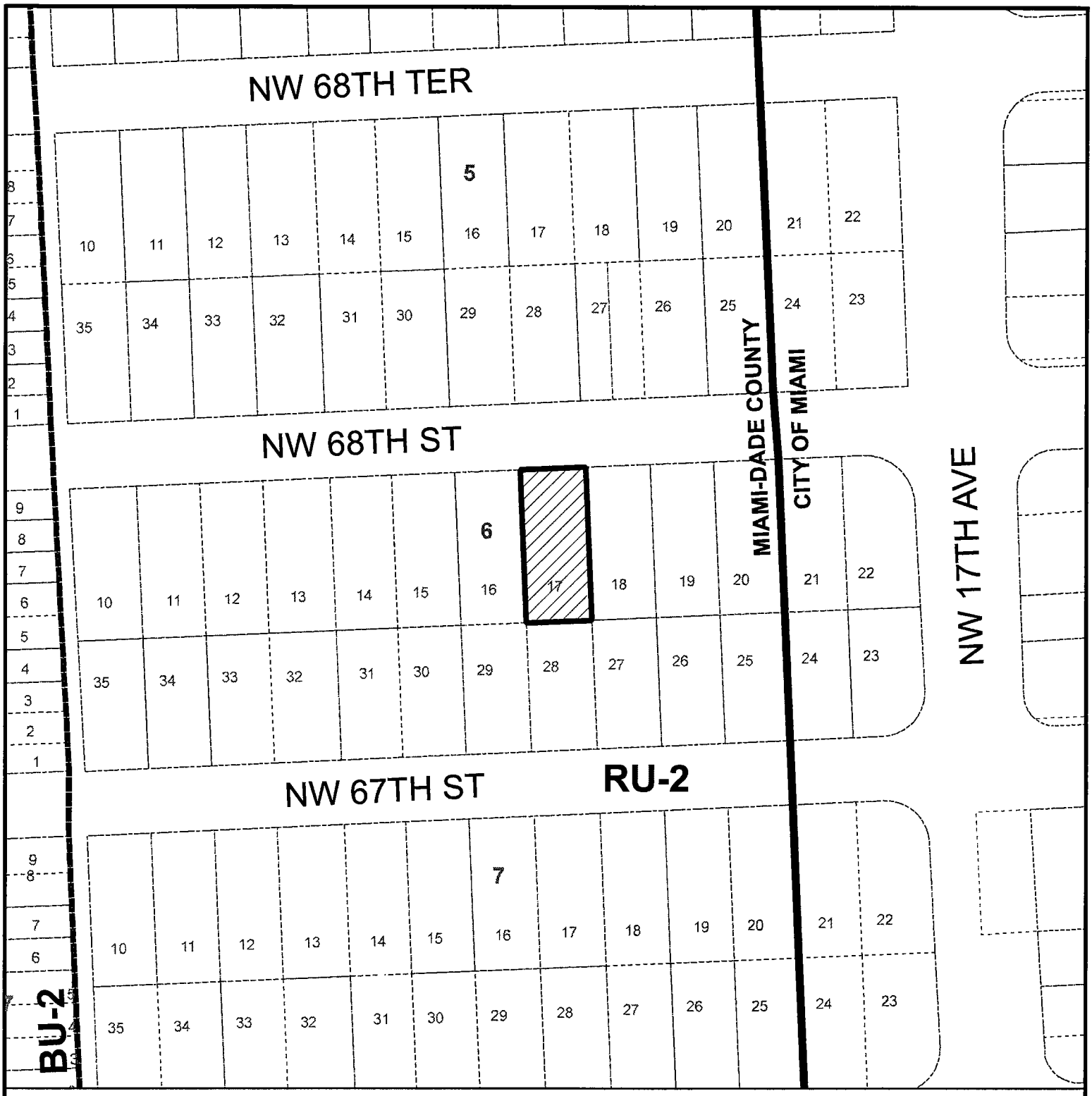
RECEIVED
210-129
AUG 18 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 04/22/10
Drawn by: B.B./R.G.
File: M:\Thomas\Cutpocket\
H:\JAR\Dimension Homes

A2

340



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2010000129

Section: 15 Township: 53 Range: 41
Applicant: HABITAT FOR HUMANITY FOR 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: Thursday, August 19, 2010

REVISION	DATE	BY
		18

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2010000129

N
W E
S

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Subject Property

MIAMI-DADE COUNTY

SKETCH CREATED ON: Thursday, August 19, 2010

REVISION	DATE	BY