KITS

1-21-2011 Version # 2

MIAMI-DADE COUNTY

**COMMUNITY ZONING APPEALS BOARD 8**
**HENRY REEVES ELEMENTARY SCHOOL**
**2005 NW 111 Street, Miami**
**Thursday, February 24, 2011 at 7:00 p.m.**

***PREVIOUSLY DEFERRED***

| | | | | | |
|---|---|---|---|---|---|
| A. | 10-12-CZ8-4 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-65 | 15-53-41 | |
| B. | 11-1-CZ8-1 | TROPICAL LAND INVESTORS INC. | 08-181 | 12-53-41 | |
| C. | 11-1-CZ8-12 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-127 | 11-53-41 | N |

***CURRENT***

| | | | | | |
|---|---|---|---|---|---|
| 1. | 11-2-CZ8-1 | ELLEN GARDNER 79 ST LLC | 10-78 | 10-53-41 | N |
| 2. | 11-2-CZ8-2 | HABITAT FOR HUMANITY OF GTR MIAMI | 10-130 | 15-53-41 | N |
| 3. | 11-2-CZ8-3 | HABITAT FOR HAMANITY OF GREATER MIAMI, INC. | 10-136 | 15-53-41 | N |
| 4. | 11-2-CZ8-4 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-137 | 15-53-41 | N |
| 5. | 11-2-CZ8-5 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-138 | 15-53-41 | N |
| 6. | 11-2-CZ8-6 | WISLY LEFERVE | 10-139 | 13-52-41 | N |
| 7. | 11-2-CZ8-7 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-140 | 15-53-41 | N |

KITS

1-21-2011 Version # 2

MIAMI-DADE COUNTY

**COMMUNITY ZONING APPEALS BOARD 8**

**HENRY REEVES ELEMENTARY SCHOOL**

**2005 NW 111 Street, Miami**

**Thursday, February 24, 2011 at 7:00 p.m.**

***CURRENT***

| | | | | | |
|---|---|---|---|---|---|
| 8. | 11-2-CZ8-8 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-141 | 15-53-41 | N |
| 9. | 11-2-CZ8-9 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-142 | 15-53-41 | N |
| 10. | 11-2-CZ8-10 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-144 | 15-53-41 | N |
| 11. | 11-2-CZ8-11 | HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | 10-171 | 15-53-41 | N |

# Official Zoning Agenda

## COMMUNITY ZONING APPEALS BOARD

**COMMUNITY ZONING APPEALS BOARD - AREA 8**

**MEETING OF THURSDAY, FEBRUARY 24, 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

**A. 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: 1/19/2011

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**B. 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: _____ DEFERRED: _____
Deferred from: 1/19/2011

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**C. 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: _____
Deferred from: 1/19/2011

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**1. ELLEN GARDNER 79 ST LLC (11-2-CZ8-1/10-078)** **10-53-41**
**Area 8/District 02**

(1) DBC from RU-1 & BU-2 to BU-2

(2) Applicant is requesting to permit a proposed building setback varying from 10'-4" to 11' (20' required) from the front (south) property line.

Plan are on file and may be examined in the Department of Planning and Zoning entitled "Family Dollar Retail Store" as prepared by SKLAR Architecture, consisting of four sheets all dated stamped received 10/15/10, last hand written revision dated 11/17/10. Plans may be modified at public hearing.

LOCATION: The north side of N.W. 79 Street between N.W. 21 Avenue and N.W. 22 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.9 Acre

Department of Planning and Zoning Recommendation: Approval or request #1 and approval with conditions of request #2.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**2. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-2-CZ8-2/10-130)** **15-53-41**
**Area 8/District 02**

(1) Applicant is requesting to permit a single-family residence setback 15' 3" (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).

Plan 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. 67 Street, approximately 187.17' 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. (11-2-CZ8-3/10-136)** **15-53-41 Area 8/District 02**

(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).

Plan 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 two sheets, Sheet 'A1' dated stamped received 9/24/10 and Sheet 'A2' dated stamped received 9/10/10 for a total of 2 sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 65 Street, approximately 150' 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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**4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-2-CZ8-4/10-137)** **15-53-41 Area 8/District 02**

(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).

Plan 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 9/8/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 62 Terrace, approximately 348' 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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**5. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-2-CZ8-5/10-138)** **15-53-41**
**Area 8/District 02**

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

(2) Applicant is requesting to permit the residence with a lot coverage of 35.88% (35% permitted).

Plan 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 9/8/10 and consisting of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 62 Terrace, lying approximately 190' 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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**6. WISLEY LEFERVE (11-2-CZ8-6/10-139)** **24-52-41**
**Area 8/District 02**

(1) DBC from BU-1 & BU-1A TO BU-1A

(2) Applicant is requesting to permit an existing building setback varying from 15'-1" to 17'-2" (20' required) from the front (west) property line.

(3) Applicant is requesting to permit an existing building with lot coverage of 48.24% (40% maximum permitted).

(4) Applicant is requesting to permit 3 parking space (9 required).

(5) Applicant is requesting to waive the required 7' wide landscaped parking lot buffer along the front (west) property line.

(6) Applicant is requesting to waive the zoning regulations prohibiting structures higher than 2.5' within 10' of the edge of a driveway leading to a public r-o-w; to permit a 6' high wall and gate within the edge of the driveway.

Plan are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Print Shop" as prepared by Fathi Architects, Inc., consisting of 3 sheets and plans entitled, "Planting Plan for Wisly Leferve" as prepared by Lopez Professional Engineering LLC. consisting of 1 Sheet, all sheets dated stamped received 11/15/10f for a total of 4 sheets. Plans may be modified at public hearing.

LOCATION: 14625 - 14627 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' X110'

Department of Planning and Zoning Recommendation: Approval of request #1 and approval with conditions of requests #2 through #6.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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**7. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-2-CZ8-7/10-140)** **15-53-41 Area 8/District 02**

(1) Applicant is requesting to permit a parcel of land with a lot frontage of 40' (75' required) and a lot area of 3,630 sq. ft. (7,500 sq. ft. required, 3,640 sq. ft. previously approved).

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

(3) Applicant is requesting to permit the residence with a lot coverage of 35.86% (35% permitted).

Plan 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 9/8/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 62 Terrace, approximately 52' east of N.W. 19 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40.06' x 90.75'

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. (11-2-CZ8-8/10-141)** **15-53-41 Area 8/District 02**

(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 lot coverage of 35.87% (35% permitted).

Plan 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 9/8/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 64 Street, approximately 110' 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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**9. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-2-CZ8-9/10-142)** **15-53-41 Area 8/District 02**

(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 lot coverage of 35.87% (35% permitted).

Plan 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 9/8/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 64 Street, approximately 198' 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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**10. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-2-CZ8-10/10-144)** **15-53-41 Area 8/District 02**

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

(2) Applicant is requesting to permit a lot coverage of 35.87% (35% permitted).

Plan 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 9/8/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying north of N.W. 63 Street, lying 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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**11. HABITAT FOR HUMANITY OF GREATER MIAMI, INC. (11-2-CZ8-11/10-171)** **15-53-41**
**Area 8/District 02**

(1) Applicant is requesting to permit a single-family residence setback 15'-7" (25' required) from the rear (south) property line.

(2) Applicant is requesting to permit a lot coverage of 35.87% (35% permitted).

Plan 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 11/16/10 and Sheet 'A-2' dated stamped received 10/5/10 for a total of two sheets. Plans may be modified at public hearing.

LOCATION: Lying south of N.W. 70 Street, approximately 120' east of N.W. 18 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 40' x 90.75'

Department of Planning and Zoning Recommendation: Approval with conditions.

Protests: 0 Waivers: 0

APPROVED: _____ DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____ DEFERRED: _____

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# 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. HABITAT FOR HUMANITY OF GREATER MIAMI INC** **10-12-CZ8-4 (10-065)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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.<br>- 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

**E**

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

REPRESENTATIVE: Michael Gil

| HEARING NUMBER | HEARING DATE | RESOLUTION NUMBER | | |
|---|---|---|---|---|
| 10-12-CZ8-4 (10-065) | January 19, 2011 | CZAB8 | | 11 |

**REC: Approval with conditions.**

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

■ DEFER: ☐ INDEFINITELY ■ TO: Feb 24, 2011 ☐ 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: Deferral at Board's request for a determination to see if the property would be better suited as commercial property rather than residential property.

| TITLE | M/S | NAME | YES | NO | ABSENT |
|---|---|---|---|---|---|
| | | | | | |
| COUNCILMAN | | Richard C. BROWN (C.A.) | X | | |
| COUNCILMAN | M | Patrick CURE | X | | |
| COUNCILMAN | S | Arthemon JOHNSON | X | | |
| COUNCIL WOMAN | | Voncarol Yvette KINCHEN | X | | |
| COUNCILMAN | | Fredericke Alan MORLEY | X | | |
| CHAIRWOMAN | | Joy J. DAVIS | X | | |
| | | VOTE: | 6 | 0 | |

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

**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:** February 24, 2011

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

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

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

### o REQUESTS:

(1) BU-2 to RU-2

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

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

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Habitat for Humanity," as prepared by Thomas & Calzadilla, consisting of 3 sheets dated stamped received 7/19/10. Plans may be modified at public hearing.

### o LOCATION:

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

### o SIZE: 7,600 sq. ft.

## B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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 ZONING 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 PROVIDER COMMENTS:

| | |
|---|---|
| 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. PLANNING AND ZONING ANALYSIS:

This item was deferred from the January 19, 2011 meeting at the request of the Board. This item was deferred from the December 14, 2010 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; 01/21/11
**DATE FINALIZED:** 01/24/11
MCL:GR:NN:NC:CI

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 22, 2010

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

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

**Subject:** NA #Z2010000065-2nd Revision
Habitat for Humanity of Greater Miami, Inc.
North of N.W. 70 Street and West of N.W. 17th Avenue
District Boundary Change from BU-2 to RU-2, to Permit Two Parcel of Land Each with Less Lot Frontage and Lot Area than Required and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(BU-2) (0.17 Acres)
15-53-41

---

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

The site plan submitted with this application depicts these trees to be preserved (shown as #2 Seagrape tree and #3 Gumbo limbo tree). Therefore, this Section recommends approval of this zoning application.

All approved tree removal/relocation, replanting and final inspection (a two weeks notice is required prior to the final inspection) must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to this permit is required prior to the removal or relocation of any other tree on the subject properties. Please contact this Program at 305-372-6574 for information regarding tree permits.

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

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

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

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

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

PH# Z2010000065
CZAB - C08

**PUBLIC WORKS DEPARTMENT COMMENTS**

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

This Department has no objections to this application.

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

Raul A Pino, P.L.S.
16-JUL-10

# Memorandum

**Date:** 21-JUN-10

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

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

**Subject:** Z2010000065

## Fire Prevention Unit:

No objection.

## Service Impact/Demand

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

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

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

## Existing services

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

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

## Planned Service Expansions:

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

None.

## Fire Planning Additional Comments

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

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

Z2010000065

**HEARING NUMBER**

**HISTORY:**

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

HABITAT FOR HUMANITY OF GREATER MIAMI INC

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

**REPORTER NAME:**

DISCLOSURE OF INTEREST* NOT APPLICABLE

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

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

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

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

| | |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

Z10-065
ZONING HEARINGS SECTION
BY

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

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

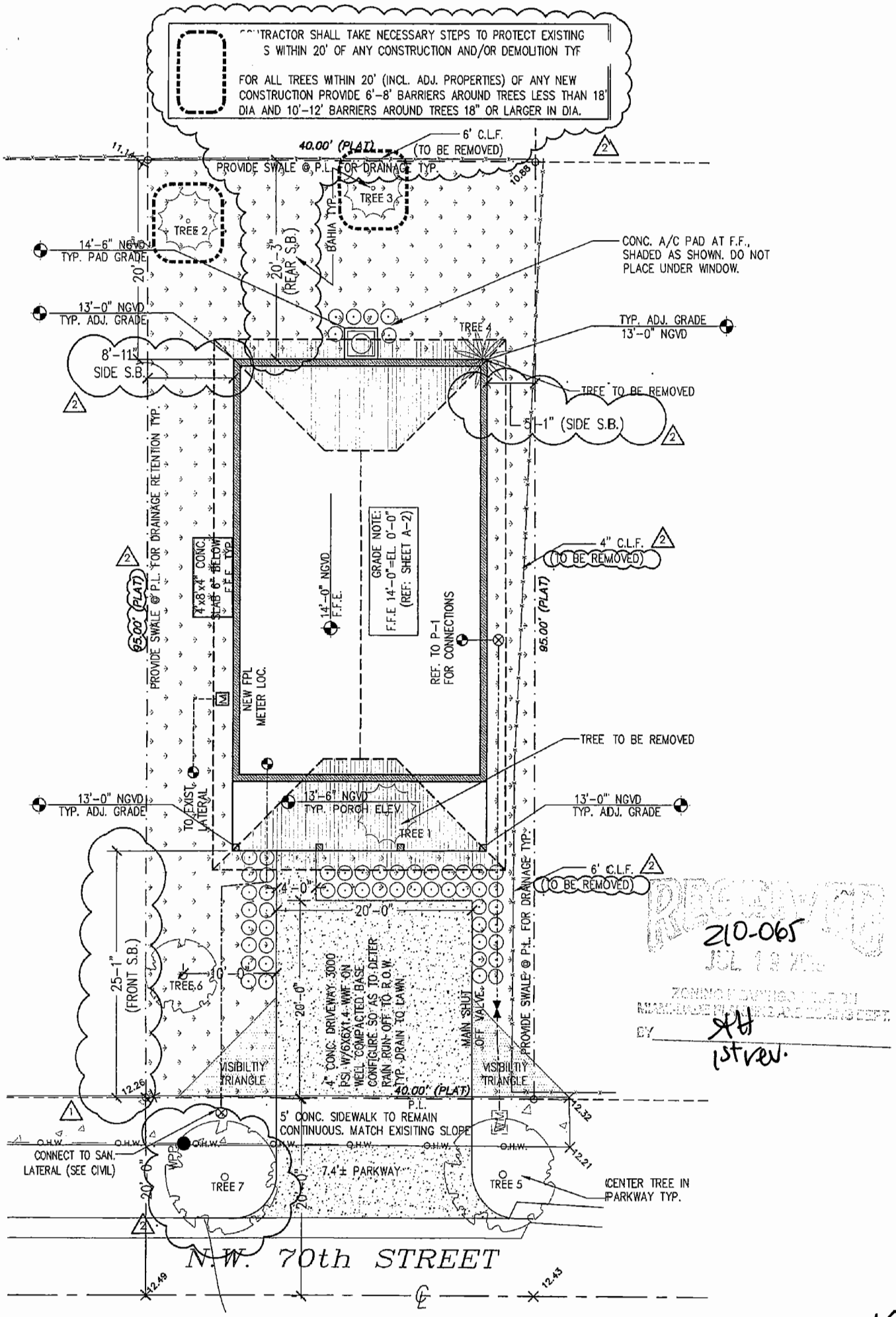
**Signature**: _____
(Applicant)

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

Lyla Y. Durand
(Notary Public)

My commission expires: 3/10/11

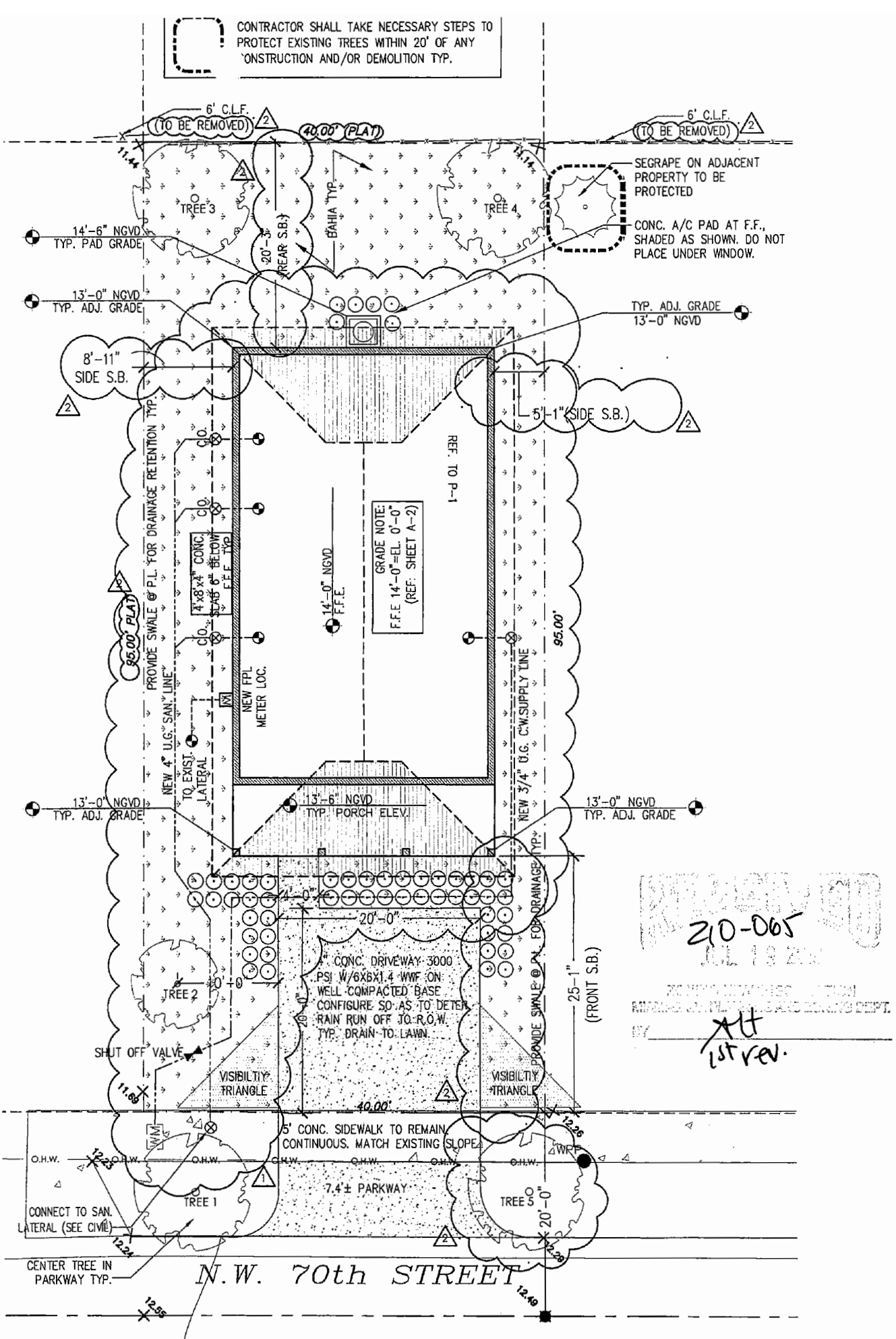
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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

RECEIVED
210-065
JUL 13 2021
ZONING DIVISION
BUILDING & ZONING DEPT.
BY XH
1st rev.

15




ENLARGED SITE PLAN

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

# HABITAT FOR HUMANITY

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

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

### EXISTING TREE LEGEND

| TREE (#) | PLANT NAME SCIENTIFIC | PLANT NAME COMMON | NATIVE YES | NATIVE NO | CALIPER (INCHES) | HEIGHT (FEET) | CANOPY (FEET) |
|---|---|---|---|---|---|---|---|
| 001* | | Unkn. | | | 28" | 44' | 60 |
| 002* | Coccoloba uvifera | Seagrape | ✓ | | 48" | 50 | 50 |
| 003 | Bursera simaruba | Gumbo Limbo | ✓ | | 24" | 42 | 44' |
| 004* | Moraceae | Ficus | | | 48" | 40 | 50 |

### 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

### 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. * INDICATES THAT TREES TO BE REMOVED AS PER TREE PERMIT. SPECIMEN TREE REMOVAL AND REPLACEMENT SHALL COMPLY WITH MIAMI DADE CODE SECTION 24-49.2, 4.8, (4 5 ST. PAYMENT INTO MIAMI DADE COUNTY TREE TRUST FUND MAY BE NECESSARY.
3. ~~LOCATE TREES PROVIDED WITHIN 10' OF A DRIVEWAY~~
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 GUTTER 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 PROCEED NO 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: BU-1

| | |
|---|---|
| HEIGHT (TO RIDGE OF ROOF) | 16'-0" |
| MINIMUM LOT SIZE | 3,753 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 | 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 ROICH-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

### 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 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: BU-1 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 size = 1900 sf max. | | 1847 sf |
| | TREES | | |
| | The number of trees required per lot | 3 | 3 |
| | existing number of trees that meet min. requirements = | - | - |
| | 30% palm trees allowed(two palms = one tree) Palms provided | - | - |
| A. | Percentage of native trees req.=number of trees provided X 30%= | 1 | 3 |
| B. | Street trees (max. avg. spacing of 35' o.c.) xxxx f along street/35= | | |
| | Palm as street trees (max. avg. spacing of 25' o.c.) xxxx f 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 |
| | 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. | 30 / 15 | 30 / 50 |

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

### SYMBOLS

- DRAWING NAME / SCALE / DRAWING IDENTIFICATION
- 1/A1 BUILDING SECTION
- 1/A1 WALL SECTION
- DRAWING NUMBER / SHEET NUMBER
- DETAIL OR WALL SECTION KEY
- SECTION DETAIL KEY
- 1/A3 INTERIOR ELEVATION KEY
- ROOM NAME 101 ROOM IDENTIFICATION
- 301 DOOR NUMBER
- ELEVATION LINE
- SPOT ELEVATION
- REVISION
- PROJECT NORTH

Habitat for Humanity
Registration
Peter W. Thomas AR 008254
30 June 2010
THOMAS & CALTAGIRONE

REVISIONS
1 ZONING
2 ZONING / HABITAT COMMENTS

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

210-065
AH 1st rev.

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 02/09/09
Drawn by: RB/RH

**A1**

210065
JUL 19 2010
AH
1st rev.

17

# HABITAT FOR HUMANITY

## FOLIO# 30311500502505 ~~1751 NW 70th~~ VACANT St. Miami, Fl.

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

### PROJECT LOCATION

### LEGAL DESCRIPTION

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

### PROJECT AREA

TOTAL ENCLOSED AREA 1,110 SQ. FT.

### PROJECT INDEX

| | |
|---|---|
| A-1 | SITE /LANDSCAPE PLANS, DETAILS & NOTES |
| | COOKIE CUTTER APPROVED SHEETS |
| A-2 | FLOOR PLANS,ELEVATIONS AND SCHEDULES |
| A-3 | LANDSCAPE NOTES, SCHED. & WALL SECTIONS |
| 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% 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 | | 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 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 341.8.2.1.1

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

1. STANDARDS FOR TREES, PALMS AND SHRUBS. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. GRADES AND STANDARDS FOR NURSERY PLANS PART I AND GRADES AND STANDARDS FOR NURSERY PLANTS - PALMS AND TREES. GRADE: FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROUTED AND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES, PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REFRAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROJECT 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. 93-27.

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

### SYMBOLS

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

### LANDSCAPE LEGEND

ZONING DISTRICT: RU-2  NET LOT AREA: .087 ACRES (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: existing number of trees that meet min. requirements = 30% palms trees allowed (two palms = one tree) Palms provided | 3 / 1 / - | 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' along street/35= | 2 | 2 |
| | Plam as street trees (max. avg. spacing of 25 o.c.) XXXX' 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. The number of shrubs req. x 30% = the number of native shrubs req. | 50 / 15 | 50 / 50 |

### NEW TREE LEGEND

| TREE (#) | SCIENTIFIC | 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

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

Habitat for Humanity

Registration
Peter W. Thomas AR 008754
30 June 2010

REVISIONS

THOMAS & CAUZADILLA

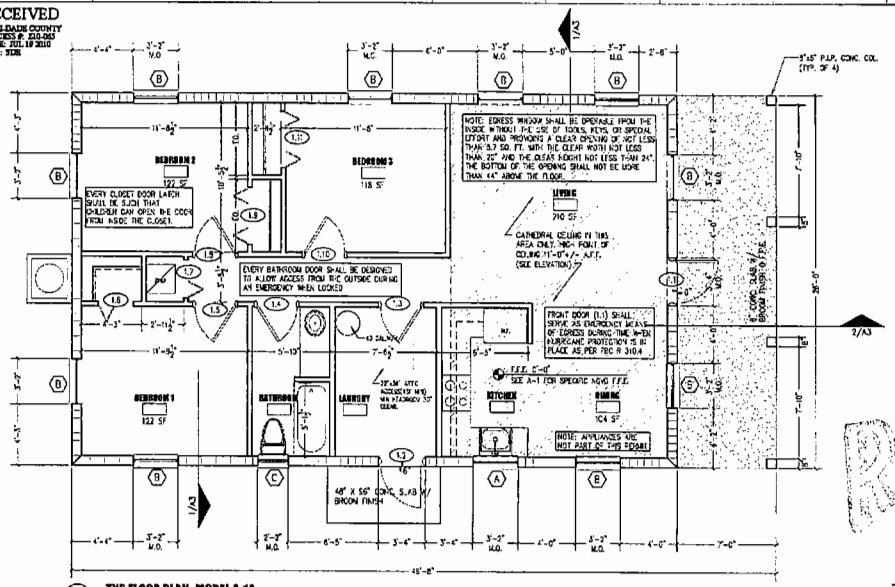
Z10-065

SITE /LANDSCAPE PLANS, DETAILS & NOTES

A1

18

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




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 IN-TRUSION 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 ALUM.W./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 06-0406.06 |
| 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 (EXPOSURE GLASS PER FBC 6308.4 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'-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'-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'-0") | 6'-8" | 1" | WD. | N/A | PTD. VENTED BI-FOLD DOORS |

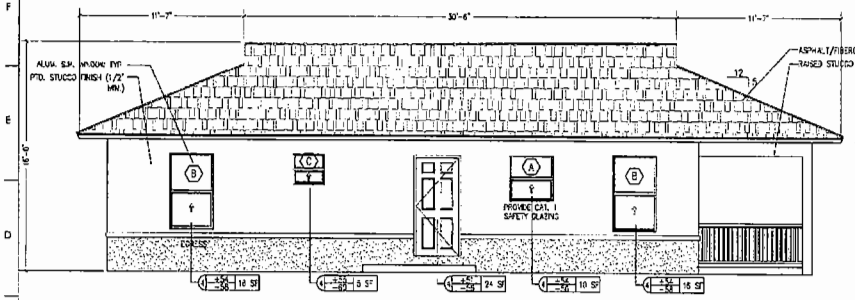
## ROOM FINISH SCHEDULE

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

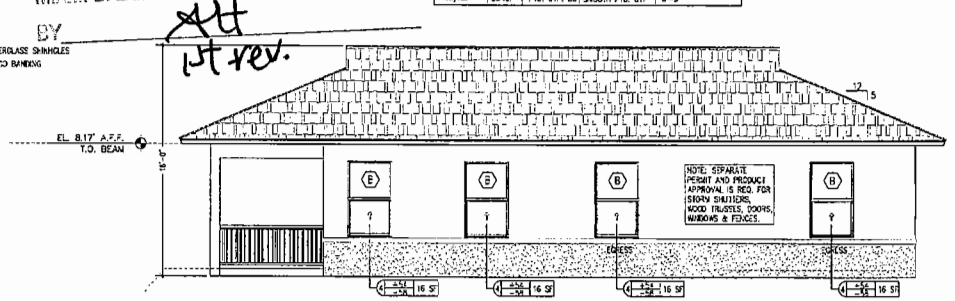
RECEIVED
JUL 19 2010
MIAMI-DADE COUNTY
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

210-065

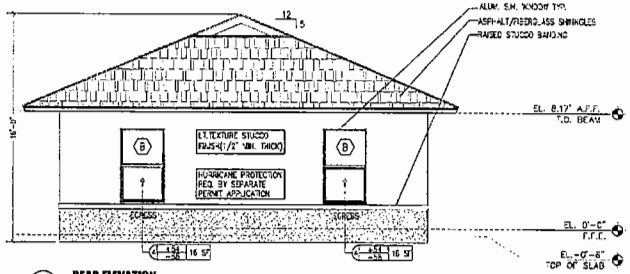
BY AH
1st rev.



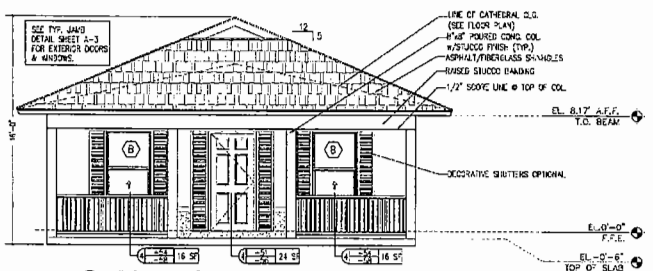

2 **LEFT ELEVATION**
SCALE 1/4"=1'-0"



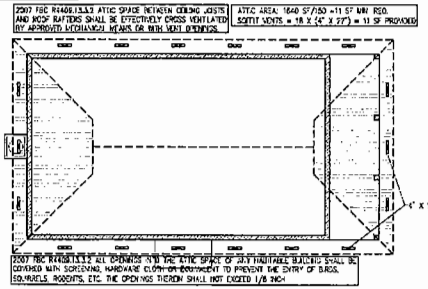

3 **RIGHT ELEVATION**
SCALE 1/4"=1'-0"




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

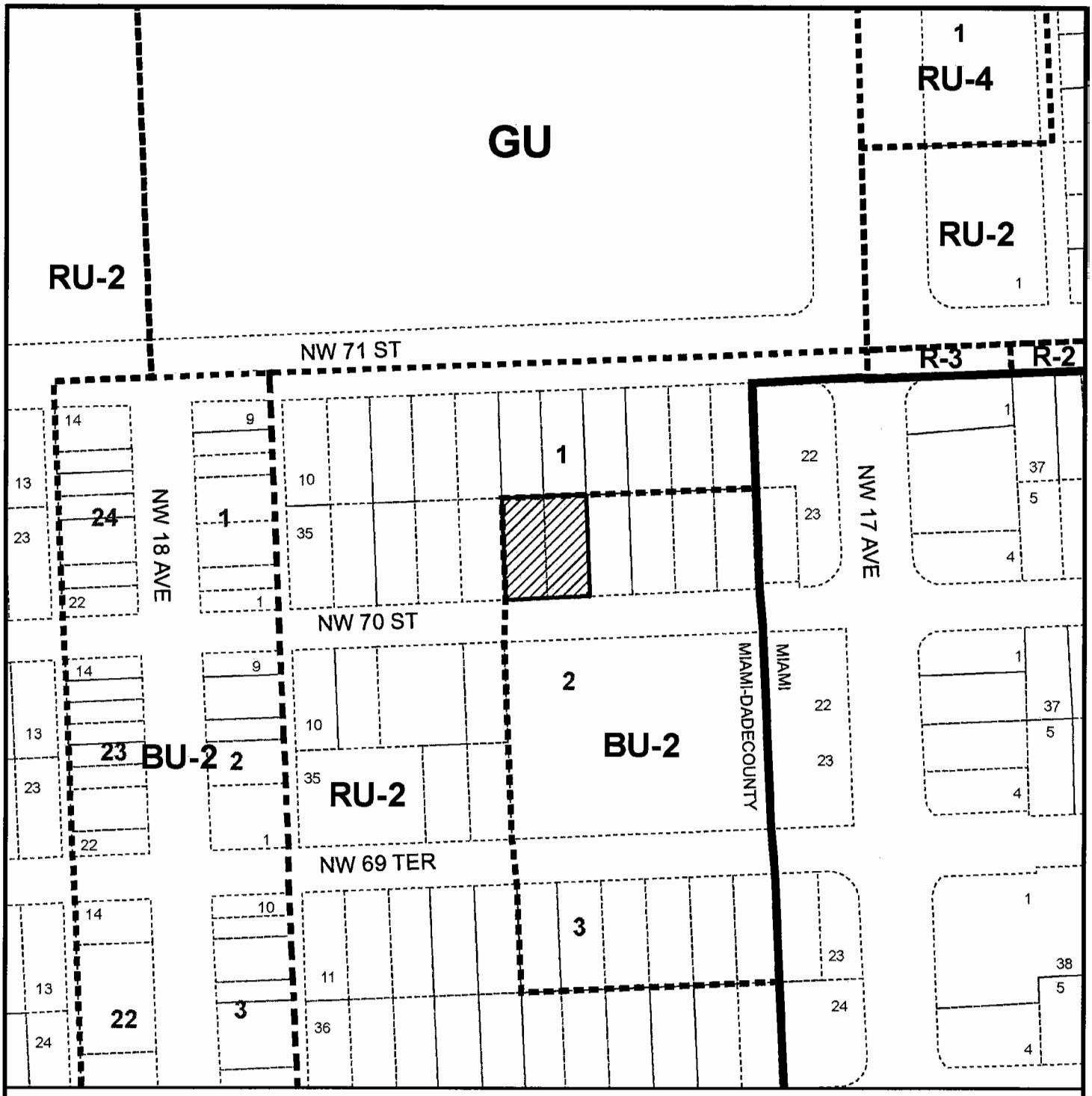



5 **FRONT ELEVATION**
SCALE 1/4"=1'-0"




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

Habitat for Humanity
DECLARATION OF RESTRICTIONS #12
Registration
Peter Thomas AR 0009754
Revisions
HABITAT FOR HUMANITY
COOKE CENTER MODEL "A-1A"
FLOOR PLANS, ELEVATIONS AND SCHEDULES
A2




# MIAMI-DADE COUNTY
## HEARING MAP

**Process Number**
**Z2010000065**

**Legend**
Zoning
Subject Property Case

N
W E
S

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

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, June 9, 2010**

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

**B. TROPICAL LAND INVESTORS INC.**
**(Applicant)**

**11-1-CZ8-1 (08-181)**
**Area 8/District 02**
**Hearing Date: 02/24/11**

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
# COMMUNITY ZONING APPEALS BOARD - AREA 8
# MOTION SLIP

**#1**

APPLICANT'S NAME: **TROPICAL LAND INVESTORS, INC.**

REPRESENTATIVE: Hugo Morales

| HEARING NUMBER | HEARING DATE | RESOLUTION NUMBER | | |
|---|---|---|---|---|
| 11-1-CZ8-1 (08-181) | January 19, 2011 | CZAB8 | | 11 |

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

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

■ DEFER: ☐ INDEFINITELY ■ TO: Feb 24, 2011 ☐ 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: Deferral at board's request for applicant to meet with staff to discuss landscaping

(Item #5)

| TITLE | M/S | NAME | YES | NO | ABSENT |
|---|---|---|---|---|---|
| | | | | | |
| COUNCILMAN | | Richard C. BROWN (C.A.) | X | | |
| COUNCILMAN | M | Patrick CURE | X | | |
| COUNCILMAN | | Arthemon JOHNSON | X | | |
| COUNCIL WOMAN | | Voncarol Yvette KINCHEN | X | | |
| COUNCILMAN | S | Fredericke Alan MORLEY | X | | |
| CHAIRWOMAN | | Joy J. DAVIS | X | | |
| | | VOTE: | 6 | 0 | |

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

**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:** February 24, 2011

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

==========

## 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) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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 ZONING 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 PROVIDER COMMENTS:

| | |
|---|---|
| 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. PLANNING AND ZONING ANALYSIS:

This application was deferred from the January 19, 2011 meeting in order to allow the applicant time to meet with staff. 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; 01/21/11; 02/10/11
**DATE FINALIZED:** 02/10/11
MCL:GR:NN:TA:NC

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

NDN
GMR

# 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

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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

Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Wetlands
The subject 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

REVISION 2

# 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 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: 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. | 8080 NORTH MIAMI AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **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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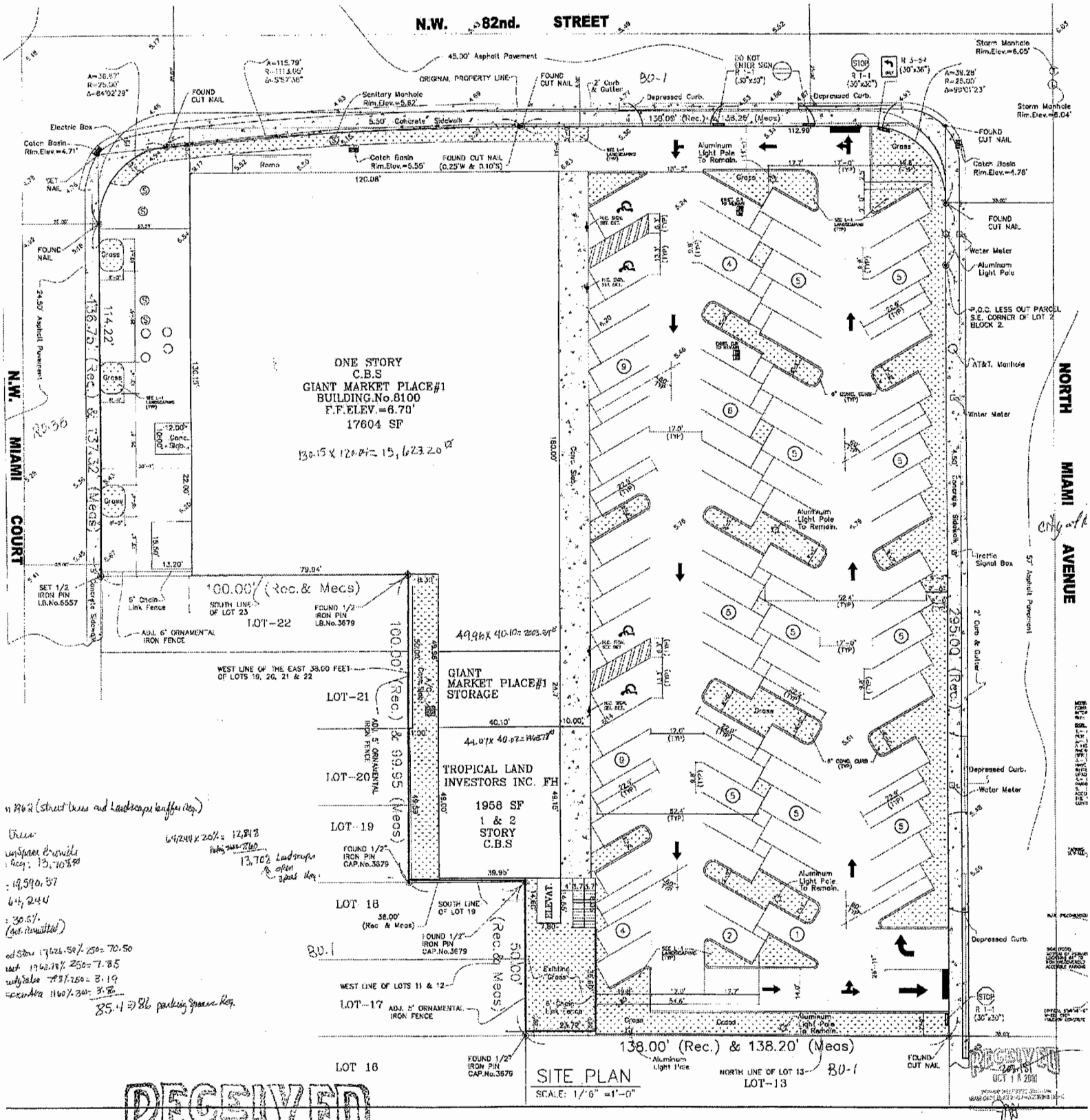
If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

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# ENLARGED SITE PLAN

PROPERTY ADDRESS
8050 N. MIAMI AVE, MIAMI, FL 33150

LEGAL DESCRIPTION
Lots 1 through 12, inclusive, Lots 23 through 28 inclusive, and the East 38.00 feet of Lots 19 through 22, inclusive in Block 2 EVERGLADES 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 13.59 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 25.00 feet and a central angle of 90°01'23" for an arc of 39.28 feet to a point of tangency with a line being 5.00 feet South of and parallel with the North line of said Lot 1; thence Westerly along a line 5.00 feet South of and parallel with the North line of said Lot 1 for 112.99 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 1113.05 feet and central angle of [illegible] for an arc distance of 115.79 feet to a point compound curve; thence Westerly along the arc of said curve, being concave to the Southeast, having a radius of 25.00 feet and a central angle of [illegible] for an arc distance of 35.67 feet to a point of tangency with the West line of said Lot 27, said point being 14.22 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 ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS 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 INCLUDED IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL 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 ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

FLOOD LEGEND
Commercial, Industrial

FOLIO: 30-3112-038-0340 ADDRESS: 8050 N. MIAMI AVE, MIAMI, FL 33150
LOT: 23-28/19-22 BLOCK: 2 SUBDIVISION: EVERGLADES COMMERCIAL ADDITION
PLAT BOOK: 16 PAGE: 78 METES & BOUNDS
CROWN OF ROAD ELEV: 11.30 FT NGVD; CROWN OF ROAD ELEVATION WAS TAKEN FROM A CERTIFIED SURVEY PREPARED BY FORD ARMENTEROS & MANUCY, INC. PLS LIC # 6557
DRAINAGE PLANS SHALL BE ATTACHED
DERM/ACOE SURFACE WATER MANAGEMENT STORMWATER PERMIT
SFWMD - ENVIRONMENTAL RESOURCES PERMIT
UNDERGROUND PARKING: YES / NO
BASEMENT: YES / NO
HAVE THIS SITE OR OTHER PORTIONS OF THIS PROPERTY BEEN GRANTED A CLOMR OR FINAL LOMR? YES LOMR# ... NO

| | | | |
|---|---|---|---|
| PROPOSED | 4.87' NGVD | [illegible] NGVD | N/A |

0' - 0" = 4.87' NGVD

ZONING INFO.

| | NET | GROSS |
|---|---|---|
| Zoning = BU-1A | | |
| LOT SIZE: 1.47 ACRES ± | 63,??? SF | 84,20? SF |
| | REQ'D | PROVIDED |
| LOT COVERAGE-40% (GROSS) | 33,683 SF | 19,562 SF (23.23%) |
| F.A.R. ...% MAX (GROSS) | 42,8?? SF | 21,520 SF (25.55%) |
| "TROPICAL LAND" | | 1958 SF |
| "FOOD GIANT" | | 17604 SF |
| "TOTAL AREA" | | 21,520 SF |
| SETBACKS | REQ'D | PROVIDED |
| Front | 25'-0" FT. | 10'-4" |
| Rear | 20'-0" FT. | 80'-5" |
| Side Street | 15'-0" FT. | 15'-0" |
| Side Street | 15'-0" FT. | 15'-0" |
| Open Space | 13,103 | 4,200 sq. ft. |
| Pav. Area | | 12,226 SF |
| Green Area 10.5% | 8,5?? SF | 8,5?? SF |

PARKING SPACES
"TROPICAL LAND" 1SP/250 SF = 1958 SF/250 SF = 8
"FOOD GIANT" 1SP/250 SF = 17604 SF/250 SF = 70
"OFFICE AREA" 1SP/300 SF = 1140 SF/300 SF = 4
REQUIRED = 82 PROVIDED = 85
H.C. PKG.
F.B.C. 11-4.1.2(5) 1 - 25 (4) (4)
REGULAR PARKING 81
TOTAL PKG. 85

LEGEND:
FIRE HYDRANT
TELEPHONE SERVICE BOX
PROPERTY LINE
UTILITY POLE

* Bldg from 1962 (street trees and landscape buffer req.)
17 Street Trees
4,250 open space provided
Open space req: 13,103 sf
Bldg Size = 19,590.37
Lot Size = 64,244
Lot coverage = 30.5% (40% permitted)
64,244 x 20% = 12,848
13,103 landscape

Parking: Food Store 17626.69/250 = 70.50
Tropical 1963.71/250 = 7.85
[illegible] 1937/250 = 3.19
office/bldg 1160/300 = 3.86
85.4 of the parking spaces req.

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

SITE LOCATION PLAN
N.T.S

SCOPE OF WORK:
CHANGE OF USE TO BU-1A
EXIST. PARKING RE-ADJUSTMENT (2945?) TO APPLY FOR VARIANCE

SYMBOLS:
DWG. REF. NUMBER — DRAWING TITLE, DRAWING SCALE
CROSS SECTION — DRAWING NUMBER, SHEET WHERE DRAWN
PARTIAL SECTION — DRAWING LETTER, SHEET WHERE DRAWN
INTERIOR ELEVATION — ELEVATION NUMBER & DIRECTION
DRAWING DETAIL — DRAWING NUMBER, SHEET WHERE DRAWN
DEMO KEY
DOOR MARK
WINDOW MARK

HANDICAPPED SIGN DETAIL

ACCESSIBLE PARKING STALL DETAIL

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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

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LANDSCAPE STRENG

ZONING DISTRICT: BU-1A NET LOT AREA: 1.52 ACRES 66,234 SQUARE FEET

| | REQD | PROVD |
|---|---|---|
| A. Square feet of open space required by Chapter 24, to be located on site: Net lot area 66,234 square feet x 20% = 13,246.8 square feet 14,246 | 13,246.8 | 14,246 |
| B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: No. parking spaces 0 spaces x 10 sq.ft. per parking space = | 840 | 900 SF |
| C. Total sq.ft. of landscaped open space required by Chapter 33, Area = | 14,086.8 | 15,146 |
| LAND AREA CALCULATION: A. Total SF of landscape open space required by Chapter 33= B. Maximum total area (sod) permitted: 15.5K x 42,960 SF | 14,086.8 / 6,319.5 | 15,146 / 6,319.5 |
| TREES: A. The number of trees required per net lot area (use the existing number of trees that meet minimum requirements as to 20 trees is not lot 1.47 acres)x.33 | 52 | 53 |
| B. If palm trees should this trees (palms) x 30%= No palms permitted to count as trees on 1-5 acres x 30% | n/a | n/a |
| C. Street trees (min. average spacing of 30' each) 865 linear feet along streets/30= | 29 | 30 |
| D. Total number of trees | 81 | 83 |
| SHRUBS: A. The total number of trees required x 10= the number of shrubs required | 520 | 527 |
| IRRIGATION PLAN: Provided by Chapter 33 Auto Irrigation ✓ or hose bib or xeriscape. | | |

| 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 | Fernaptine | X | | 12'-14' | 16' | 3'-4" | 16 |
| | yes | no | Murraya Paniculata | Jase View Jasmin | X | | 12'-14' | 16' | 3 | 33 |
| Grass | yes | no | Bahia Grass | Bahia Grass | | X | n/a | n/a | n/a | 8320 SF |
| | yes | no | Ligstrum Japonicum | Florida Green | | X | 10' | 15' | 8'-10' | 527 |







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 different 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 overal height of 12' and a minimum of 2" of trunk at time of planting and shall be provided along all roadways 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 tree requirement shall be Scala Palmetto palms.

6.Shrubs: Shall be a minimum of 16" in height after planting and have a maximum spacing of 30" o.c. and maintained so 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 begining work. Contractor is to verify all current grades and check for discrepancies and bring to the attention of the landscape architect prior to commencing with the work.

10.All unattended and associated trees, pits are to be properly barricaded and flaged during construction.

11.Inspections: are issued as directives for site layout. Any deviation, site changes, etc. shall be brought to the attention of the landscape architect for distinction prior to

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/grass shall be solid sod with St. Augustine var. (Floratam, Palmetto). All areas marked Solids shall be solid sodded. All sod is to be fale level, tight and even along planting beds.

4.-All plants are to be topped dressed with a minimum of 3" layer of Melrose. Eucalptus. 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.

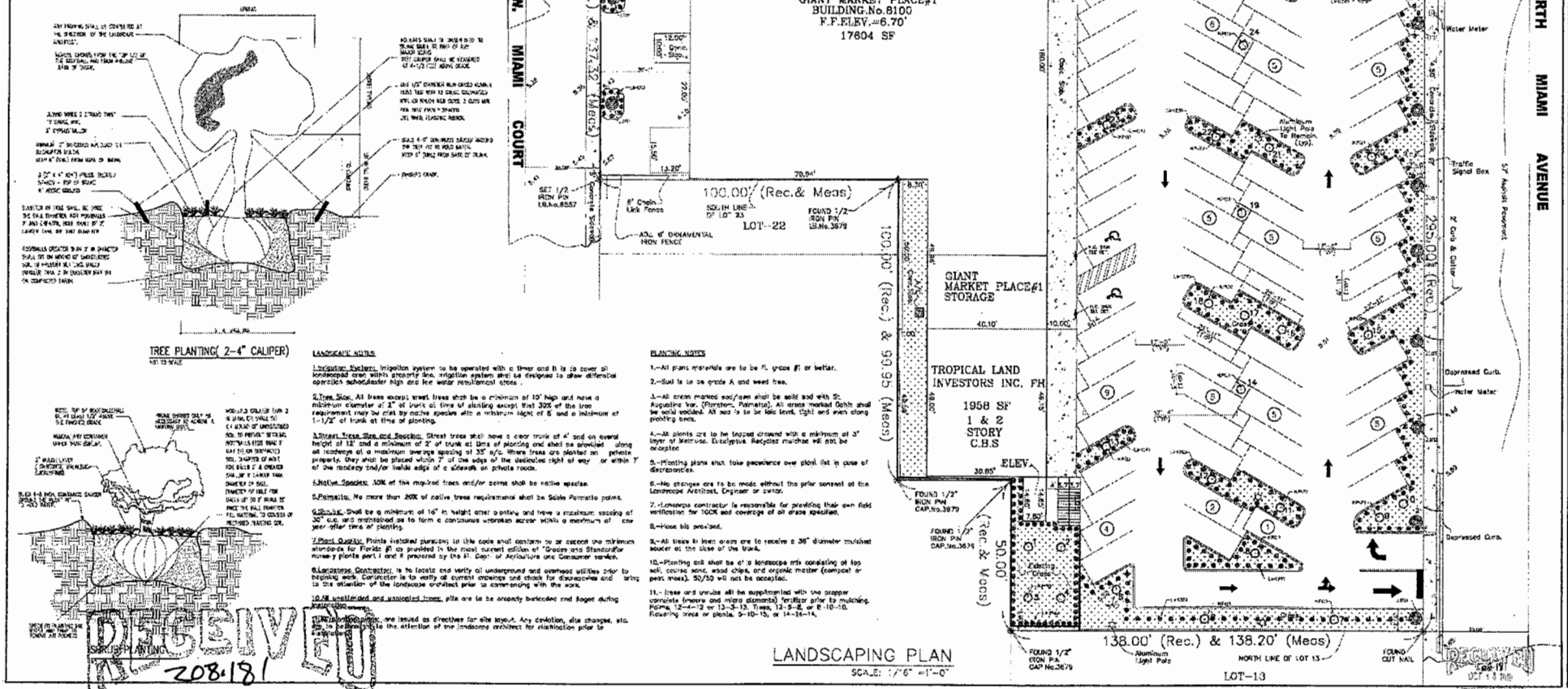
7.-Landscape contractor is responsible for providing their own field verification for 100% and coverage of all areas specified.

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 of a landscape mix consisting of top soil, course sand, wood chips, and organic matter (compost or peat moss). 50/50 will not be accepted.

11.-Trees and shrubs all be supplimented with one propper complete (macro and micro elements) fertilizer prior to mulching. Palms, 12-4-12 or 13-3-13. Trees, 12-6-6, or 8-10-10. Flowering trees or plants, 3-10-10, or 14-14-14.

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CHANGE OF USE TO BU-1A
8050 N.MIAMI AVE
MIAMI, FL 33150

JUAN C. DAVID R.A.
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1340 Coral Way, Ave 201 dn Miami, Florida 33135 Phone: (305)860-0404 Fax: (305) 541-1320

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## SECURITY AND FORCED ENTRY PREVENTION

1. PROVIDE INTRUSION AND BURGLARY AND SECURITY DEVICES AS SET FORTH IN CHAPTER 35 OF THE FLORIDA BUILDING CODE.
2. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 500 LBS. APPLIED IN ANY ADJUSTABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN THE FLORIDA BUILDING CODE.
3. ALL SINGLE CYLINDER 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 MULTIPLED POINTS OF LOCKS WITH 5/8" MIN. THROW BOLTS WITH INSERTS.
5. LABELS OF ALL EXTERIOR OFFSET TYPE OR SWING DOORS SHALL BE REMOVED OR OF SIMILAR FABRICATION TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF THE LOCKS AND LATCHES.
6. HINGE 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 STANDARDS INSTITUTES STANDARD Z97.1
8. VISION PANEL EXTERIOR DOORS OTHER THAN GLAZING WITHIN 40 OF THE INSIDE LOCKING OPERATING DEVICE OF LOUVER AND SWING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARD INSTITUTE'S STANDARDS Z97.1
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 MFGS ASSOCIATION STANDARDS FOR FORCE ENTRY RESISTANCE AAMA 1303.3 PROVIDE LOCKS PER FBC SEC. 1003.4.2 THE EXTERIOR WINDOW SHALL BE LOCKED WITH A DEVICE CAPABLE OF WITHSTANDING 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)

NONE SUSCEPTIBLE MATERIALS
THE WALLS AND FLOORS OF ALL PUBLIC REST ROOMS SHALL BE LINED WITH NONABSORBENT MATERIAL TO A HEIGHT OF 4 FT. ABOVE THE FLOOR

## ACCESSIBLE BUILDINGS (FBC)

11-4.1.3(9) IN ROOMS OR EXITS OF PORTIONS OF BUILDING OR FACILITIES, REQUIRED TO BE ACCESSIBLE, ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED IN THE SAME MANNER AS REQUIRED FOR EXITS BY LOCAL BUILDING/LIFE SAFETY REGULATIONS. WHERE A REQUIRED EXIT FROM AN OCCUPIABLE LEVEL ABOVE OR BELOW A LEVEL OF ACCESSIBLE EXIT DISCHARGE IS NOT ACCESSIBLE, AN AREA OF REFUGE APPROVED SHALL BE PROVIDED ON EACH SUCH LEVEL IN A NUMBER EQUAL TO ONE OF ACCESSIBLE EGRESS EXITS

## HARDWARE SPECIFICATIONS:

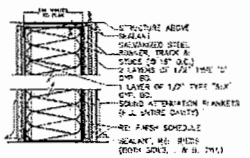
ALL DOOR SHALL HAVE LEVEL HARDWARE
RESTROOMS DOORS SHALL BE SELF-CLOSING
ALL EXIT DOORS SHALL HAVE PANIC HARDWARE

## SYMBOLOGY

- EXTERIOR EXIT
- EMERGENCY & EXIT LIGHT
- EMERGENCY & EXIT LIGHT
- FIRE EXT. (F.E.)

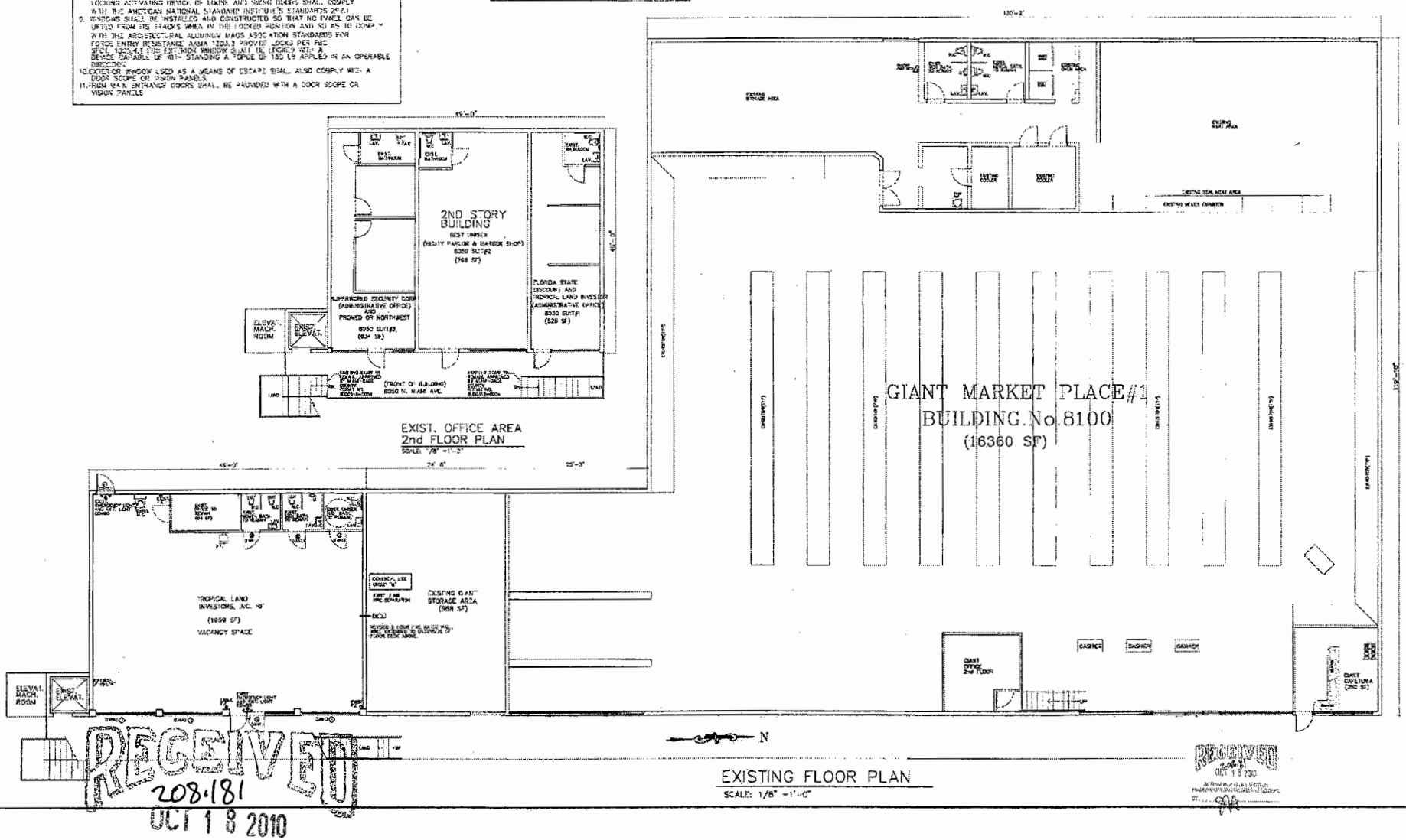
## CONST. LEGEND:

- CONST. MASONRY WALLS
- EXIST. MASONRY WALLS
- EXIST. PARTITION




TUJUNGA SEPARATION WALLS
(BETWEEN TENANTS) EXTEND TO
THE UNDERSIDE OF FLOOR
DECK ABOVE.

WT2 2 HR. FIRE RATED WALL
U.L. DESIGN NO. U305

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Scale SHOWN

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Sheet No
A-2

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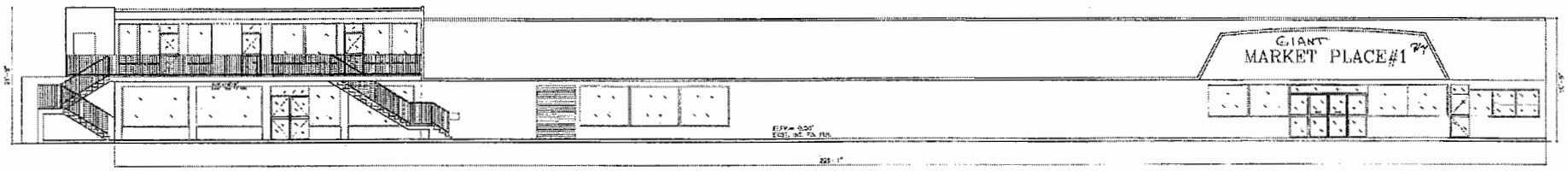
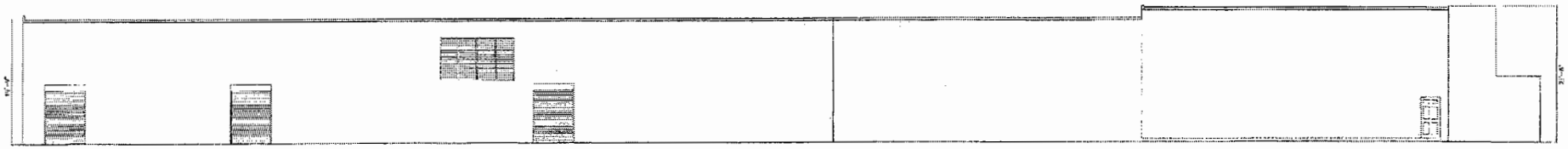
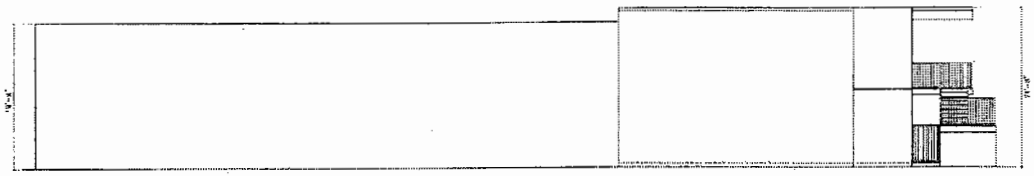


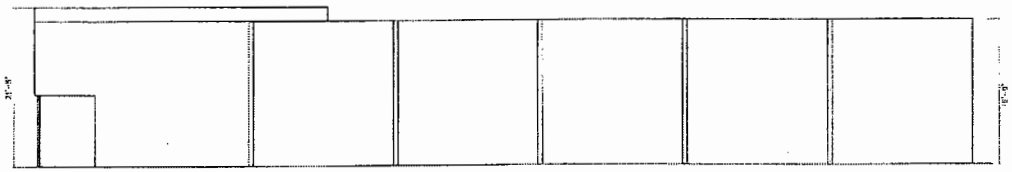

EAST ELEVATION
SCALE: 1/8" =1'-0"



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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OCT 18 2010

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
13361 SW 10th, Suite 101-B Miami, Florida 33186 Phone: (305) 793-1978 Fax: (305) 253-7332

Job No.
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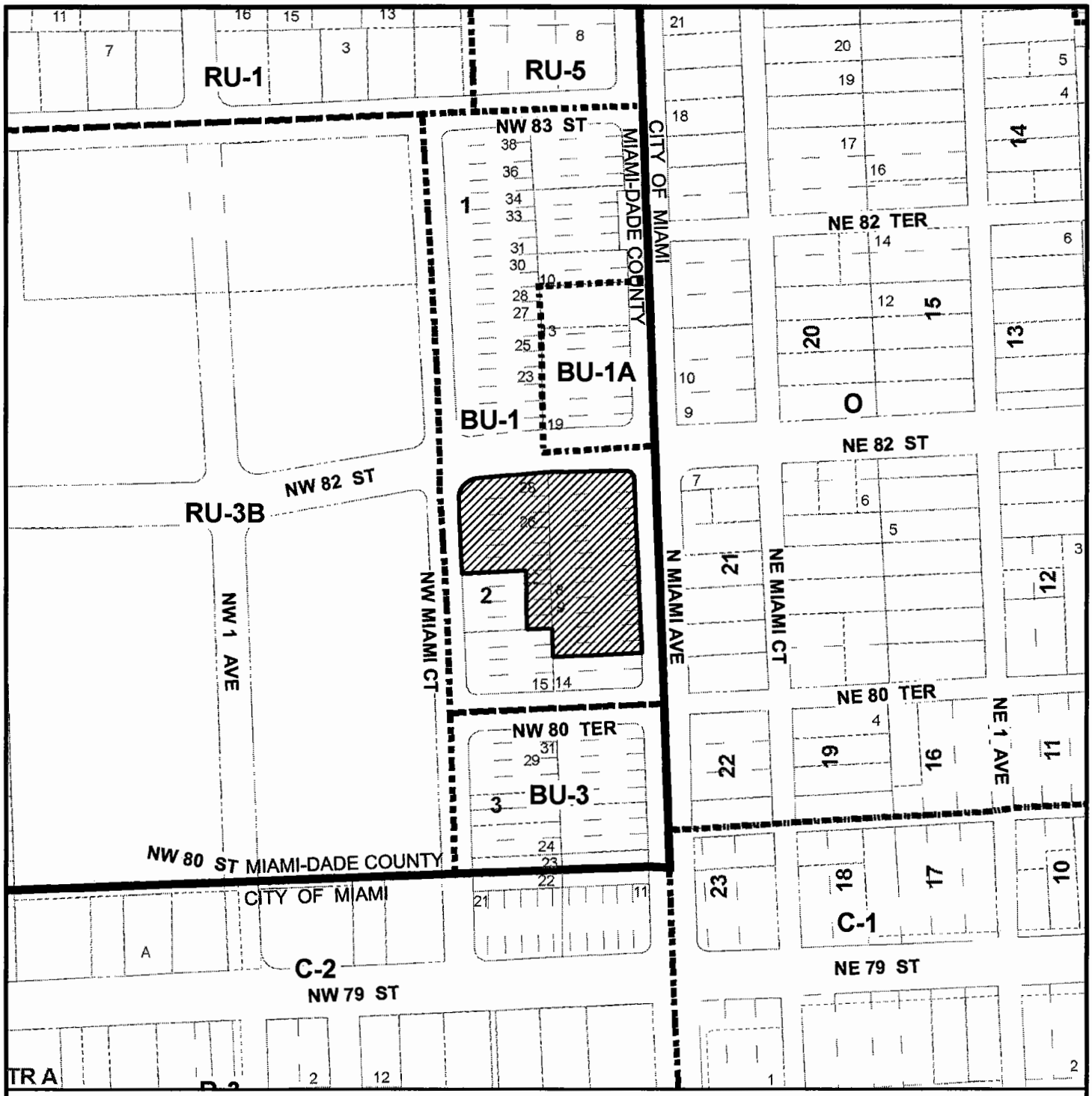



# MIAMI-DADE COUNTY

## HEARING MAP

**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 |
|---|---|---|
| Change city's label size | 09/15/09 | AFT |

22

# 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**

N
W E
S

**SUBJECT PROPERTY**

MIAMI-DADE COUNTY

**SKETCH CREATED ON: 09/19/08**

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

**C. HABITAT FOR HUMANITY OF GREATER MIAMI** **11-1-CZ8-12 (10-127)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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**

REPRESENTATIVE: Michael Gil

| HEARING NUMBER | HEARING DATE | RESOLUTION NUMBER | | |
|---|---|---|---|---|
| 11-1-CZ8-12 (10-127) | January 19, 2011 | CZAB8 | | 11 |

**REC: Approval with conditions.**

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

■ DEFER: ☐ INDEFINITELY ■ TO: Feb24, 2011 ☐ 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: Deferral at staff's request to correct an error in the advertisement.

| TITLE | M/S | NAME | YES | NO | ABSENT |
|---|---|---|---|---|---|
| | | | | | |
| COUNCILMAN | | Richard C. BROWN (C.A.) | X | | |
| COUNCILMAN | M | Patrick CURE | X | | |
| COUNCILMAN | | Arthemon JOHNSON | X | | |
| COUNCIL WOMAN | | Voncarol Yvette KINCHEN | X | | |
| COUNCILMAN | S | Fredericke Alan MORLEY | X | | |
| CHAIRWOMAN | | Joy J. DAVIS | X | | |
| | | VOTE: | 6 | 0 | |

EXHIBITS: ☐ YES ■ NO

COUNTY ATTORNEY: **DARON FITCH**
**DENNIS KERBEL**

**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:** February 24, 2011

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

==========

## 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. This application will also allow said residence to 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 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.

### o LOCATION:

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

### o SIZE: 50' x 70'

## B. ZONING HEARINGS HISTORY: None.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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 ZONING 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 PROVIDER COMMENTS:

| | |
|---|---|
| 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. PLANNING AND ZONING ANALYSIS:

This application was deferred from the January 19, 2011 meeting in order to correct an inadvertent error in the advertisement. 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; 01/21/11
**DATE FINALIZED:** 01/24/11
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. | LYING NORTH OF N.W. 73 STREET, APPROXIMATELY 66' EAST OF N.W. 17 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000127

**HEARING NUMBER**

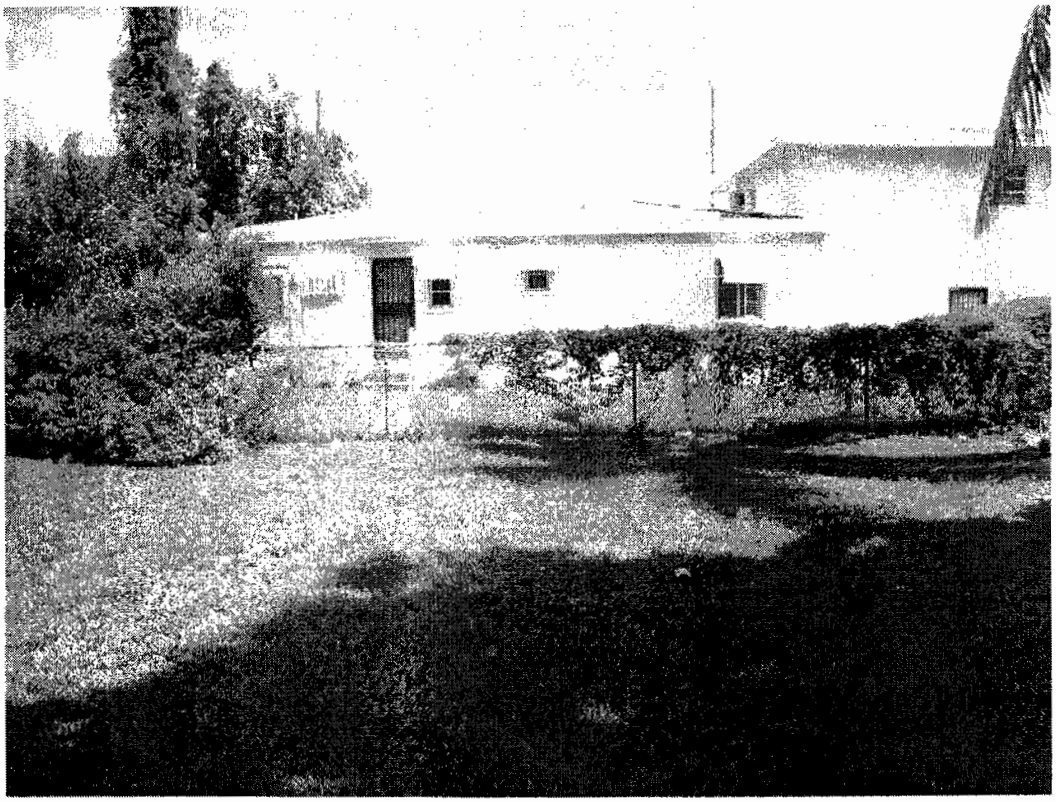
## HISTORY:

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

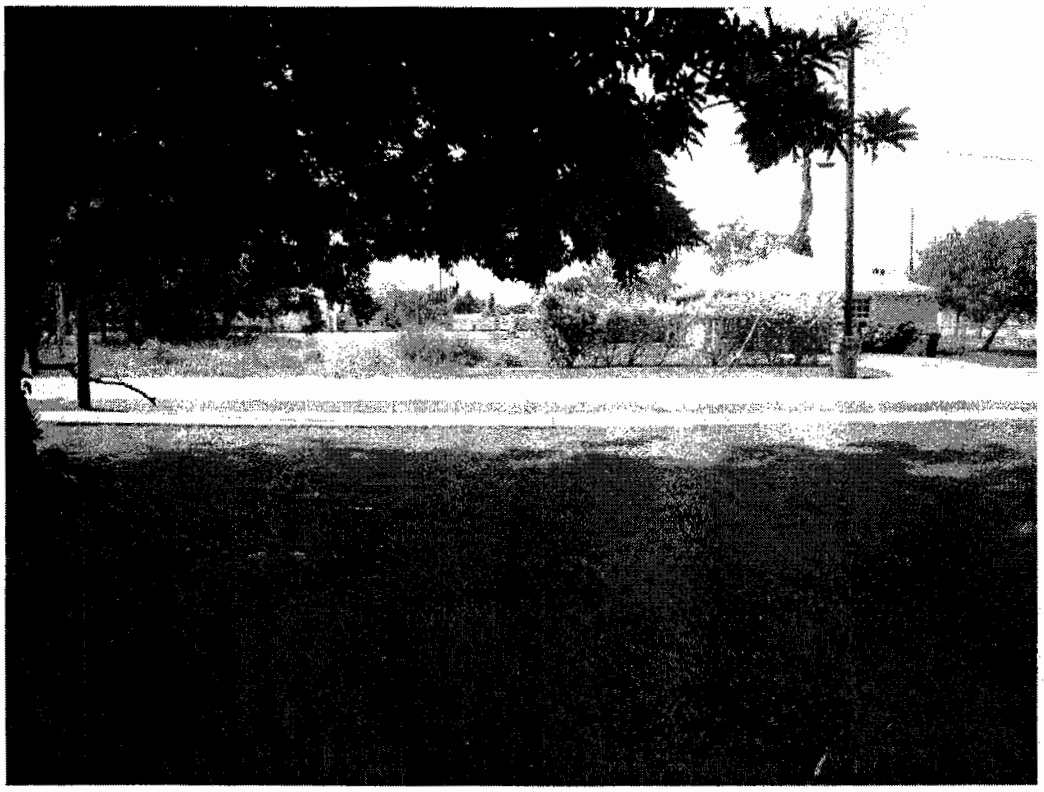
## OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

## REPORTER NAME:

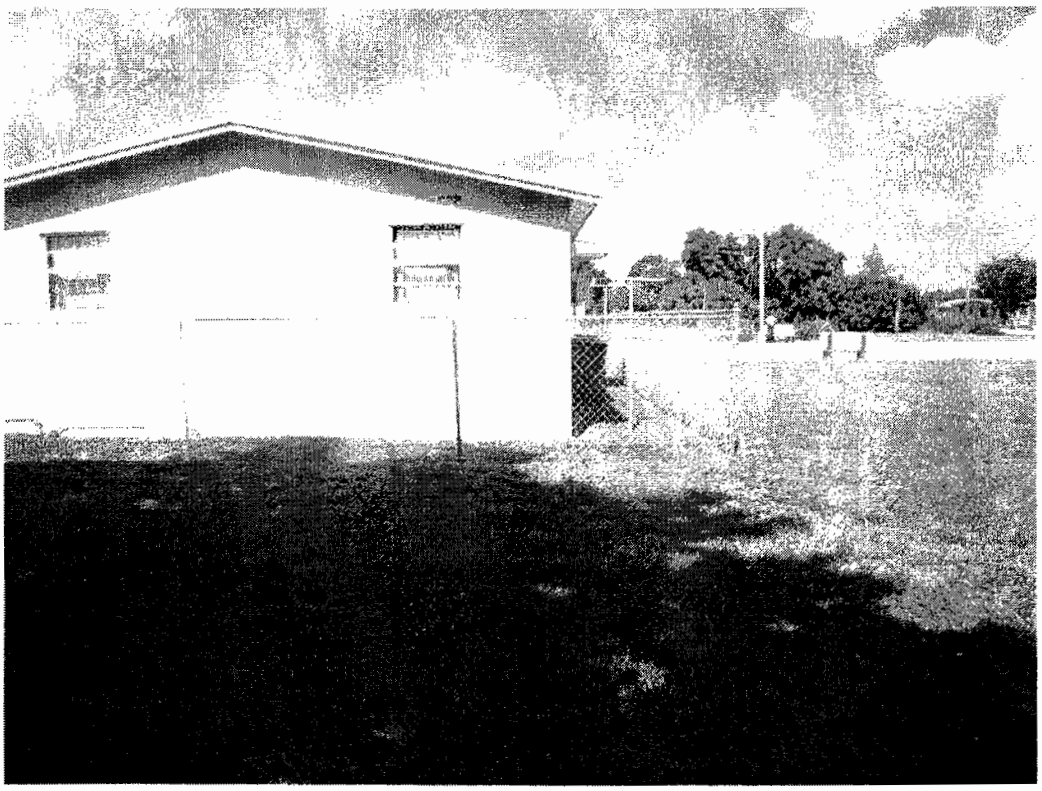


North Elevation

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

**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.

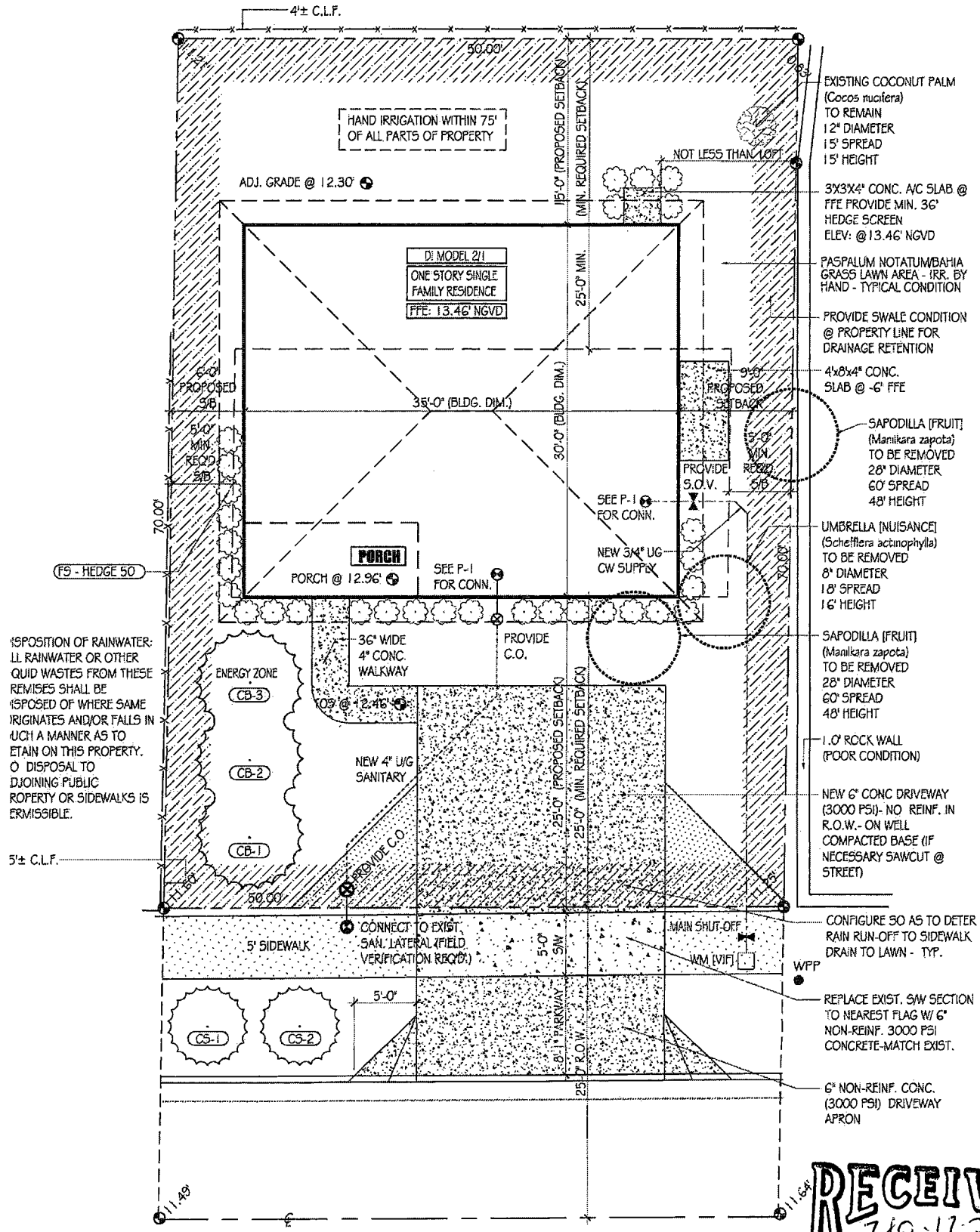
_____
(Notary Public)

My commission expires: _____

JESSICA DEKKER
COMMISSION # DD 836194
EXPIRES: November 11, 2012
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.




DISPOSITION OF RAINWATER:
ALL RAINWATER OR OTHER LIQUID WASTES FROM THESE PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH A MANNER AS TO RETAIN ON THIS PROPERTY. NO DISPOSAL TO ADJOINING PUBLIC PROPERTY OR SIDEWALKS IS PERMISSIBLE.

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ENLARGED SITE PLAN ENLARGED SITE PLAN

Arc

16

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PROCESS #: Z10-127
DATE: SEP 24 2010
BY: SDE

## Architectural Site Plan

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

## Landscape Legend OMMTS 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. MAXIMUM 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 - THIS 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

## 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 I AND GRADES AND STANDARDS FOR NURSERY PLANTS PART II PALMS AND TREES. GRADE FLORIDA NUMBER 1 OR BETTER.
2. ALL PLANT MATERIAL IN GENERAL SHALL HAVE A HABIT OF GROWTH THAT IS NORMAL FOR THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-ROOTED AND FREE OF INSECT PESTS, PLANT DISEASES, WEEDS AND INJURIES.
3. DETERMINE LOCATIONS OF ANY UNDERGROUND AND ABOVE GROUND UTILITIES. PROTECT UTILITIES TO AVOID POSSIBLE DAMAGE.
4. PROTECT EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED. REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND. COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE, FREE OF NEMATODES, REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE 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.

## 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 # 30-3111-038-0620

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

Highest 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 Story Elevation Certificate is required before making any inspections above the lowest floor and a Final Elevation Certificate is required before issuance of certification of occupancy or completion (Compliance Rule 11C-3(3) Call 372-6685).
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(k) "Shall mean the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking of vehicle, building access or storage in an area, is not considered a building's lowest floor; provided that such enclosure is not built as to render the structure in violation of the applicable non-elevation design requirements in 60.3 of CFR Ch. 1 (1-1-88 Edition)", 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 uses 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 of 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 no less than one (1) square inch for every square foot of enclosed area sub. Bottom of all openings shall be not higher than one (1) foot above grade.
Highest Adjacent Grade 11C-2(d) "Shall mean the highest finished grade elevation or the ground surface next to the proposed walls of the structure". 11C-2(gg) "Minimum Finished Grade shall mean the elevation established in Dade County Flood Criteria Map at a specific development site or crown of road elevation of an existing adjacent road, whichever is higher (or waiver 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 canals.

Project Engineer/Architect: ________ Signature/Seal Date: ________

## 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.) | | 6'-0" |
| INTERIOR SIDE 2 | | | 9'-0" |
| SIDE STREET | | 15'-0" | NA |
| REAR | | 25'-0" | 15'-0" |

Area adjacent to lake or canal to be graded so as to prevent direct overland discharge of stormwater into lake or canal.

Lot will be graded so as to prevent direct overland discharge of stormwater onto adjacent property. Applicant will provide certification prior to final inspection.

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(10), Florida Statutes, effective 7/1/2007.

Applicants will comply with Ordinance 80-90 (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 OMMTS 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 PROMISED 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.

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY________

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

BUCKLER ARCHITECTS

DATE: 06-17-10
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 OMMTS 9-1-10

## Drawing Index

| | |
|---|---|
| A-1 | SITE PLAN, GENERAL NOTES, CALCS |
| A-2 | FLOOR PLAN, SECTIONS, ELEVATIONS |
| A-3 | ELEVATION, AIRFLOW & SECTIONS |
| S-1 | FOUNDATION & ROOFING PLAN |
| S-2 | HURRICANE STRAP NOTES |
| M-1 | MECHANICAL PLAN & NOTES |
| M-2 | ENERGY CALCULATIONS |
| P-1 | PLUMBING PLAN & NOTES |
| E-1 | ELECTRICAL PLAN, SCHEDULES & NOTES |

HHGM 299 MODEL D1

A1
1 OF 1
ARCHITECTURAL

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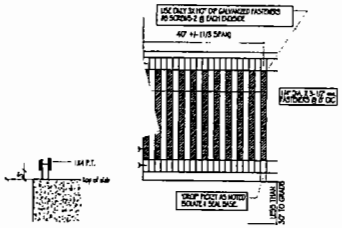

1 A3 **Decorative Railing Detail - Optional**
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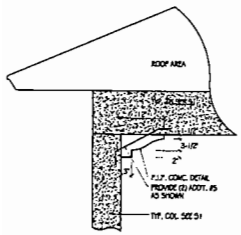
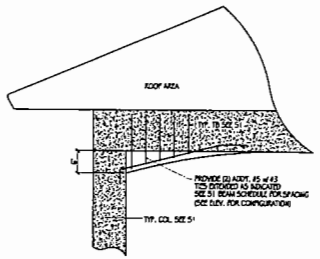


2 A3 **Decorative PIP Porch Detail - Optional**
SCALE: 3/4"=1'-0"



3 A3 **Decorative PIP Porch Arch Detail - Optional**
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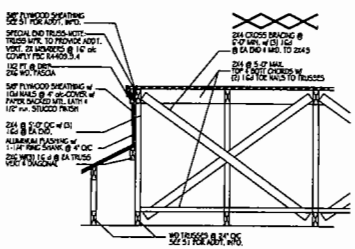

4 A3 **Roof Detail - Optional**
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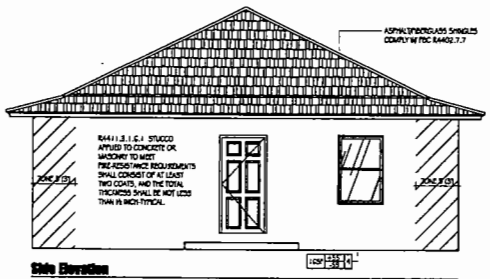

**Side Elevation**
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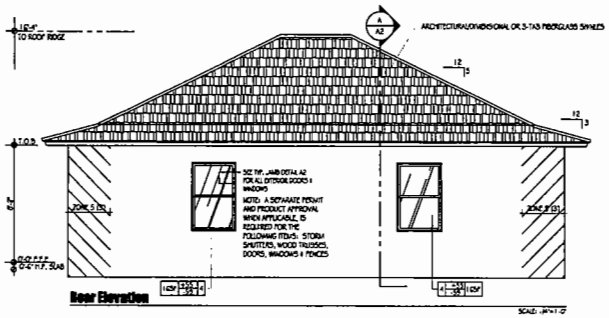

**Rear Elevation**
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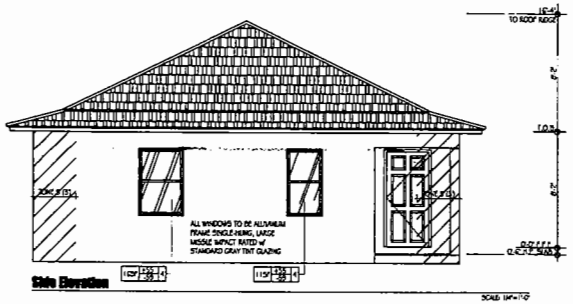
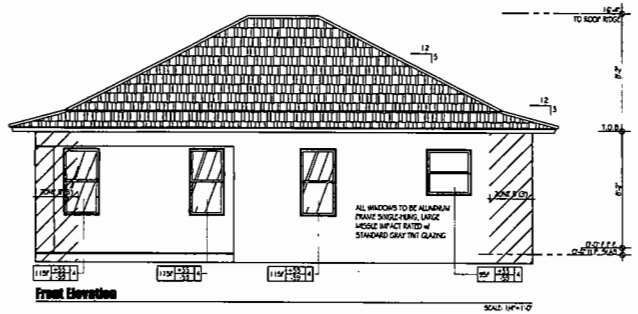


**Side Elevation**
SCALE: 1/4"=1'-0"



**Front Elevation**
SCALE: 1/4"=1'-0"

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BY_____

210-127

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

DATE: 06-06-08
PROJECT: New Sgl. Fam. Res.
ADDRESS:
OWNER: Habitat for Humanity
Anne Manning, Exec. Director
305 636-3021
REVISIONS:

BUCKLER ARCHITECTS

MODEL D1

AUG 18 2010

ARCHITECT OF RECORD
PAUL M. BUCKLER
#13706

A3
3 OF 9
ARCHITECTURAL

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# MODEL D1

## 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.

## Roof Plan

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

## General Door & Window Notes

(SEE ELEVATIONS FOR WIND PRESSURES)

| **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/insulated | Sgl. DB/Keyed | |
| D-2 | Back Door | 3/0x6/8x1-3/4 | 6 pnl/insulated | Sgl. DB/Keyed | |
| D-3 | Laundry | 2/8x6/8x1-3/8 | HCWD/Flush | Passage | |
| D-4 | Bath 1 | 2/8x6/8x1-3/8** | HCWD/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 | HCWD/Flush | Privacy | |
| D-7 | A/C Closet | 2/8x6/8 | WD/Louver/Bifold | n/a | |
| D-8 | Bedroom 2 | 2/8x6/8x1-3/8 | HCWD/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: 1.05 / SHGC: .51)

| **Window Schedule (D1)** (SEE GENERAL NOTES FOR WINDOW AND DOOR DATA.) | | | | | |
|---|---|---|---|---|---|
| # | ROOM | SIZE | STYLE | GLAZING | NOTES |
| W-1 | BDRMS | 37 x 63 | AL. SGL. HUNG/25 | TINTED-LM | EGRESS @ BEDROOMS |
| W-2 | LIVING-DINING | 26 1/2 x 63 | AL. SGL. HUNG/25 | TINTED-LM | OBSCURED GLASS - 2004 FBC R308.4 HAZ. LOC. |
| W-3 | KITCHEN | 26 1/2 x 38 3/8 | AL. SGL. HUNG/25 | TINTED-LM | |

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
305 638-3021
REVISIONS: 02/06/2010

BUCKLER ARCHITECTS

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ARCHITECT OF RECORD
PAUL W. BUCKLER

A2
2 OF 10
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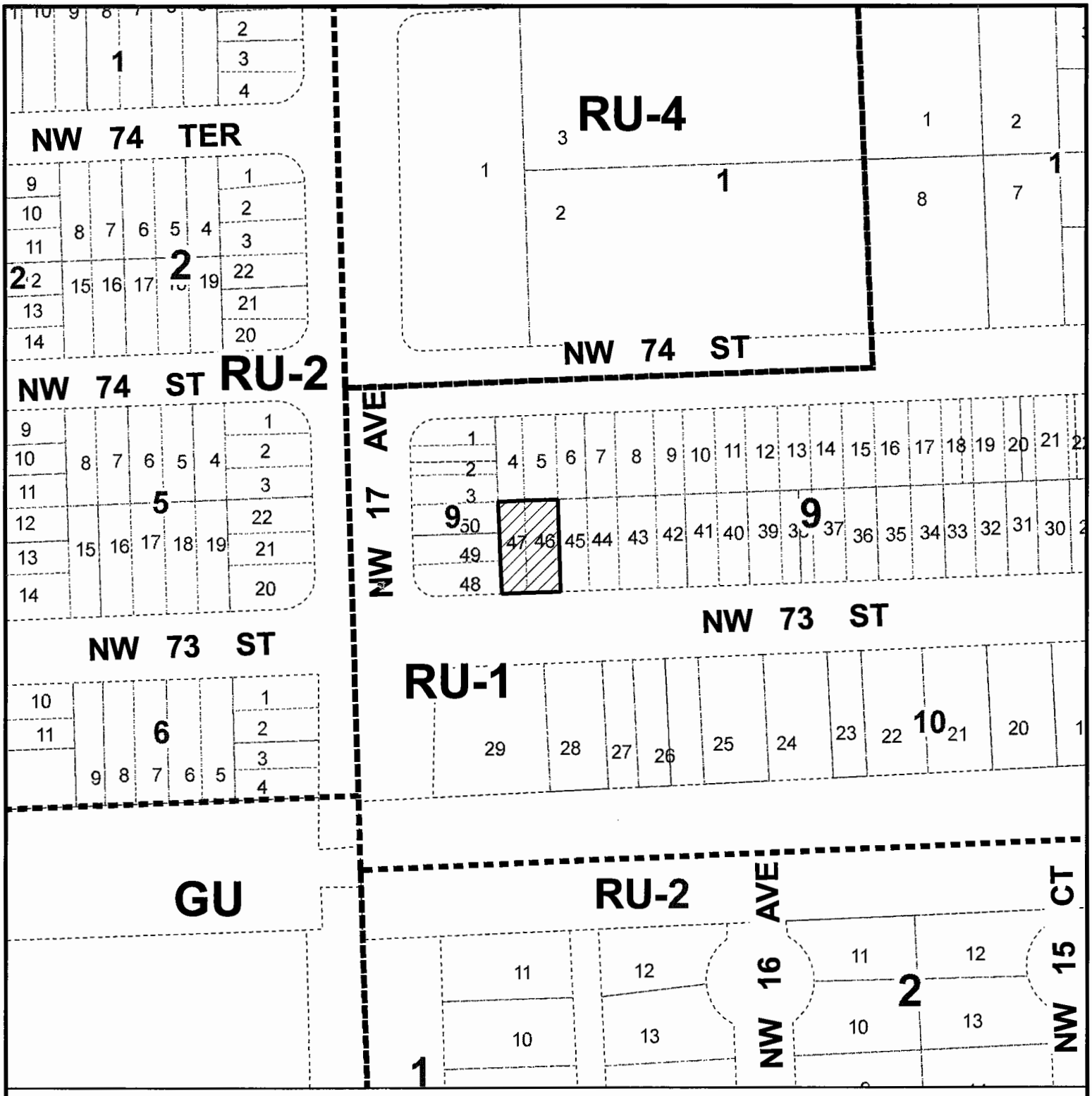


# MIAMI-DADE COUNTY

**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 |
|---|---|---|
| | | 20 |

# 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 |
|---|---|---|
| | | |

**1. ELLEN GARDNER 79 ST LLC**
**(Applicant)**

**11-2-CZ8-1 (10-078)**
**Area 8/District 02**
**Hearing Date: 02/24/11**

Property Owner (if different from applicant) **ELLEN GARDNER 9 ST 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 |
|---|---|---|---|---|
| 1993 | New Mt. Moriah Church | - Use Variance to permit a Church.<br>- Non-Use Variance of setbacks, lot area and parking requirements.<br>- Non-Use Variance to waive zoning regulations for a wall. | ZAB | Approved w/conds. |

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

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

**APPLICANT:** Ellen Gardner 79 St. LLC **PH:** Z10-078 (11-2-CZ8-1)

**SECTION:** 10-53-41 **DATE:** February 24, 2011

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

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

Approval of this application will allow the applicant to change the zoning on the property from RU-1, Single Family Residential District and BU-2, Special Business District to BU-2. Additionally, the applicant is seeking to permit the construction of a retail building setback less than the required distance from the front (south) property line.

### o REQUESTS:

(1) District Boundary Change from (RU-1 and BU-2) to (BU-2)

(2) Applicant is requesting to permit a proposed building to setback varying from 10'4" to 11' (20' required) from the front (south) property line.

Plans are on file an may be examined in the Department of planning and Zoning entitled "Family Dollar Retail Store", as prepared by SKLARchitecture, consisting of five sheets all dated stamped received 10/15/10, last hand written revision dated 11/17/10. Plans may be modified at public hearing. The aforementioned plans are on file and may be examined in the Department of Planning and Zoning. Plans may be modified at public hearing.

### o LOCATION:

The north side of NW 79 Street between NW 21 Avenue and NW 22 Avenue, Miami-Dade County, Florida.

### o SIZE: 0.9 Acre

## B. ZONING HEARINGS HISTORY:

In 1993, pursuant to Resolution #4-ZAB-229-93, the subject site was granted a use variance allowing a church on the subject property and including non-use variances of lot area, setbacks, parking requirements and waiving a required wall between the RU-1 and BU-1 districts.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:**

1. *The Adopted 2015 and 2025 Land Use Plan designates the subject property as being within the Urban Development Boundary for* ***Business and Office****. 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 such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking systems. 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 uses.*

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. ***Policy LU-4D.*** *Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.*

**D. NEIGHBORHOOD CHARACTERISTICS:**

| ZONING | LAND USE PLAN DESIGNATION |
|---|---|
| **Subject Property:** | |
| RU-1 & BU-2; vacant | Business & Office |

**Surrounding Properties**

| | | |
|---|---|---|
| **NORTH:** | RU-1; Single-Family Residence | Low Density Residential 2.5 to 6 dua |
| **SOUTH:** | BU-2; Parking lot | Business & Office |
| **EAST:** | RU-1 & BU-2; Vacant lot and One-story commercial building | Business & Office |
| **WEST:** | RU-1 & BU-2; Vacant lot | Business & Office & Low Density Residential 2.5 to 6 dua |

**F. PERTINENT ZONING REQUIREMENTS/STANDARDS:**

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

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

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

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

*(4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;*

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

***Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations.** Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land*

*use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

## G. NEIGHBORHOOD SERVICES PROVIDER COMMENTS:

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

## H. PLANNING AND ZONING ANALYSIS:

The 0.9-acre subject property is comprised of an interior parcel located midblock lying north of NW 79 Street between NW 21 Avenue and NW 22 Avenue. The site is currently vacant. The applicant is seeking a district boundary change from RU-1, Single Family Residential District and BU-2, Special Business District, to BU-2 (request #1). The rezoning of the property will allow the applicant to provide more intense business uses to the community than are currently permitted on the northern portion of the subject site. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Business and Office** use. This designation accommodates a full range of sales and service activities which include, among other things, retail, wholesale, personal and professional services, **commercial** and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments. As such the proposed zone change to BU-2 and the proposed retail use on the site is **consistent** with the Business and Office LUP map designation of the Master Plan. The site is neighbored to the north by vacant lots and single family residences, to the east by a commercial building, to the west by vacant land, and to the south by a parking lot. Staff is of the opinion that the plans for the proposed development have been designed with sensitivity to the adjacent residential use to the north and to the east and west of the subject property, and notes that required buffering is reflected on the plans to mitigate any negative impact. The rezoning of the property will allow the applicant to unify the entire subject site as BU-2 zoning which would allow the applicant to provide commercial uses on that portion of the site currently zoned RU-1. Staff notes that the requested BU-2 zoning is **consistent** with the Business and Office designation. The purpose for the requested zone change to BU-2 is to develop the site with a proposed one story family dollar retail store with approximately 9,032 sq. ft. of floor area. **Policy LU-1C** indicates that Miami-Dade County shall give priority to infill 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. Accordingly, staff notes that the subject property is situated at an optimal location within the Urban Infill Area (UIA) near the intersection of two half section-line roads (NW 79 Street and NW 22 Avenue), and as such warrants, in staff's opinion, a more intense zoning designation such as the requested BU-2. Based on all of the above, staff opines that the proposed rezoning to BU-2 would be **consistent** with the Business and Office LUP map designation of the Master Plan and with

the provisions found within the interpretative text of the CDMP and **compatible** with the surrounding area.

In addition to considering if an application, if approved, conforms to the CDMP, the Zoning Code requires that, when considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if 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 if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently utilize 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. The proposed BU-2 zoning district would provide an expansion to the retail uses provided at this location for the use and convenience of the community. This project will not have an unfavorable impact on the water, sewer, solid waste disposal, or other public services and will not have an unfavorable impact on the environment and does not unduly burden or affect public transportation facilities. Based on all of the above, staff opines that the proposed rezoning to BU-2 would be **consistent** with the **Business and Office** LUP map designation of the Master Plan and with the provisions found within the interpretative text of the CDMP and **compatible** with the surrounding area. Therefore, staff recommends approval of the district boundary change from RU-1 and BU-2 to BU-2.

When request #2 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 would be **compatible** with the surrounding area and would not negatively affect the appearance of the community. As previously mentioned, the design of the proposed 1-story retail building incorporates an articulated façade that is brought closer to the street and places most of the parking area at the rear of the building which hides it from NW 79 Street. In addition the front elevations of the proposed building have been designed with a mixture of smooth and texture stucco and spandrel glass which will enhance the aesthetics of the front façade. Furthermore, staff notes that the applicant has provided abundant landscaping along the front (south) property line in the form of trees, hedges and shrubbery, in an effort to mitigate any visual impact resulting from the requested encroachment into the front setback area. As previously mentioned, in 1993, pursuant to Resolution #4-ZAB-229-93, a church was approved on the subject property with encroachments into the front setback area. As such staff opines that the proposed 9' to 9'8" encroachment will not cause any additional negative visual impact to the surrounding area. As such, staff recommends approval with conditions of requests #2 under Section 33-311(A)(4)(b) (NUV).

## I. RECOMMENDATION:

Approval of request #1 and approval with conditions of request #2.

## J. CONDITIONS: For request #2.

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 "Family Dollar Retail Store", as prepared by SKLARchitecture, consisting of five sheets all dated stamped received 10/15/10, last hand written revision dated 11/17/10. Plans may be modified at public hearing.

3. That 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 prior to the issuance of a building permit and to be installed prior to final zoning inspection.

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

5. That the hours of delivery to the retail facility shall only occur from 6:00 am to 11:00 pm.

6. That the perimeter wall be enhanced to show columns at a maximum spacing of twenty (20) feet with decorative pre-cast concrete caps on top of the columns.

**DATE INSPECTED:**
**DATE TYPED:** 12/22/10
**DATE REVISED:** 01/12/11
**DATE FINALIZED:** 01/12/11
MCL:GMR:NN:NC:TA

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

GR

# Memorandum

MIAMI-DADE COUNTY

**Date:** December 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 #Z2010000078-2nd Revision
Ellen Gardner 79 Street, LLC
North Side of N.W. 79th Street between N.W. 21st and N.W. 22nd Avenue
District Boundary Change from RU-1 and BU-2 to BU-2
(RU-1) (.9 Acres)
10-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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 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.

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.

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# Z2010000078
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: ELLEN GARDNER 79 ST LLC

This Department has no objections to this application.

Vehicular movement to and from NW 79 Street and any improvements required for NW 79 Street, if any, are to be determined at time of paving and drainage submittal.

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

Additional improvements may be required at time of 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-AUG-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:** Z2010000078

## Fire Prevention Unit:

This memo supersedes MDFR memorandum dated July 12, 2010.
APPROVAL
No objection to site plan date stamped October 15, 2010

## Service Impact/Demand

Development for the above Z2010000078
located at THE NORTH SIDE OF N.W. 79 STREET BETWEEN N.W. 21 AVENUE AND N.W. 22 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0794 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 |
| 9,032 Retail | square feet | N/A nursing home/hospitals | square feet |

Based on this development information, estimated service impact is: 2.68 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 27 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 October 15, 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:** 11-JAN-11

REVISION 1

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| ELLEN GARDNER 79 ST LLC | THE NORTH SIDE OF N.W. 79 STREET BETWEEN N.W. 21 AVENUE AND N.W. 22 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000078

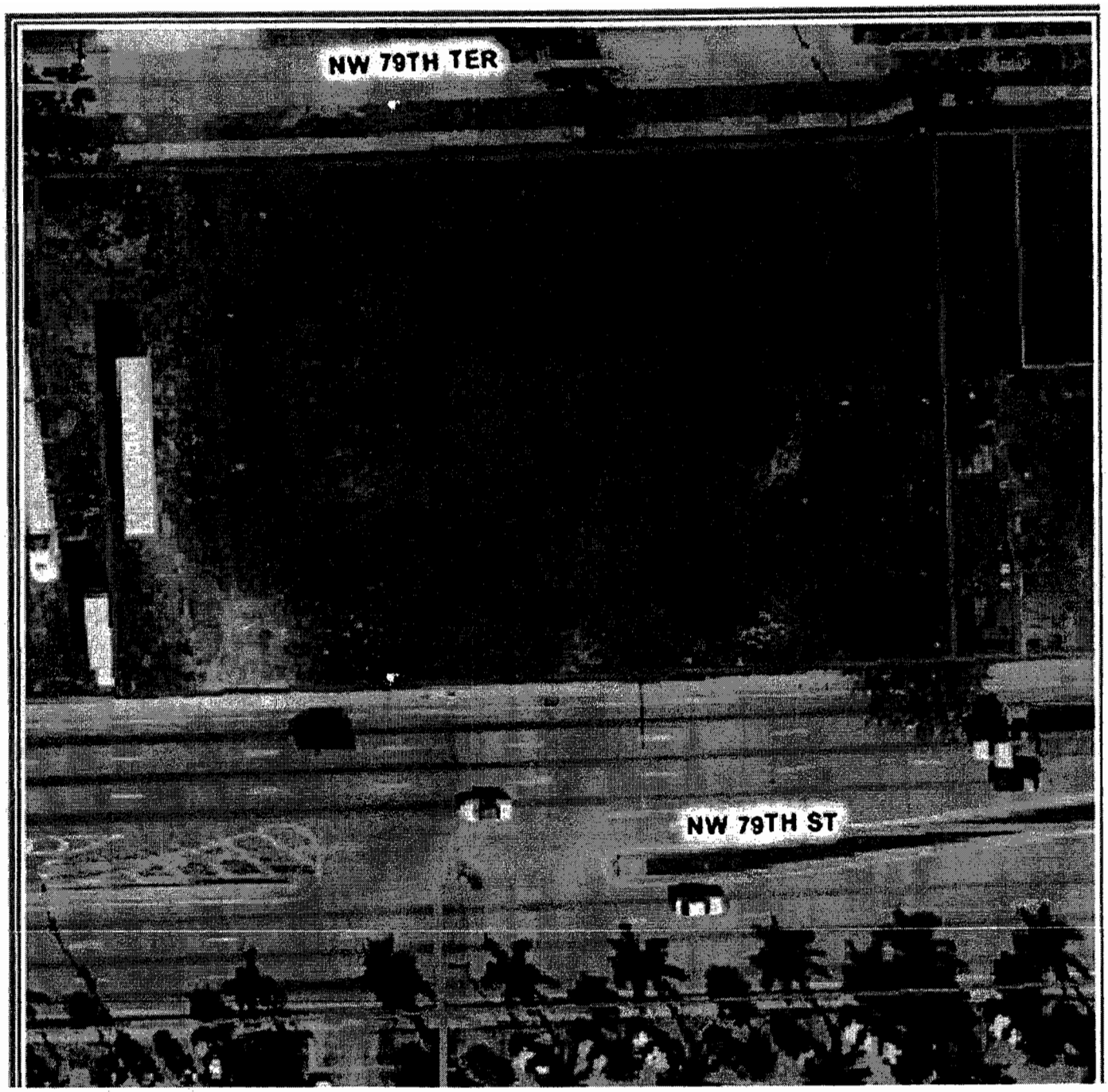
**HEARING NUMBER**

**HISTORY:**

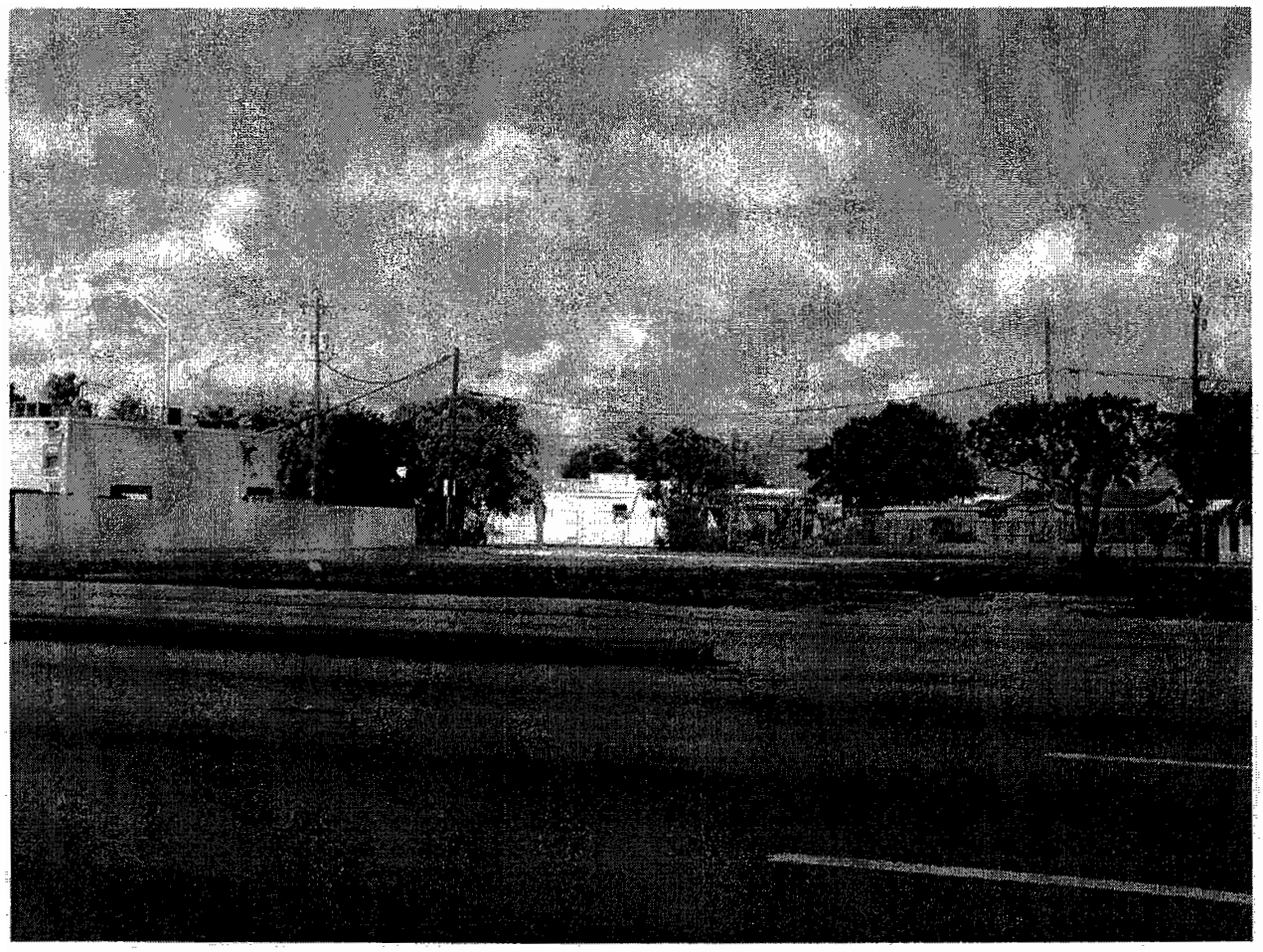
ENFORCEMENT HISTORY; NC: No current cases. BNC; No current cases.

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

**REPORTER NAME:**




Z10-078
JUN 23 2010
ZONING DEPT.



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210-078
JUN 23 2003
BY JEH

## DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Ellen Gardner 79th St LLC

| NAME AND ADDRESS | Percentage of Stock |
|---|---|
| Ellen Gardner<br>8126 SW 1st Manor<br>Coral Springs, FL 33071 | 100% |

Z 10-078

JSH

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

TRUST/ESTATE NAME: N/A

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

| NAME AND ADDRESS | Percent 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 similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

| 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:

N/A

Z10-078

JSA

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

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

Signature: Ellen Gardner Managing Member
(Applicant, Title)

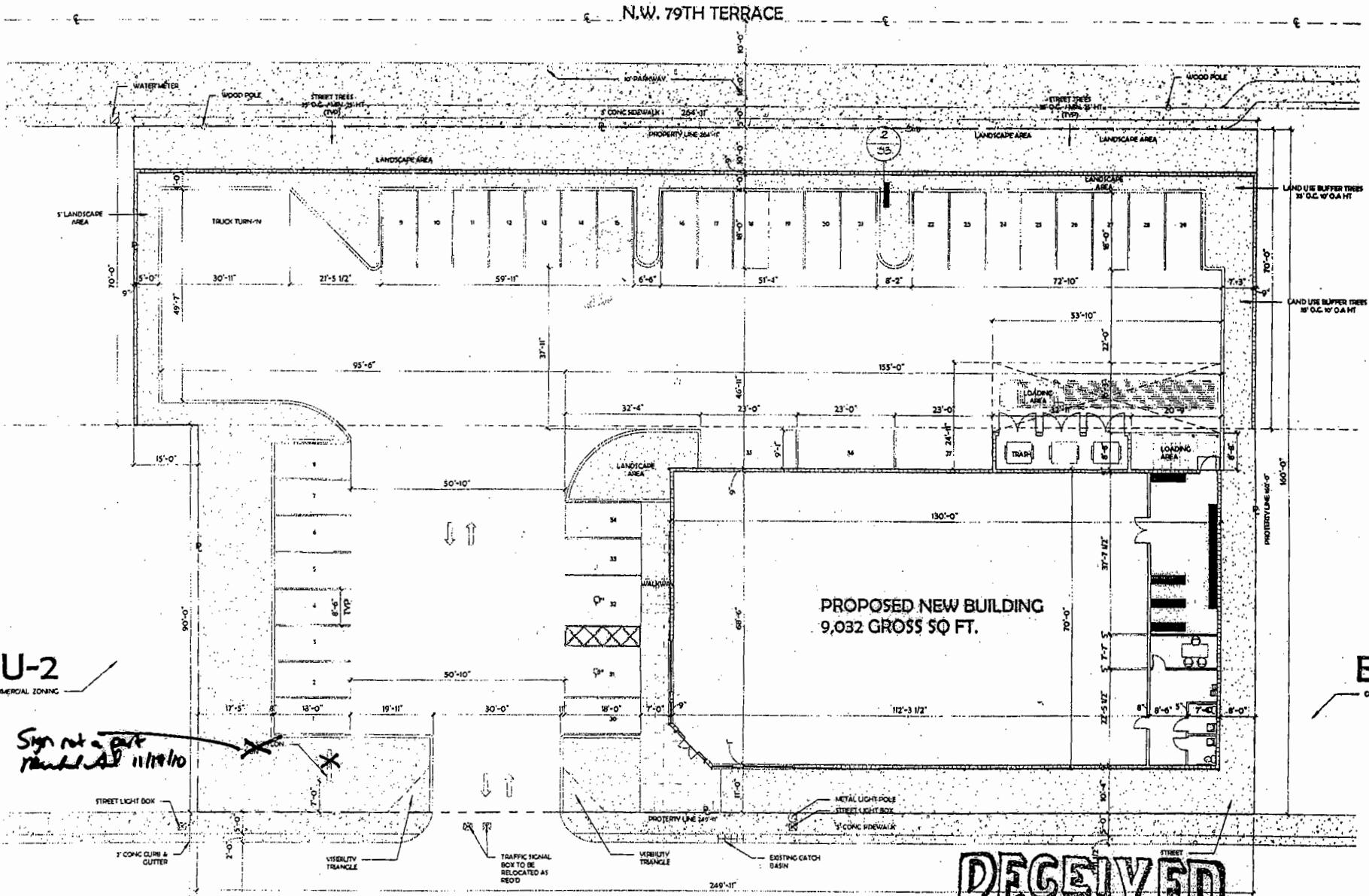
Sworn to and subscribed before me this 14 day of Jun 2010. Affiant is personally known to me or has produced Drivers License as identification.

Michelle N. Smith
(Notary Public)

MICHELLE N. SMITH
Notary Public - State of Florida
My Comm. Expires Apr 13, 2014
Commission # DD 981830
Bonded Through National Notary Assn.

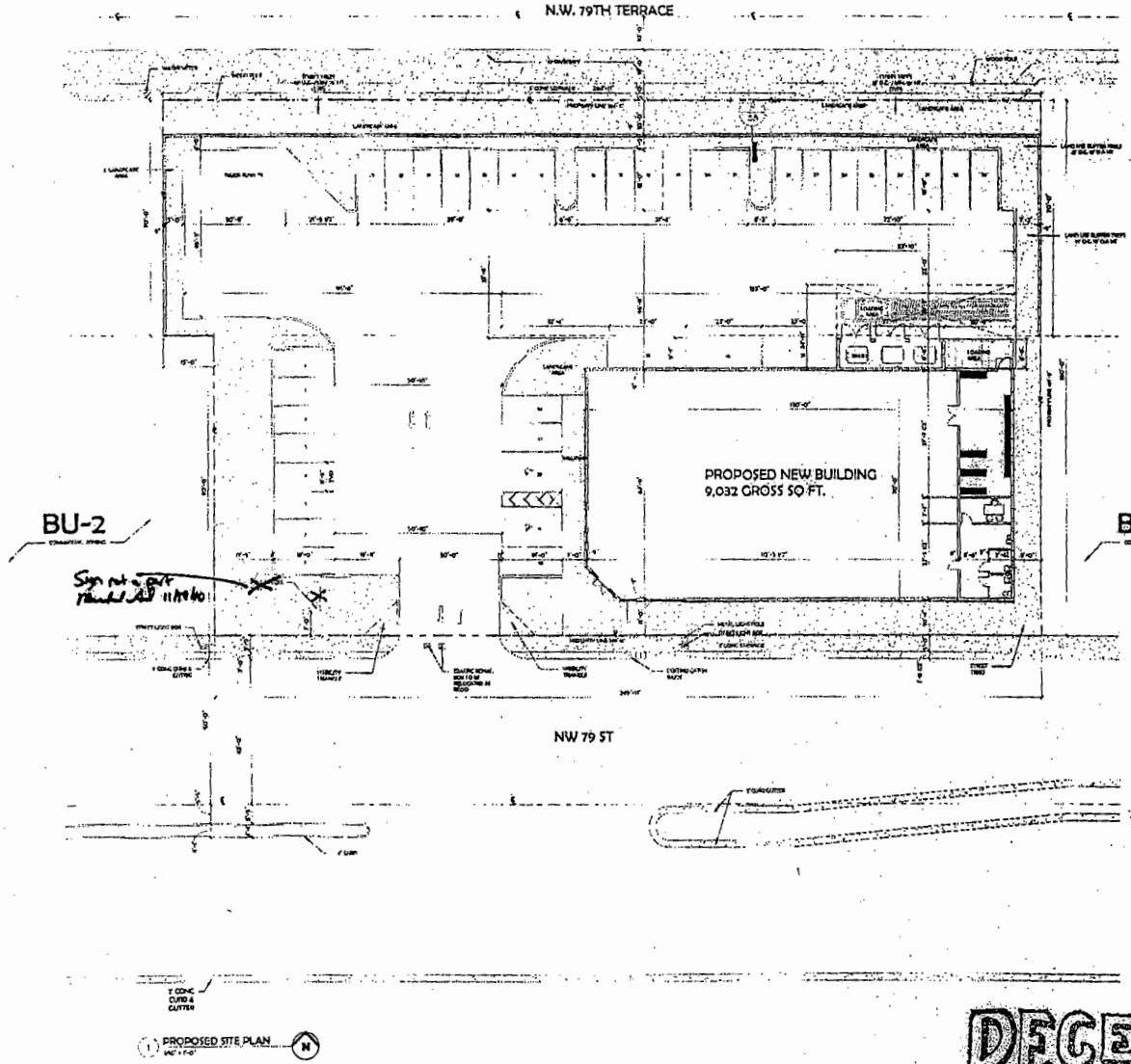
My commission expires Apr 13 2014

*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 a other 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 percent (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.

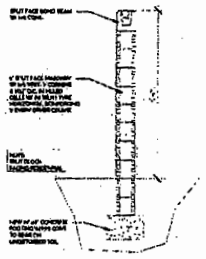



ENLARGE SITE PLAN

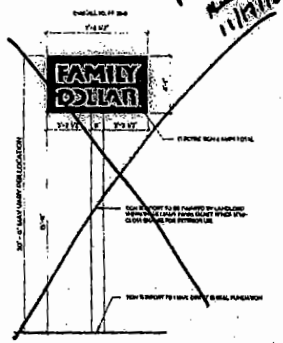
RECEIVED
210-078
OCT 15 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY




1 PROPOSED SITE PLAN



2 SCREEN WALL DETAIL




3 PYLON SIGN

| | | |
|---|---|---|
| ZONING | BU-2 | |
| LAND USE | EMPTY LOT | |
| HEIGHT | 4 STOREY (41'-0") | 1 STORY (20'-0") |
| LOT SIZE | 43,636.80 FT² | |
| BUILDING FOOTPRINT | 9,032SQ FT | 9,032SQ FT (20.7%) |
| RETAIL SPACE | 9,032 SQ FT / 1 TENANCY | 9,032SQ FT |
| LANDSCAPED AREA | 4,364 SQ FT (10%) | 4,910 SQ FT (11.2%) |

FOLIO NUMBER: 30-3130-047-0330

LEGAL DESCRIPTION: 10.01 A .00 AC REV DL WEST LITTLE RIVER PB 34-19 TR 21 EXCEPTION THEREFROM, LESS WIDTH OF RIGHT & LESS EMPTY LOT SIZE.

RECEIVED
Hearing 10-078
OCT 15 2010
ZONING HEARINGS SECTION

RECEIVED
10-078
OCT 15 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SKLAR Architecture

FAMILY DOLLAR RETAIL STORE

REVIEW SET
PRELIMINARY
NOT FOR CONSTRUCTION
CITY SUBMITTAL SET
PERMIT SET
BID SET
CONSTRUCTION SET

SUBMITTAL DATE: 09-04-10

DRAWN BY:
MDB
CHECKED BY:
AR SKLAR

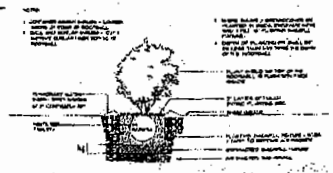
PROPOSED SITE PLAN

S3

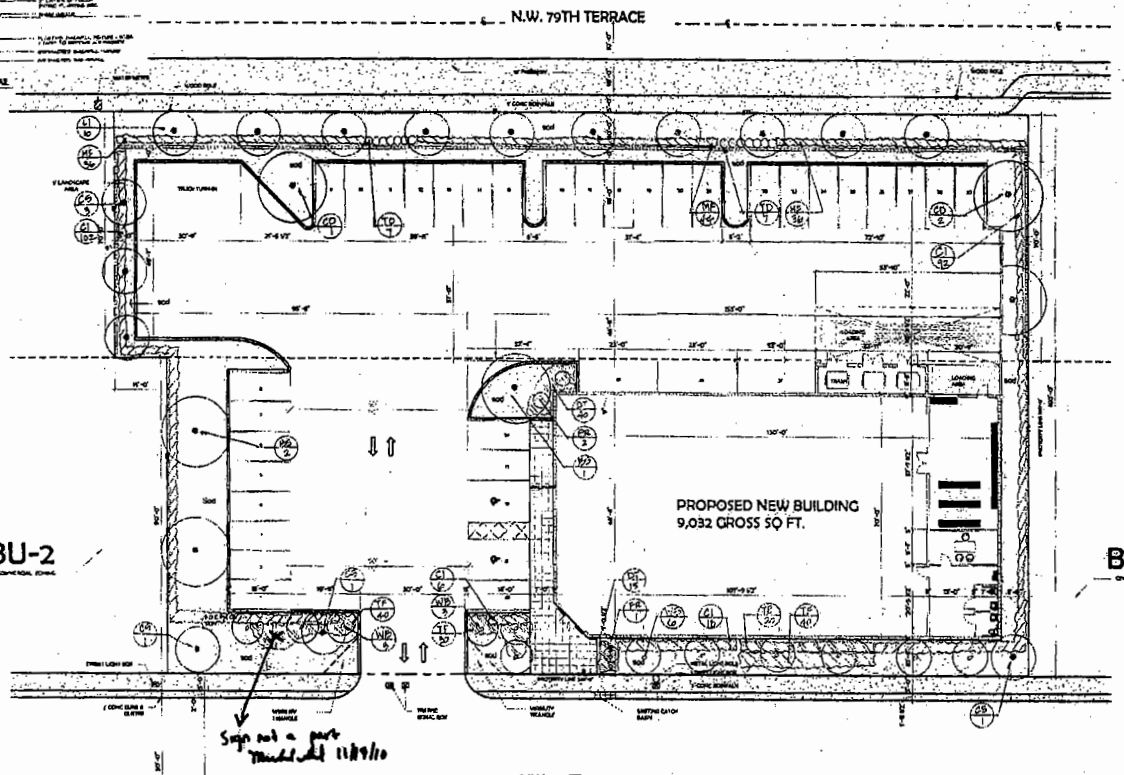
PROJECT #: 09-029

DATE: 09-04-10

19



SHRUB PLANTING DETAIL
NTS

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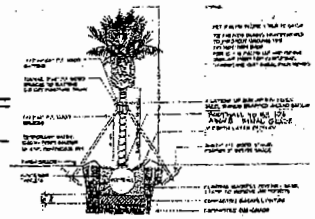
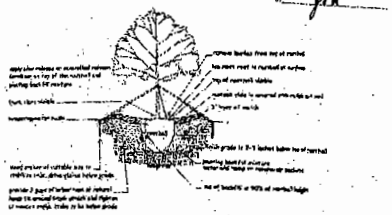
LANDSCAPE PLAN
Scale 1/16" = 1'-0"



PALM PLANTING DETAIL
NTS



TREE PLANTING & STAKING DETAIL
NTS

Note: All trees and palms to be set so that rootballs are 10% above final grade.

## General Notes:

1. All plant material shall be Florida No. 1 or better as given in the current Grades and Standards for Nursery Plants, 2nd Edition, February 1998, Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
2. All plant material shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
3. All plants shall be true to species and variety and shall conform to measurements specified.
4. All substitutions shall be submitted to the City and Landscape Architect for final approval.
5. All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance & to be superior to form, branching and symmetry.
6. Contractor shall notify A.U.N.S.M.I.N.E. (1-800-432-4770) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
7. Grade B+, shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-0" around their bases. All mulch shall be Mulch 4" from bases of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of branches.
8. Sod shall be Bahia sod and free of weeds, insects, fungus and diseases, laid with alternating and abutting joints.
9. All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 12 inches of this planting soil around the root ball. Resist re-planting debris. Planting soil to be backfilled into plant pits by washing in. Planting hose shall be free from road, pine, egg or colored rock, building materials, debris, weeds, noxious pests, and disease.
10. All potted areas to have a minimum of 2" of planting soil as described in note #9.
11. All trees shall be warranted by the Contractor and will be healthy and in flourishing condition at active growth one year from date of final acceptance.
12. All shrubs, groundcovers, vines and sod shall be fully maintained for 90 days under same condition as above.
13. All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or folded into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
14. All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
15. In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
16. All planting shall be installed with fertilizer at time of planting. Fertilizer shall be a complete fertilizer with a N-P-K ratio of 10-5-15.
17. All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include weeding, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
18. All landscaped and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Bedded areas and shrub/groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
19. All landscape and irrigation shall be installed in compliance with all local codes
20. The plan shall take precedence over the plant list, should there be any discrepancy between the two.

## Landscape Legend

| | | |
|---|---|---|
| ZONING DISTRICT: | BU-2 | |
| NET LOT AREA: | .9 acres (41,836 sf) | |
| OPEN SPACE | Required | Provided |
| A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 41,036 sf x 18% = | 7380 sf | 9620 sf |
| B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: no. parking spaces 37 x 10 sf per parking space = | 370 sf | 370 sf |
| C. Total sf of landscaped open space required by Chap 33= | 7750 sf | 9990 sf |
| LAWN AREA CALCULATION | | |
| A. Total sf of landscaped open space required by Chapter 33: | 7750 sf | 9990 sf |
| B. Maximum lawn area (SI Asq soil) permitted: 70% x 7738 sf = | 1551 sf | 0 sf |
| TREES | | |
| A. No. of trees required per net lot acre = 22 | 20 | 32 |
| B. ½ Palms allowed 30% | 6 | 12 |
| ½ Palms permitted to count as street trees (17 feet) | 7 | 7 |
| C. ½ Native trees required 20 x 30% = | 6 | 12 |
| D. Street trees NW 79th Street | 6 | 9 |
| TOTAL NUMBER OF TREES | 26 | 31 |
| SHRUBS | | |
| A. 20 trees required x 10 = no. of shrubs allowed | 200 | 476 |
| B. Native shrubs required 476 x 30% = | 143 | 458 |

## Plant List (for all proposed plants)

| Sym | Qty. | Plant Name | Native | Caliper (installed) | Height & Spread (installed) | Height (estimated at maturity) | Canopy Diameter (estimated at maturity) |
|---|---|---|---|---|---|---|---|
| LI | 10 | Lagerstroemia 'Tuscarora'/ Crape Myrtle | No | 2" single trunk | 10' x 8' | 15' | 12' |
| BS | 3 | Bursera simaruba/ Gumbo Limbo | Yes | 2" | 10' x 6' | 70' | 35' |
| CD | 3 | Coccoloba diversifolia/ Pigeon Plum | Yes | 2" | 10' x 6' | 25' | 20' |
| CS | 6 | Conocarpus erectus/ Green Buttonwood | Yes | 2" | 10' x 8' | 20' | 15' |
| WB | 12 | Wodyetia bifurcata/ Foxtail Palm | No | | 8' GW | 30' | |
| PR | 3 | Phoenix roebelenii/ Pygmy Date Palm | No | Double trunk | 6'OA Ht | 10' | |
| TP | 110 | Trivaxium floridanse/ Florida Gamma Grass | Yes | | 18" x 18", 24" O.C. | | |
| YD | 14 | Yriacum dactyloides/ Fakahatchee Grass | Yes | | 24" x 24", 24" O.C. | | |
| DY | 68 | Dianella tasmanica/ Medium Flax Lily | No | | 18" x 18", 18" O.C. | | |
| CI | 218 | Chrysobalanus icaco/ Cocoplum | Yes | | 24" x 24", 24" O.C. | | |
| MF | 116 | Myrcianthes fragrans/ Simpsons Stopper | Yes | | 24" x 24", 24" O.C. | | |
| TE | 20 | Thunbergia erecta/ King's Mantle | No | | 24" x 24", 24" O.C. | | |
| | | Bahia sod | No | | | | |
| | | Eucalyptus, melaleuca or recycled mulch | | | | | |

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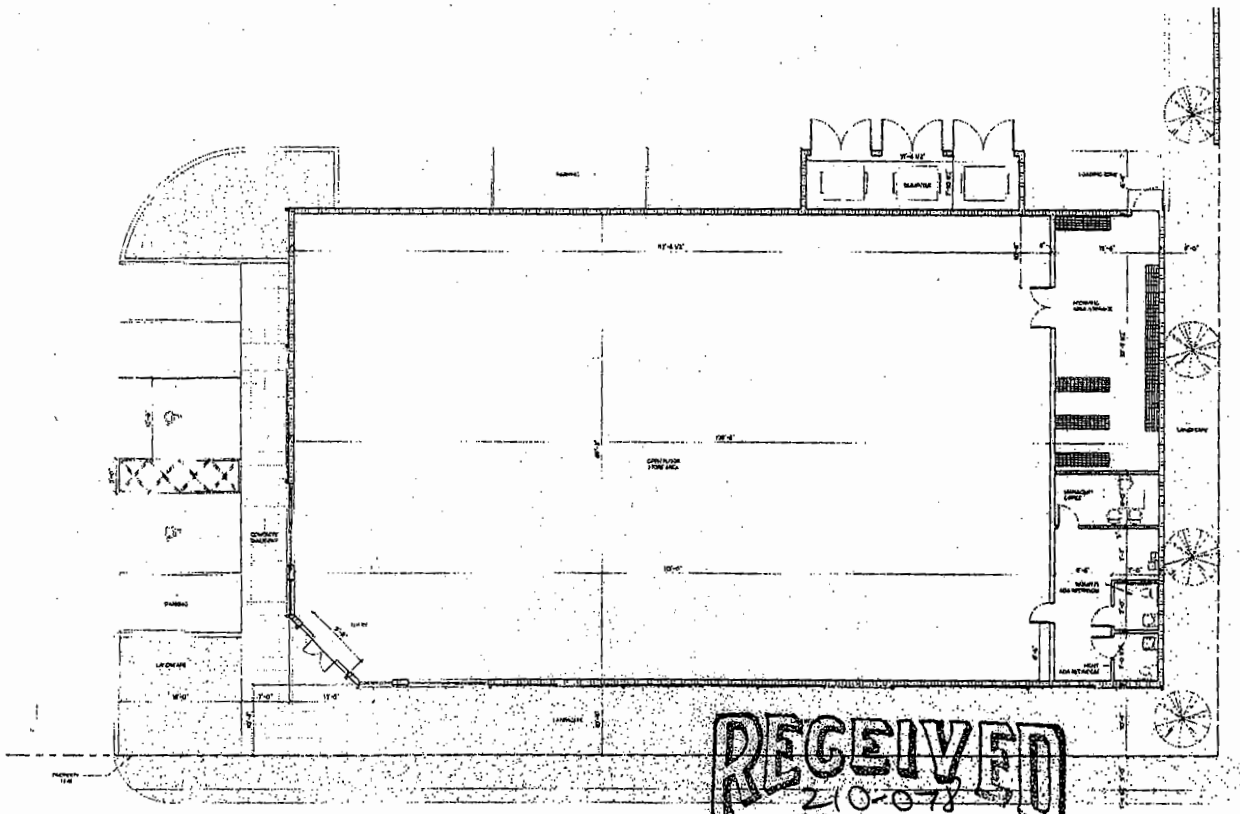

1 FLOOR PLAN

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SKLAR architecture

REVISIONS

FAMILY DOLLAR RETAIL STORE

SUBMITTAL DATE: 09-09-10

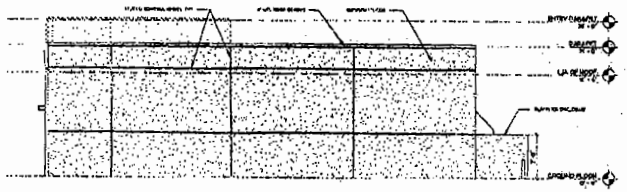
DRAWN BY:
Author
CHECKED BY:
AR SKLAR

FLOOR PLAN

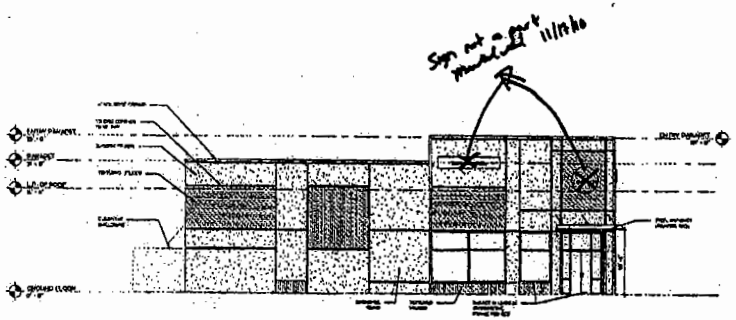
F1

PROJECT #: 09-09

DATE: 09-09-10



1 EAST ELEVATION

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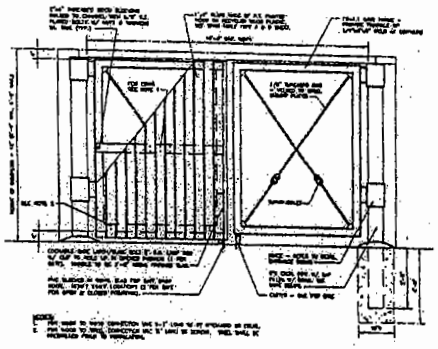
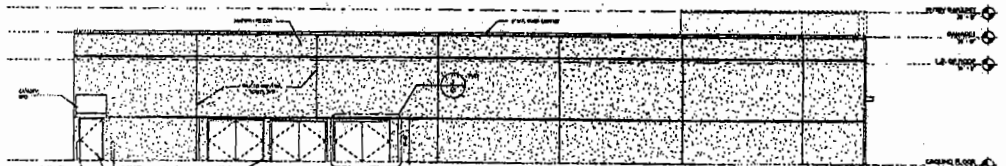
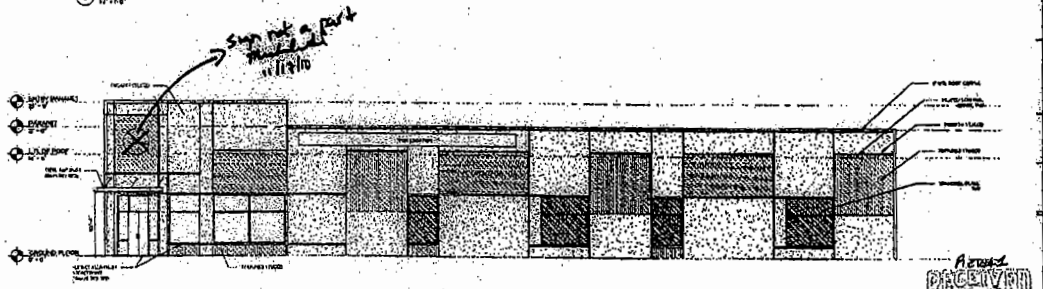


5 TYP DOUBLE GATE DETAIL



2 NORTH / REAR (79TH TERRACE ELEVATION)




3 SOUTH / FRONT (79TH ST. ELEVATION)

SKIDMORE, OWINGS & MERRILL LLP

FAME N (VILLA DEL REAL) RESIDENCE

E1

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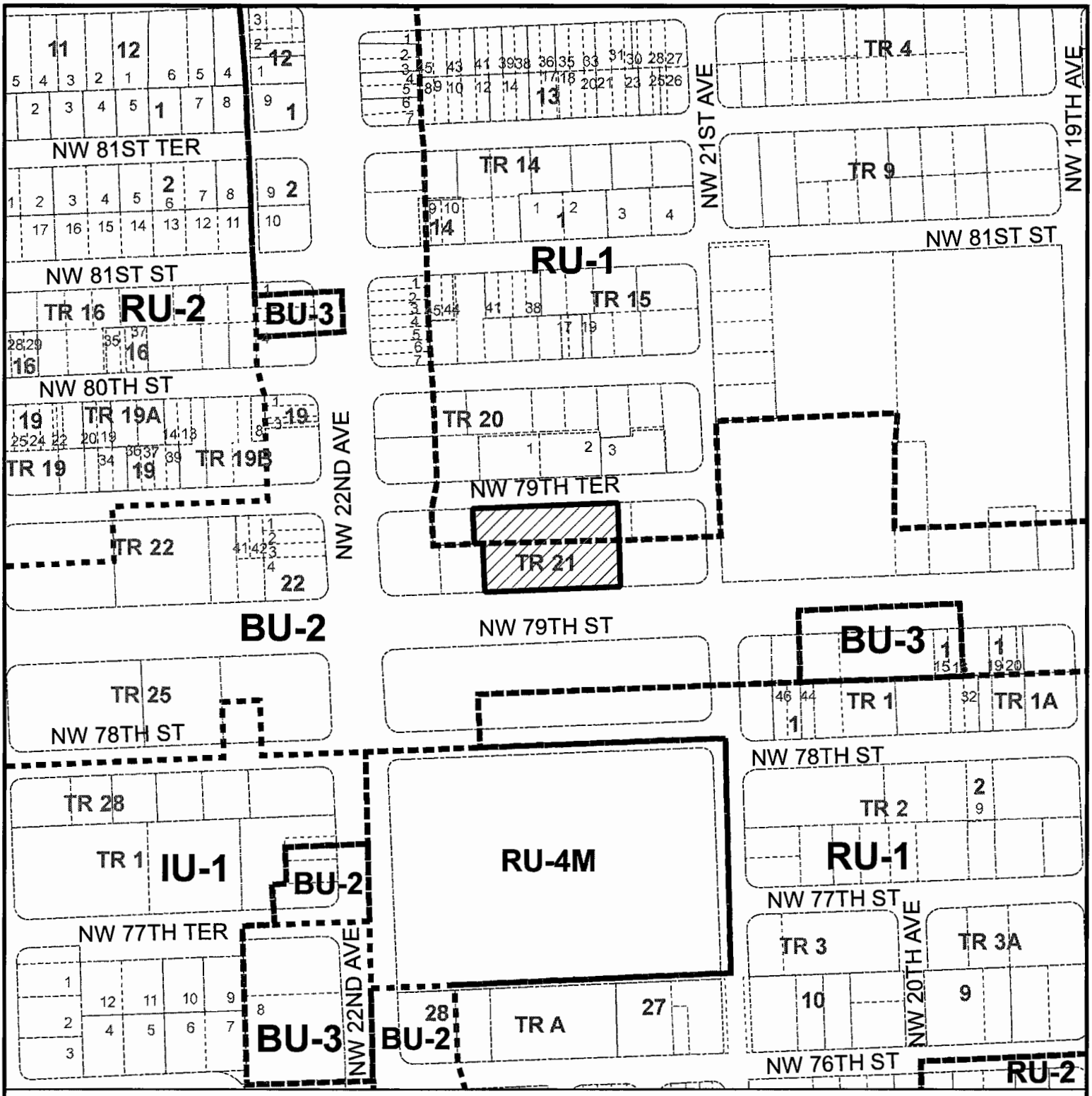


# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000078

**Section: 10 Township: 53 Range: 41**
**Applicant: ELLEN GARDNER 79 ST LLC**
**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: Wednesday, June 30, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 23 |

# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**Process Number**

## Z2010000078

N
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**Section: 10 Township: 53 Range: 41**
**Applicant: ELLEN GARDNER 79 ST LLC**
**Zoning Board: C8**
**Commission District: 2**
**Drafter ID: KEELING**
**Scale: NTS**

**Legend**

Subject Property

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, June 30, 2010**

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

**2. HABITAT FOR HUMANITY OF GREATER MIAMI** **11-2-CZ8-2 (10-130)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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 & Zoning | - Applicant is requesting to permit a lot frontage of 40' (75' required) & a lot area of 3,600sq.ft. (7,500sq.ft. required) | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-130 (11-2-CZ8-2)

**SECTION:** 15-53-41 **DATE:** February 24, 2011

**COMMISSION DISTRICT:** 2 **ITEM #:** 2

==========

**A. INTRODUCTION:**

- **SUMMARY OF REQUESTS:**

  This application will allow the construction of a single-family residence setback closer to the rear (north) property line, resulting in lot coverage greater 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 (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 8/18/10 and consisting of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying north of N.W. 67 Street; approximately 187' east of N.W. 19 Avenue, Miami-Dade County, Florida.

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

**B. ZONING HEARINGS HISTORY:** In 2007, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution No. Z-35-07.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:**

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 ZONING 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 PROVIDER COMMENTS:

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

*Subject to conditions indicated in their memorandum.

## G. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 67 Street and approximately 187' east of N.W. 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre. As previously mentioned, in 2007 the subject site was granted approval of a request to permit a lot frontage of 40' (75' required) and a lot area of 3,600 square feet (7,500 sq. ft. required). The approval of this application will allow the construction of a proposed single-family residence setback closer to the rear (north) property line with marginally greater lot coverage than that permitted by the Zoning Code. The approval of the requests sought in this application will not add additional dwelling units to the site beyond what was previously approved in 2007. 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 one block north of the subject site, between NW 68 and NW 69 Streets, there are no less than five lots which were approved for exactly the same set of Zoning Variances (Resolution Numbers CZAB 8-28-10, 8-23-10, 8-25-10, 8-22-10 and 8-24-10). 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 8/18/10 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:** 12/21/10
**DATE REVISED:** 12/28/10; 02/03/11
**DATE FINALIZED:** 02/03/11
MCL:GR:NN:NC:SF

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 #Z2010000130
Habitat for Humanity of Greater Miami, Inc.
1867 NW 67th ST
To Permit a Lot Coverage Larger than Required and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-2) (0.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management
Site grading and development plans shall comply with the requirements of 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
According to the survey and site plan submitted with this application, the subject property contains a specimen-sized (trunk diameter 18 inches or greater) avocado tree located on the western fence line. 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 Chapter 24. 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

**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:** 14-SEP-10

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

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

**Subject:** Z2010000130

## Fire Prevention Unit:

APPROVAL
No objection to site plan date August 18, 2010.

## Service Impact/Demand

Development for the above Z2010000130
located at LYING NORTH OF N.W. 67 STREET & APPROX. 187.17' 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: 5:30 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 site 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:** 11-JAN-11

REVISION 1

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| HABITAT FOR HUMANITY OF GTR MIAMI | LYING NORTH OF N.W. 67 STREET & APPROX. 187.17' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000130

**HEARING NUMBER**

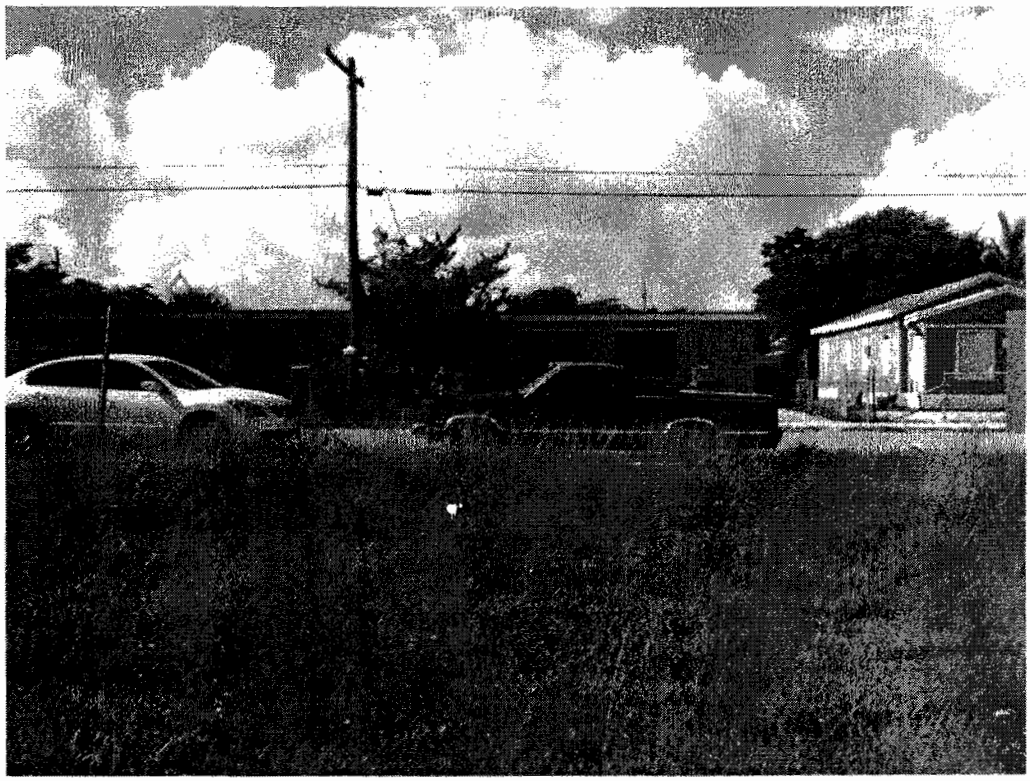
**HISTORY:**

ENFORCEMENT HISTORY; NC: No current cases. BNC: nO CURRENT CASES.

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

**REPORTER NAME:**

Prop. #357
1867 NW 67 ST.



South Elevation

West Elevation

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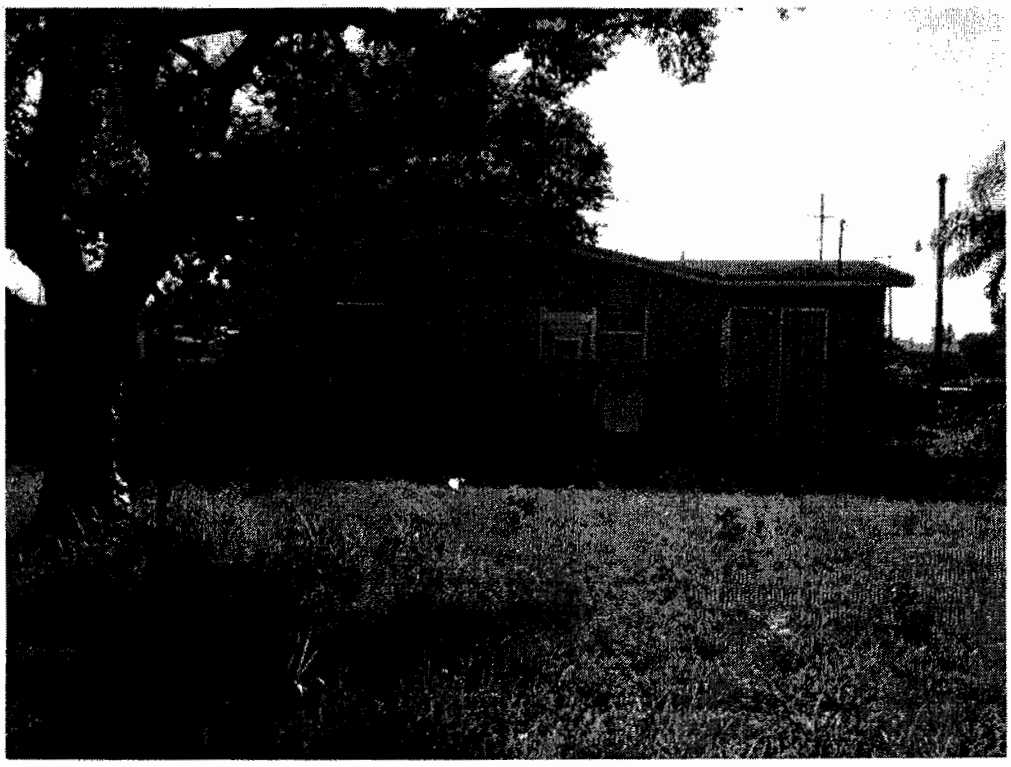
PLANNING & ZONING
NOTICE SECTION
CITY OF MIAMI PLANNING & ZONING DEPT.

Prop. #357
1867 NW 67 ST.

North Elevation



East 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 |
| SCOTT REMBOLD, VICE PRESIDENT | 0 |
| ARLENNA WILLIAMS, 2 VICE PRESIDENT | 0 |
| ANNE E. MANNING, ASST. SECRETARY | 0 |

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

TRUST/ESTATE NAME _____

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

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MIAMI-DADE PLANNING
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

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BY

Z10-130

**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)

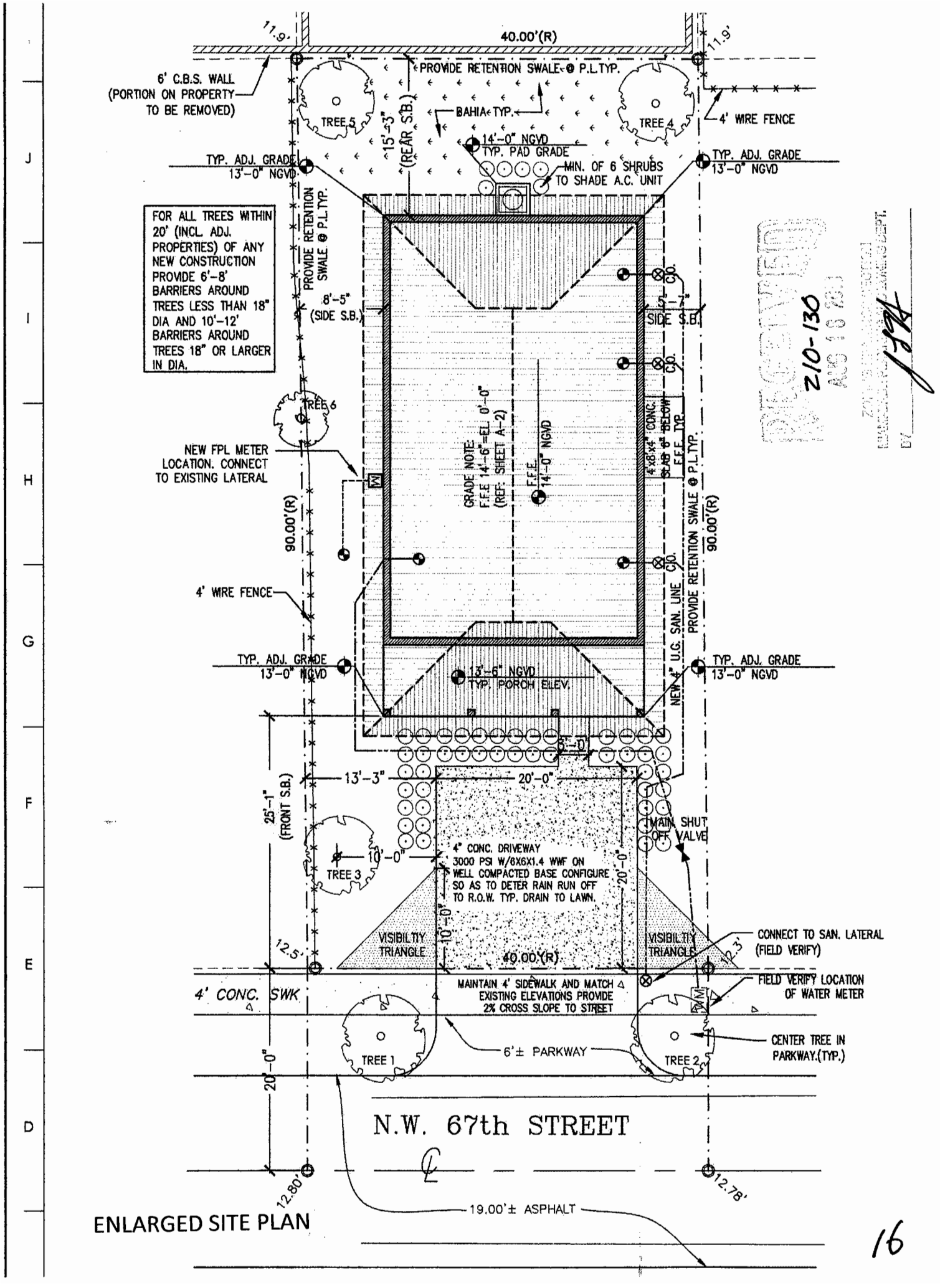
Sworn to and subscribed before me this 17th day of August, 2010. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires: March 18, 2012

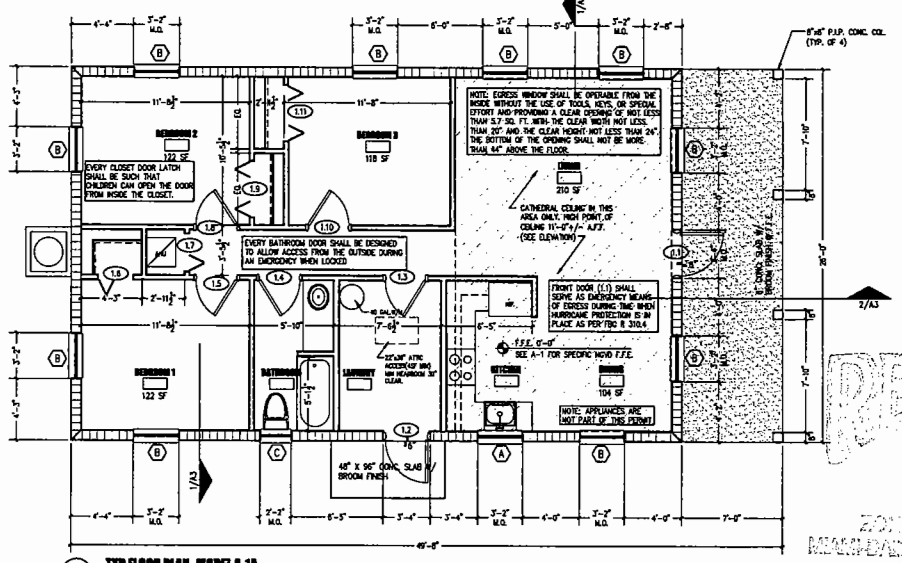
CINDY L. ALLEN
Commission DD 769952
Expires March 18, 2012
Bonded Thru Troy Fain Insurance 800-385-7019

*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.




ENLARGED SITE PLAN

16




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

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

## GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

## WINDOW SCHEDULE

| MARK | DIMENSIONS W. | H. | THK. | 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" | |
| HW/AC | CONC. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |

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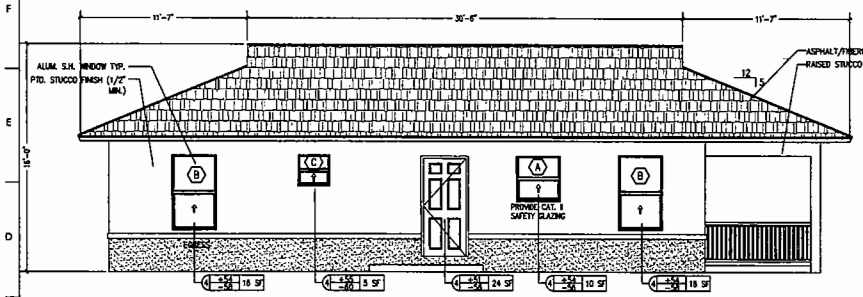
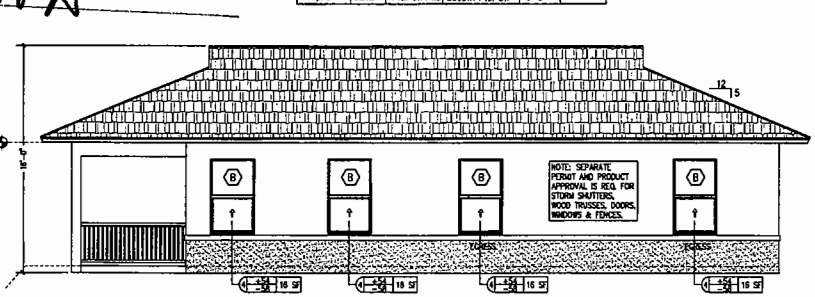
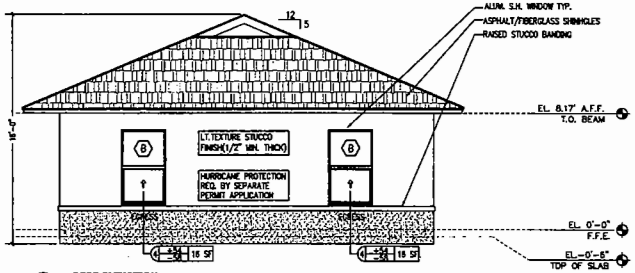


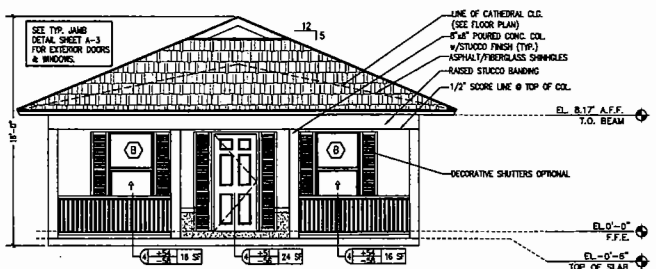

2 **LEFT ELEVATION**
SCALE 1/4"= 1'-0"



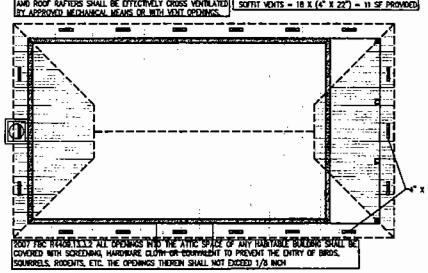

3 **RIGHT ELEVATION**
SCALE 1/4"= 1'-0"




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




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




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

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BY JFA

Habitat for Humanity
3550 NW 82nd AVE
MIAMI, FL 33122
305.513.3030
EXEC. DIRECTOR: JAIME MANNING

Registration
Peter Thomas AR 0007754

Revisions
1 08/18/2010 ADDITIONS/REVISIONS PER COMMENTS

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

THOMAS & CASTAÑEDA ARCHITECTS, P.A.

FLOOR PLANS, ELEVATIONS AND SCHEDULES

Date: 06/22/10
Drawn By: EA/CG
File: HABITAT/Elevations Master

A2

357

# HABITAT FOR HUMANITY
## 1867 NW 67th 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) |
|---|---|---|---|---|---|---|---|
| 006 | PERSIA AMERICANA | AVOCADO | | ✓ | 24" | 16' | 17' |

### 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 |
| 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 |

**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 31, BLOCK 19, 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% 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 | | 1,292sf (35.8%) |
| SETBACKS: | REQUIRED: | PROVIDED: |
| FRONT | 25'-0" | 25'-1" |
| REAR | 25'-0" | 15'-3" |
| INT. SIDE | 5'-0" | 8'-5" & 5'-7" |
| 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 341.8.2.1.1

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 3/5" 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 |

### 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: .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 [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 lf 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 | 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.

TREE

SHRUB

### SYMBOLS

DRAWING NAME — SCALE — DRAWING IDENTIFICATION
1/A1 — 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

**A1** SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 08/05/10
Drawn by: RJE/EG
File: K:\Thomas&Calzadilla\HABITAT\

THOMAS & CALZADILLA

**HABITAT FOR HUMANITY**
1867 NW 67th St.
Miami, Florida

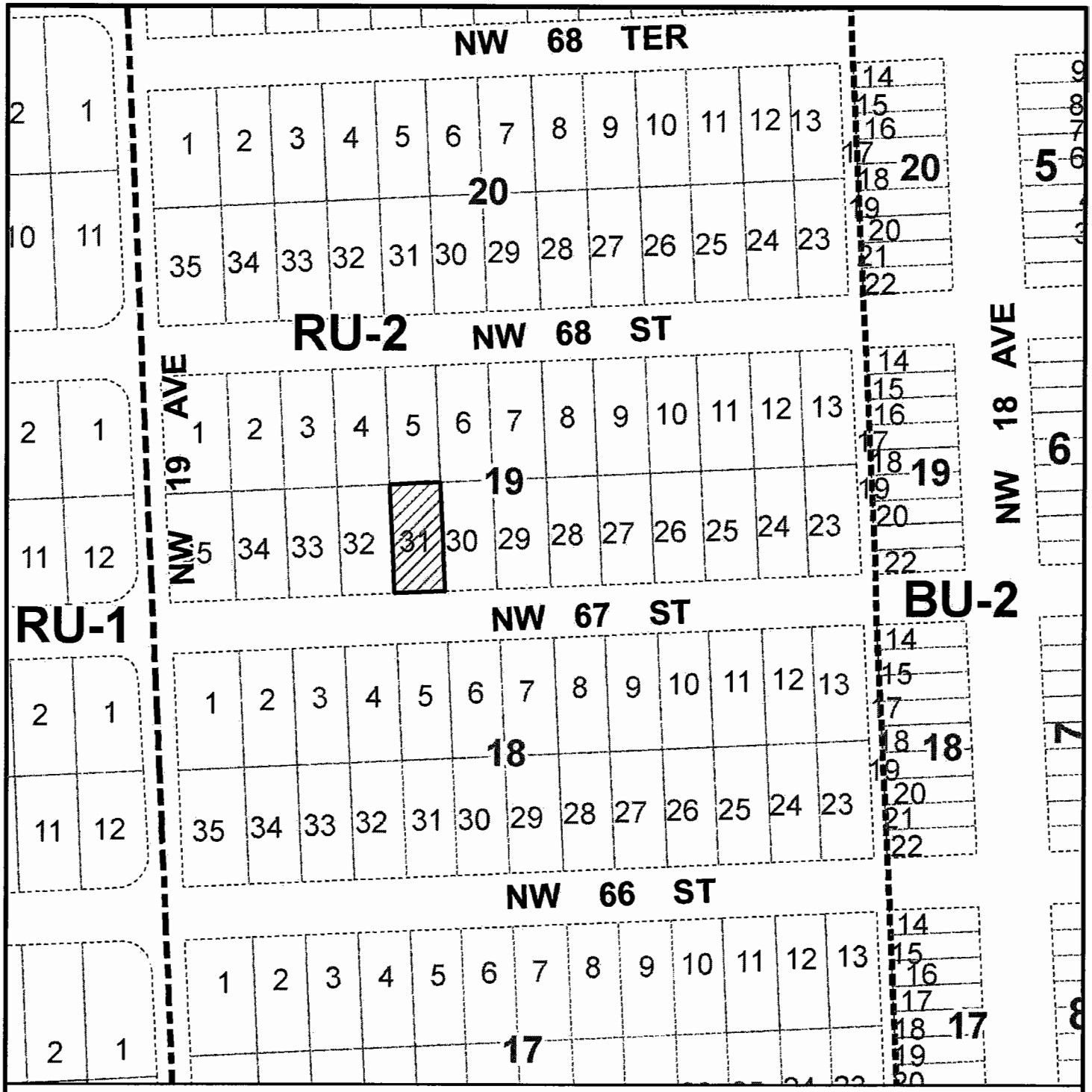
REVISIONS

Registration
Peter Thomas
8 Aug 2010
Peter W. Thomas AR 008754

Habitat for Humanity
3701 NW 22ND AVE. MIAMI, FL 33142 305-634-3628

RECEIVED Z10-130 AUG 18 2010
Z10-130
AUG 18 2010
ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.
BY 174

18
357




**MIAMI-DADE COUNTY**
**HEARING MAP**

**Process Number**
**Z2010000130**

**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

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, August 24, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 19 |

# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**Process Number**

## Z2010000130

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**

**Legend**

Subject Property

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, August 24, 2010**

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

**3. HABITAT FOR HUMANITY OF GREATER MIAMI, INC** **11-2-CZ8-3 (10-136)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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 |
|---|---|---|---|---|
| 2007 | Director of the Department of Planning & Zoning | - Non-Use Variance of lot frontage & area. | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-136 (11-2-CZ8-3)

**SECTION:** 15-53-41 **DATE:** February 24, 2011

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

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

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

### o 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 35.8% (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 Metropolitan Architecture, consisting of two sheets, Sheet "A1" date stamp received 9/24/10 and Sheet "A2" received 9/10/10. Plans may be modified at public hearing.

### o LOCATION:

Lying south of N.W. 65 Street; approximately 150' east of N.W. 18 Avenue, Miami-Dade County, Florida.

### o SIZE: 40' x 90'

**B. ZONING HEARINGS HISTORY:** In 2007, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution No. Z-51-07.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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

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

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

## D. NEIGHBORHOOD CHARACTERISTICS:

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

## E. PERTINENT ZONING 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 PROVIDER COMMENTS:

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

*Subject to conditions indicated in their memorandum.

## G. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies south of N.W. 65 Street and approximately 150' 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. As previously mentioned, in 2007 the subject site 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 #Z-51-07 in order to allow development of a single-family residence on the 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 approval of this application will not add additional dwelling units to the site beyond the one that was approved in 2007. 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 there are two parcels on the southern side of this same block that were approved for the same setback and lot coverage variances that the applicant is requesting. These two adjacent parcels are approximately 200' east of the subject parcel, and front on NW 64 Street, approximately 120 feet west of NW 17 Avenue (Resolution numbers CZAB 8-29-07 and 8-30-07). 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 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, consisting of two sheets, Sheet "A1" date stamp received 9/24/10 and Sheet "A2" received 9/10/10. 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:** 12/20/10
**DATE REVISED:** 1/4/2011; 02/03/11
**DATE FINALIZED:** 02/03/11
MCL:GR:NN:NC:SF

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 13, 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 #Z2010000136-1st Revision
Habitat for Humanity of Greater Miami, Inc.
1778 N.W. 65th Street
To Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

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

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

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

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

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

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

# Memorandum

**Date:** November 26, 2008

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

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

**Subject:** Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

# Memorandum

**Date:** 29-SEP-10

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

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

**Subject:** Z2010000136

## Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped September 8, 2010.

## Service Impact/Demand:

Development for the above Z2010000136
located at SOUTH OF N.W. 65 STREET, LYING APPROXIMATELY 150' 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: 5:37 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 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:** 14-SEP-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| HABITAT FOR HAMANITY OF GREATER MIAMI, INC. | SOUTH OF NW 65 STREET, LYING APPRX. 150' EAST OF NW 18 AVENUE MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000136

**HEARING NUMBER**

### HISTORY:

9/14/10 BNC - Bldg Enforcement - no cases. NC Division - no active cases. (3) closed cases for lot maintenance, (1) closed case for abandoned vehicle.

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

### REPORTER NAME:

R. Williams

## 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 |
| | 210-136 |
| | |
| | |
| | |

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 |
| | |
| | 210-136 |
| | |
| | |

Date of contract: _____

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

| | |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

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

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

**Signature:** _____
(Applicant)

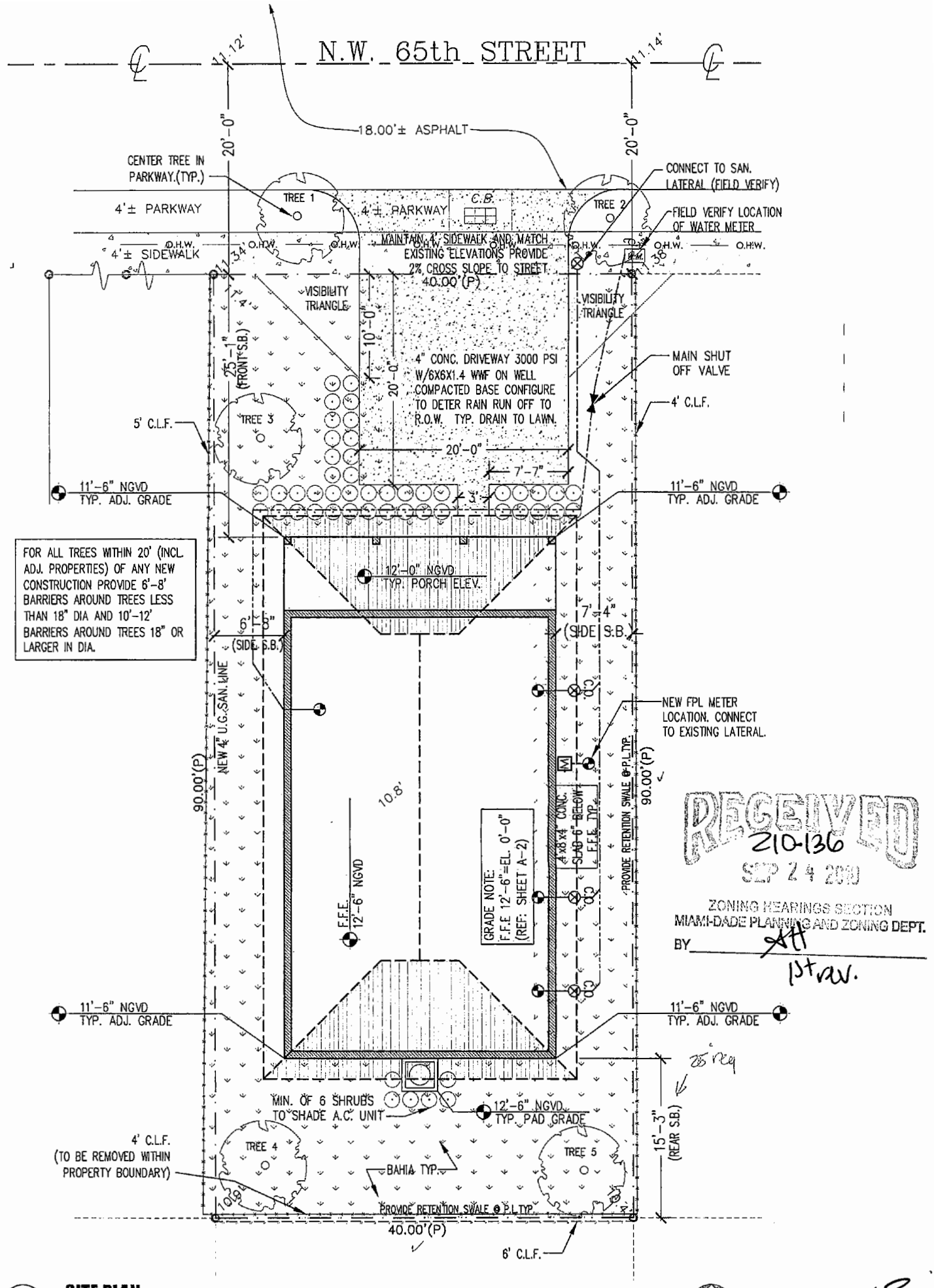
Sworn to and subscribed before me this 2 day of Sept, 20 10. Affiant is personally know to me or has produced Jessica Dekker as identification.

_____
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 536194
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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SEP 24 2021
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
1st rev.

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

ENLARGE SITE PLAN

13

# HABITAT FOR HUMANITY
1778 NW 65th St. Miami, Fl.

RECEIVED
MIAMI-DADE CO. PROCESS #: Z10-136 DATE: SEP 24 2010 BY: XDB

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

## PROJECT LOCATION



## LEGAL DESCRIPTION

LOT 12 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 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 NCA 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.

△1

## 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

## 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 3/4" 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 |
| | WN. | 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 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 | | 1,292sf (35.8%) |
| SETBACKS: | REQUIRED: | PROVIDED: |
| FRONT | 25'-0" | 25'-1" |
| REAR | 25'-0" | 15'-3" |
| INT. SIDE | 5'-0" | 6'-2" & 7'-4" |
| 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.S.

## 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 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.

## SYMBOLS

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

## NEW TREE LEGEND

| TREE (5) | 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 |

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

## NEW SHRUB LIST

| QTY. | SCIENTIFIC NAME | COMMON NAME | SPECIFICATION |
|---|---|---|---|
| 50 | CONOCARPUS ERECTUS | SILVER BUTTONWOOD | 3 GAL 24" X 18" 57" 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".

## 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 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 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. | | |

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BY AH
(1st rev.

**HABITAT FOR HUMANITY**
1778 NW 65th Street
Miami, Florida

Habitat for Humanity

Registration
24 Sept 2010
Peter W. Thomas AR 008754

REVISIONS

THOMAS & CALZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 08/10/10
Drawn by: RJE/EG
File: N:\Thomas&Calzadilla\HABITAT\

**A1**

347 Z-136

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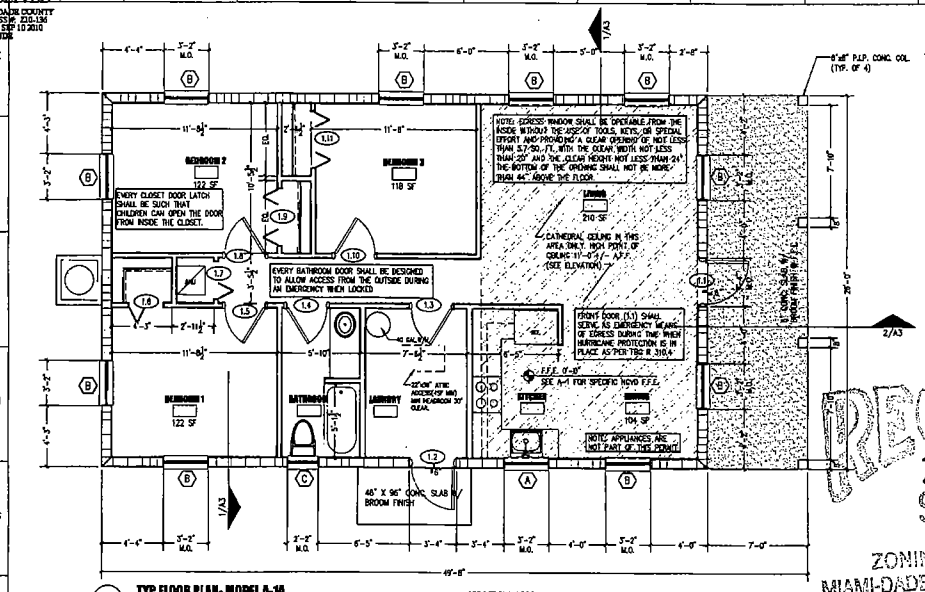
MIAMI-DADE COUNTY
PROCESS #: 210-136
DATE: SEP 10 2010
BY: JOE




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 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 06-0406.06 |
| 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 (PRESSURE 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'-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" | |
| HR/AC | CONC. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |

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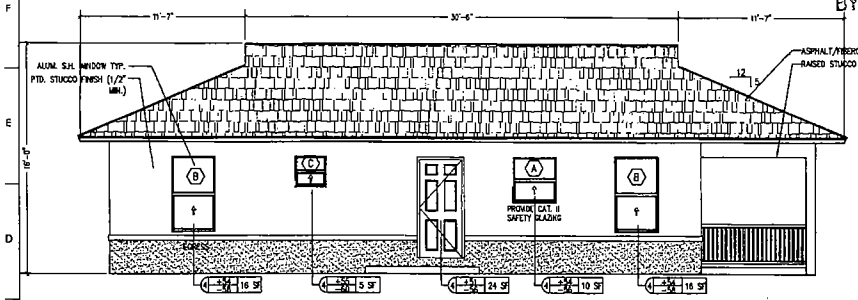
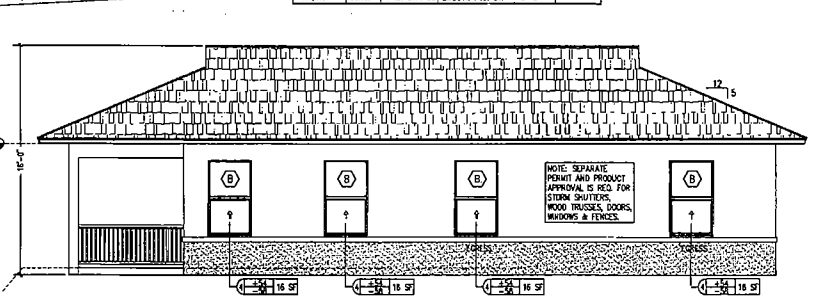
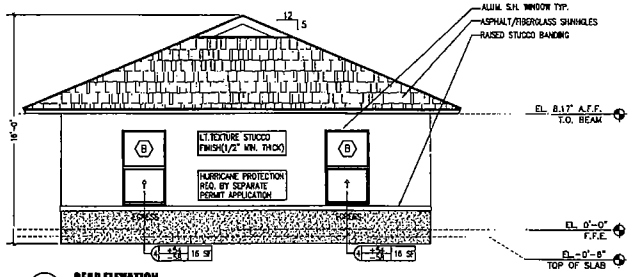
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



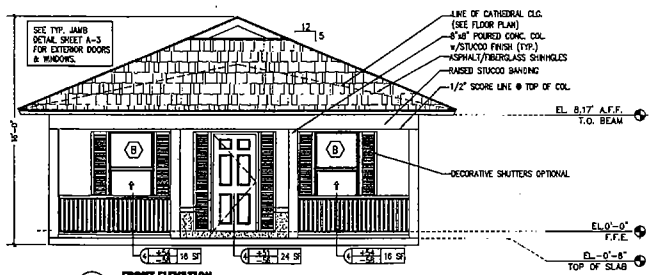

2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



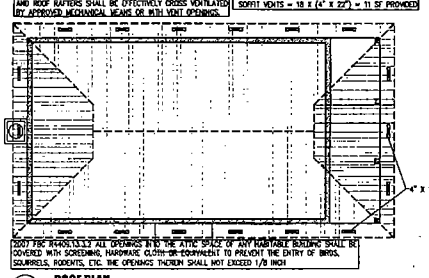

3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"




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




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




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

Habitat for Humanity of Greater Miami, Inc.
Miami, FL 33142
DESCRIPTION OF DRAWING
Peter Thomas AR 0093734
Registration
Revisions
HABITAT FOR HUMANITY
COOPER CUTTER MODEL "A-1A"
FLOOR PLANS, ELEVATIONS AND SCHEDULES
Date: 04/07/2010
Drawn by: R.REIS
File: U:\Thomas\Coopercutter\
HABITAT\Section1.dwg
A2

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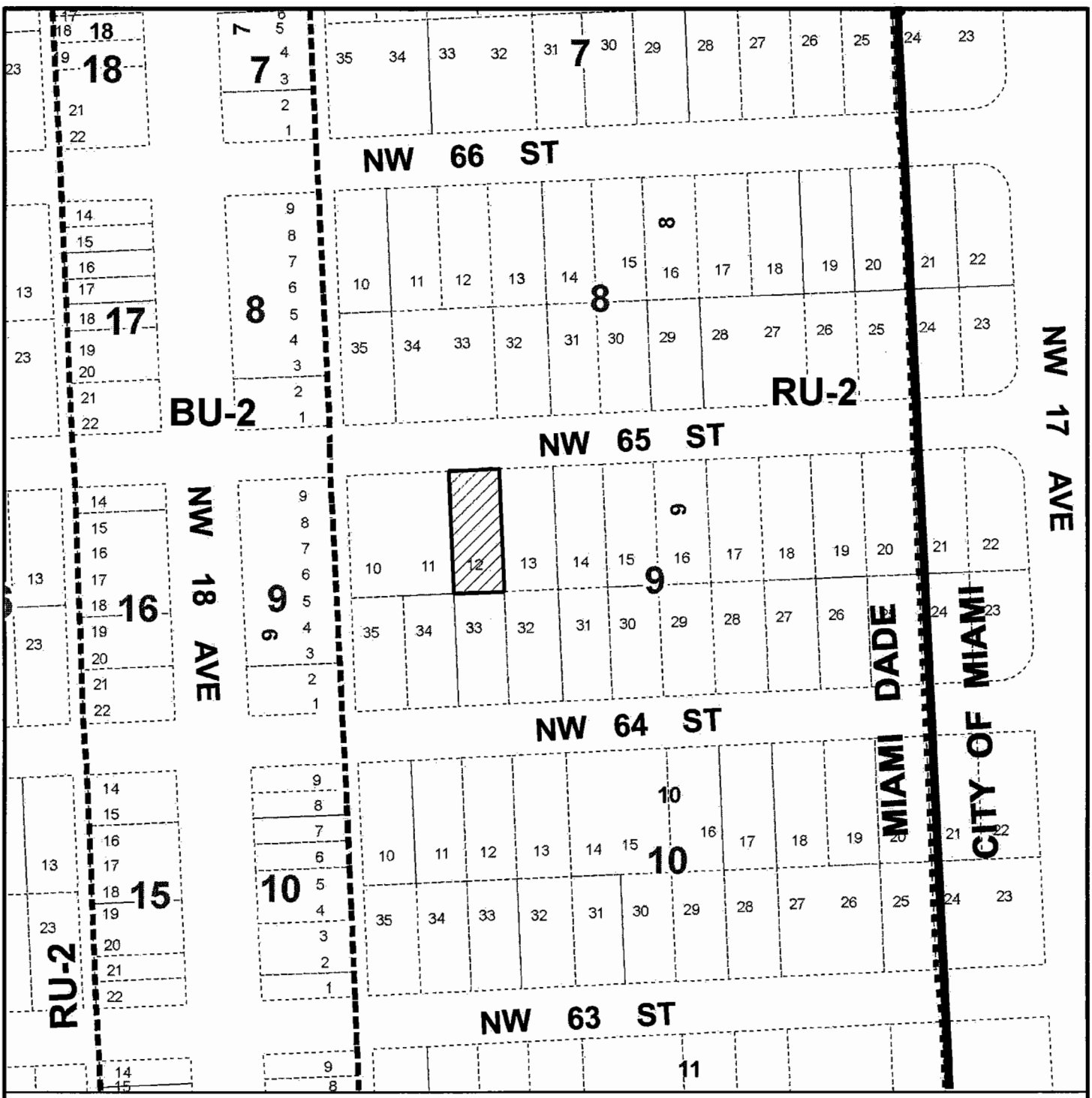
BY




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000136

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

**Legend**

Subject Property Case

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Monday, September 13, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 16 |

MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

**Z2010000136**

Legend

Subject Property

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

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Monday, September 13, 2010**

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

**4. HABITAT FOR HUMANITY OF GREATER MIAMI, INC** **11-2-CZ8-4 (10-137)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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 Planning & Zoning | - To permit a parcel of land with a lesser frontage and area. | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-137 (11-2-CZ8-4)

**SECTION:** 15-53-41 **DATE:** February 24, 2011

**COMMISSION DISTRICT:** 2 **ITEM #:** 4

==========

**A. INTRODUCTION:**

- **SUMMARY OF REQUESTS:**

  This application will 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.

- **REQUESTS:**

  (1) Applicant is requesting to permit a single-family residence setback 15'3" (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, date stamped received 9/8/10 and consisting of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying north of N.W. 62 Terrace; approximately 348' east of N.W. 18 Avenue, Miami-Dade County, Florida.

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

**B. ZONING HEARINGS HISTORY:** In 2007, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution No. Z-20-07.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:**

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:** | 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 ZONING 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 PROVIDER COMMENTS:

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

*Subject to conditions indicated in their memorandum.

## G. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 62 Terrace and approximately 348' 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 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 a property located a block to the northeast of the subject site, lying north of N.W. 63 Street and approximately 100' east of N.W. 17 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 15'2" with a lot coverage of 35.9%, 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 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 9/8/10 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:** 12/21/10
**DATE REVISED:** 1/4/2011
**DATE FINALIZED:** 01/25/11
MCL:GR:NN:TA:SF:TA

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 27, 2010

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

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

**Subject:** C-08 #Z2010000137
Habitat for Humanity of Greater Miami, Inc.
1741 N.W. 62nd Terrace
To Permit a Parcel of Land with a Lesser Lot Frontage and Area than Permitted, Requesting a Greater Lot Coverage than Permitted and to Request a Lesser Rear Setback than Permitted
(RU-2) (0.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

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

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

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

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

Tree Preservation
According to the site plan and survey submitted with this zoning application the property contains a specimen-sized (trunk diameter 18 inches or greater) Black Olive and Gumbo Limbo tree which will not be impacted. 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

**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:** 22-SEP-10

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

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

**Subject:** Z2010000137

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated September 8, 2010.

## Service Impact/Demand:

Development for the above Z2010000137
located at LYING NORTH OF N.W. 62 TERRACE & 348' EAST OF N.W. 18 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: 5:35 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 date stamped September 8, 2010.

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

**DATE:** 10-SEP-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | LYING NORTH OF N.W. 62 TERRACE & 348' EAST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000137

**HEARING NUMBER**

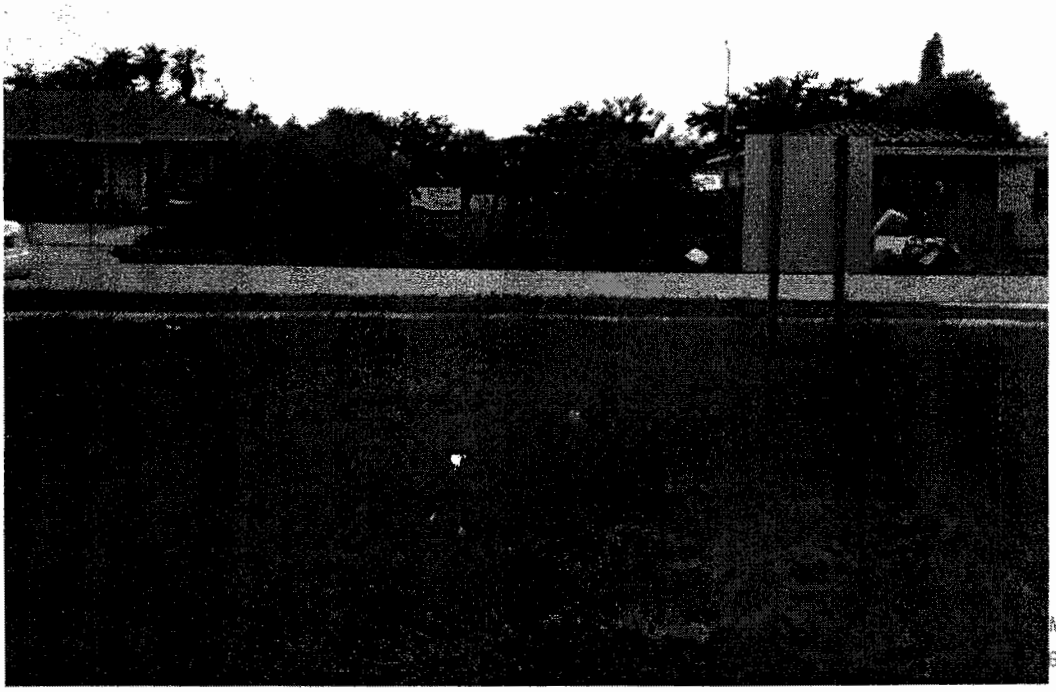
**HISTORY:**

ENFORCEMENT HISTORY; NC: No violation, BNC: No violation

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

**REPORTER NAME:**

Prop. #350
1741 NW 62 TERR



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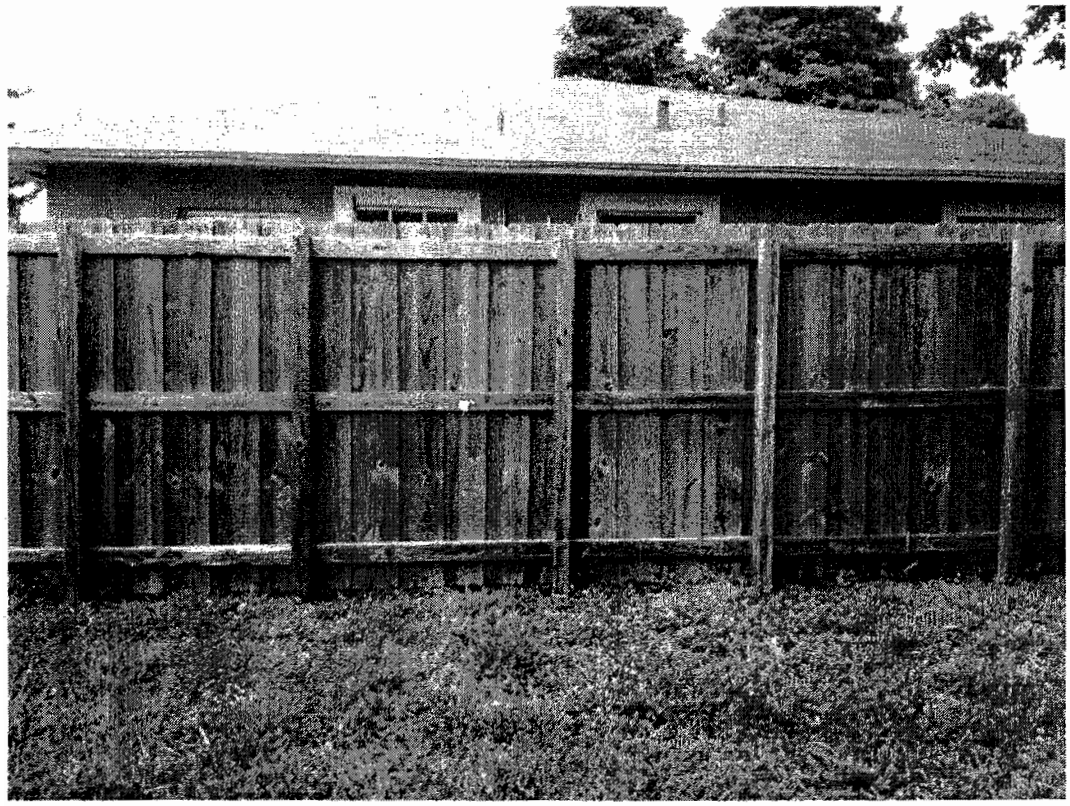
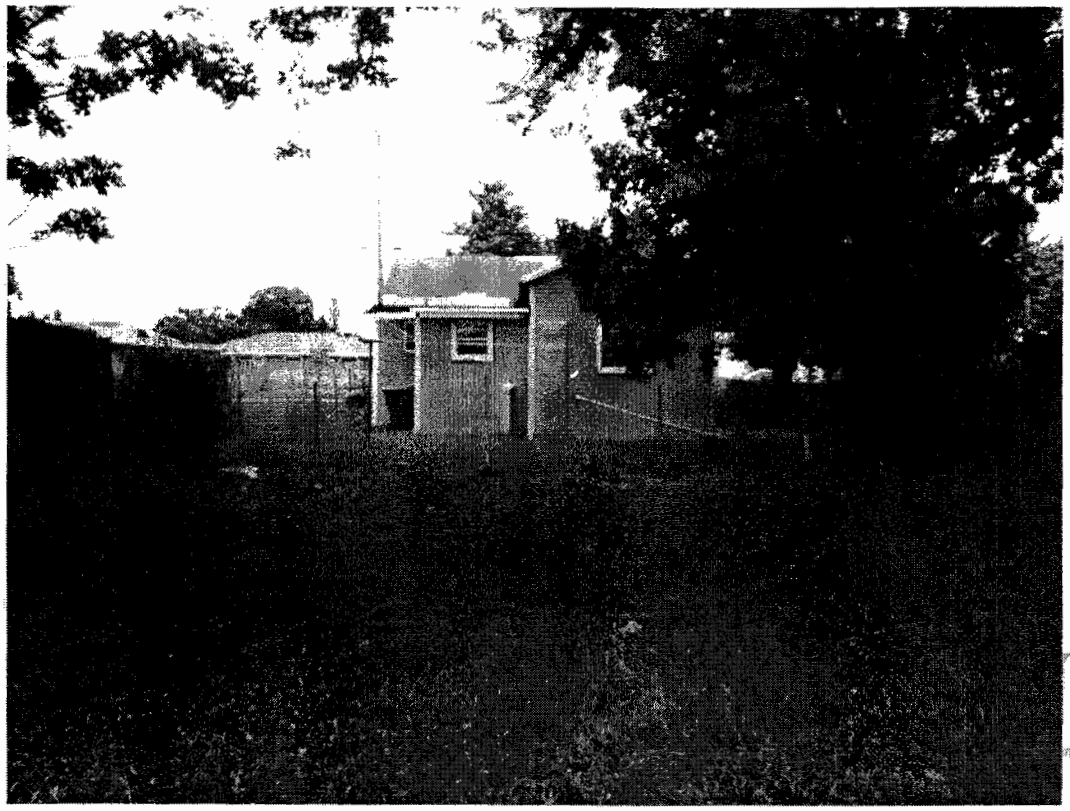
South Elevation



West Elevation

Prop. #350
1741 NW 62 TERR



North Elevation

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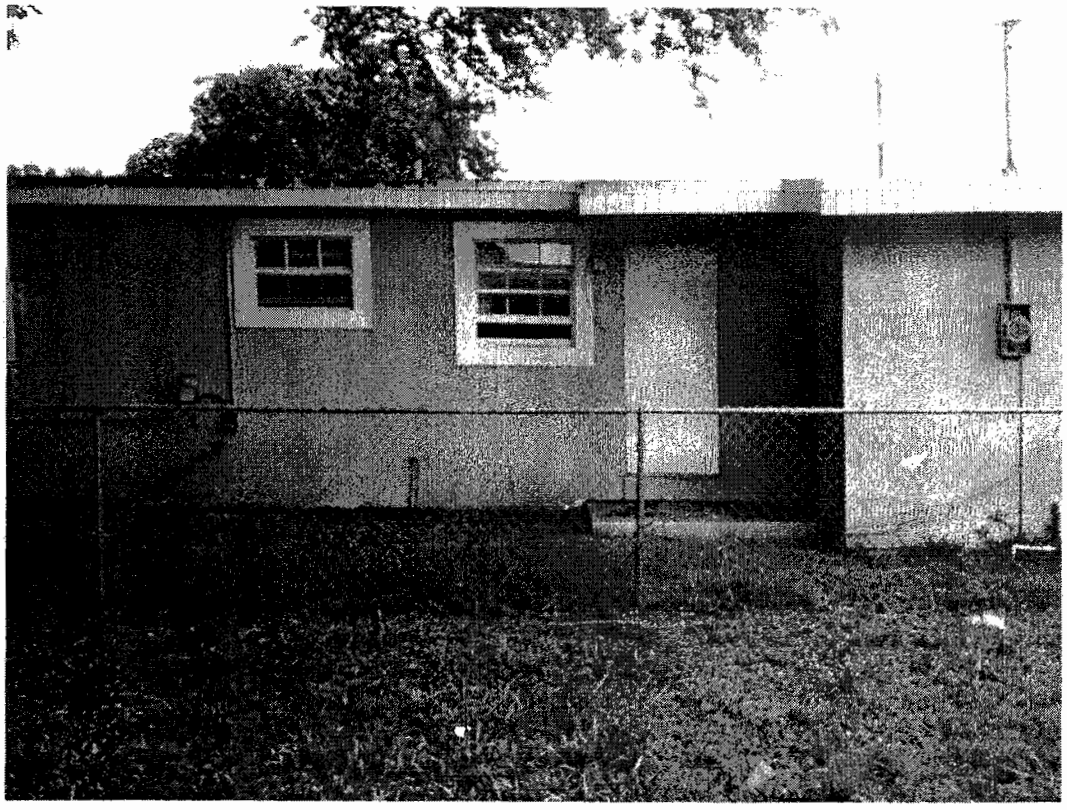

East Elevation

## 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 |
| 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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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.

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

**Signature:** _____
(Applicant)

Sworn to and subscribed before me this 2nd day of September 20 10. Affiant is personally know to me or has produced KATA RODRIGUEZ as identification.

_____
(Notary Public)

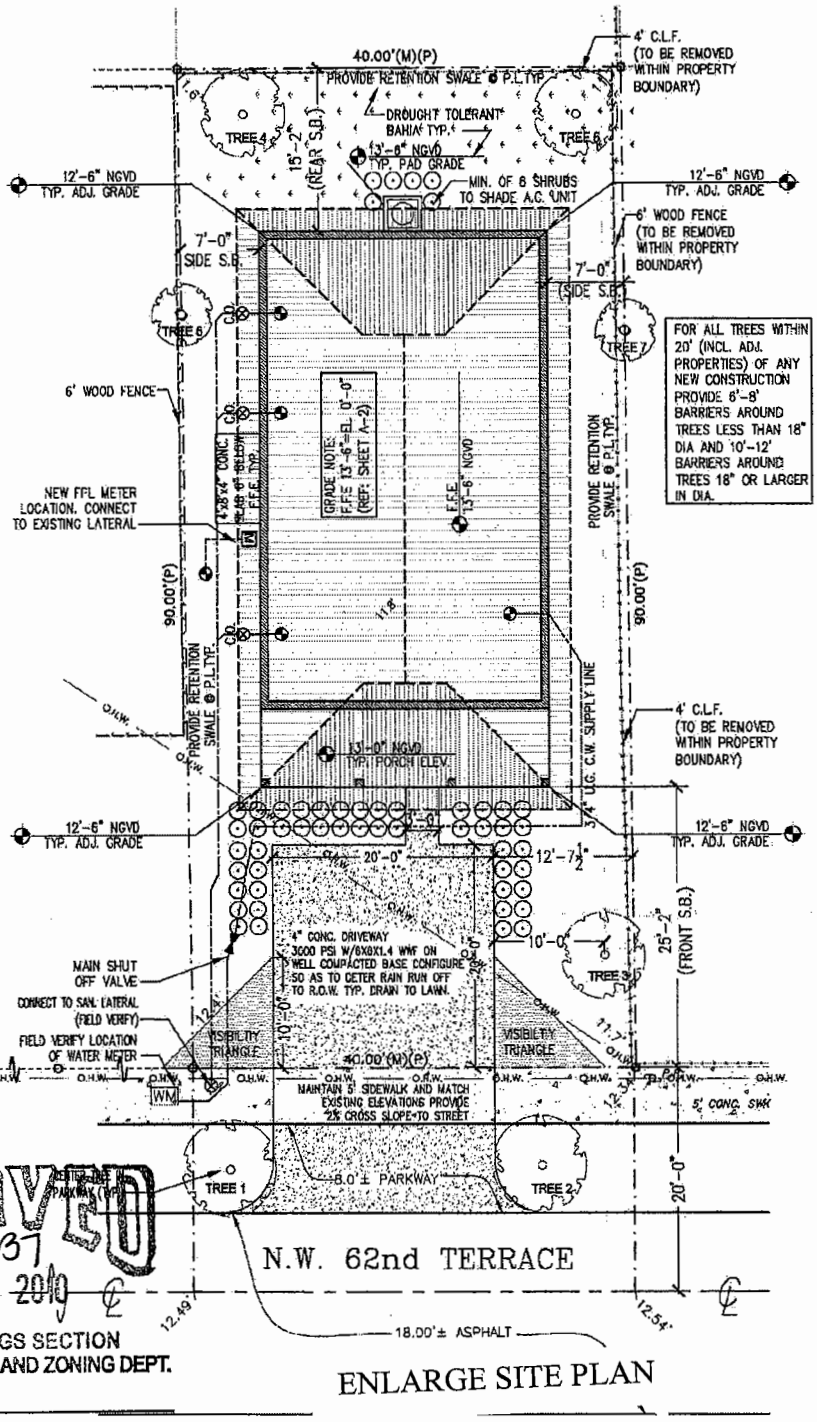
KATIA NICOLAEV RODRIGUES
MY COMMISSION # DD 945756
EXPIRES: March 14, 2014
Bonded Thru Notary Public Underwriters

My commission expires: _____ Seal

RECEIVED
Z 10-137
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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

# HABITAT FOR HUMANITY 1741 NW 62nd Terr.,Miami, Fl.




ENLARGE SITE PLAN

RECEIVED
210137
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

## 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) |
|---|---|---|---|---|---|---|---|
| 006 | GUMBO LIMBO | BURSERA SIMARUBA | ✓ | | 24" | 22' | 24' |
| 007 | BLACK OLIVE | BUCIDA BUCERAS | ✓ | | 24" | 29' | 32' |
| | | | | | | | |
| | | | | | | | |

### NEW TREE LEGEND

| TREE (#) | PLANT NAME SCIENTIFIC | PLANT NAME COMMON | NATIVE YES | NATIVE NO | SPECIFICATIONS |
|---|---|---|---|---|---|
| 001**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HEIGHT MIN.x 3' |
| 002**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HEIGHT MIN. X |
| 003*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HEIGHT MIN. X |
| 004 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HEIGHT MIN. X |
| 005 | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 10' HEIGHT MIN. X |

### NEW SHRUB LIST

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

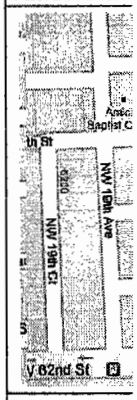
**SHRUB NOTES**

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/EXISTING TREE NOTES**

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITH 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 PERMI
4. *** INDICATES TREE LOCATED IN ENERGY CONSERVATION ZONE . NEW TREES I PLANTED WITHIN 22' OF BUILDING.
5. **** STREET TREES PLANTED ALONG PRIVATE ROADWAYS SHALL BE PLACED WI (7)FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WHERE PRESENT WITHI FEET OF THE SIDEWALK. STREET TREES SHALL BE MIN. 12'-0" AT TIME OF PL
6. LOT TREES SHALL BE MIN. 10' -0" AT TIME OF PLANTING

**PROJECT LOCAT**




**LEGAL DESCRIP**

LOT 12, BLOCK 79, I
THEREOF AS RECORI
PUBLIC RECORDS OF

**PROJECT ARE**

TOTAL ENCLOSED
TOTAL AREA UNDE

**PROJECT INDE**


A-1 SITE /LANDS
COOKIE
A-2 FLOOR PLAN
A-3 LANSCAPE N
S-1 FRAMING, FO
S-2 NOA SHEETS
P-1 PLUMBING PL
M-1 MECH. PLAN,
E-1 ELECT. PLAN


**LANDSCAPING**

STANDARDS FOR T
FLORIDA DEPARTM

1. GRADES AND SI TREES, GRADE
2. ALL PLANT MAT HEALTHY, VIGOR
3. DETERMINE LOC
4. PROTECT EXISTI
5. PROVIDE IF NEC
6. REMOVE VEGETA
7. BACK FILL DEPH HORIZONTAL LA
8. NEW TOP SOIL SAWGRASS WITH WEEDS AND OTH EXTRANEOUS OF
9. ANY SAND MUS
10. IRRIGATE BY HA LESS THAN 120

RAINWATER OR O SUCH MANNER AS SAME TO BE DISP NUISANCE, AND S THE CODE OF ME

# HABITAT FOR HUMANITY 1741 NW 62nd Terr., Miami, Fl.

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

## EXISTING TREE LEGEND

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| 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 UVIFERA | SEAGRAPE | ✓ | | 12' HEIGHT MIN. x 3' SPREAD |
| 002**** | COCCOLOBA UVIFERA | SEAGRAPE | ✓ | | 12' 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 UVIFERA | SEAGRAPE | ✓ | | 10' 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 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
5. LOT TREES SHALL BE MIN. 10' -0" AT TIME OF PLANTING

## PROJECT LOCATION

## LEGAL DESCRIPTION

LOT 12, BLOCK 79, 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-3 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 CONTRACTER 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 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 | | 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" | 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 341.8.2.5.1.1

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

TERMITE TREATMENT CERTIFICATES (FBC 104.10) 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 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. | 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 |
| | WDW. | 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-ROOTEDAND 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: .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 | 1,852 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.) x of 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 | [illegible] | [illegible] |
| | SHRUBS | | |
| A. | Total number of trees required X 10 = the number of shrubs req. | 30 | 30 |
| | Number of shrubs req. x 30% = the number of native shrubs req. | [illegible] | [illegible] |

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

## SYMBOLS

RECEIVED 210-137 SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY__________

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

Registration
Peter W. Thomas AR 008754
15 Sept 2010

REVISIONS

THOMAS & CALZADILLA

**HABITAT FOR HUMANITY**
1741 NW 62nd Terr.
Miami, Florida

RECEIVED SEP 08 2010 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT.

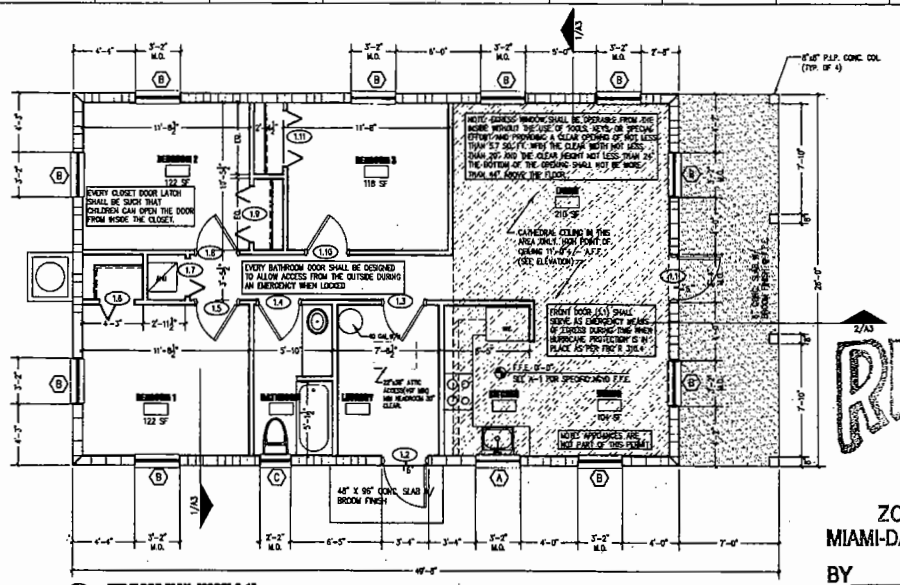
SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 08/25/10
Drawn by: RJ/WG
File: P:Thomas&Calzadilla\HABITAT\

**A1**

350

17




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 WORKABLE 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 70 INCHES ABOVE THE DRAIN INLET FOR TUBS

## 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 06-0406.09 |
| B | 3'-1" | 5'-3" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 06-0406.09 |
| C | 2'-2 1/2" | 2'-2" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 06-0406.09 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC) |

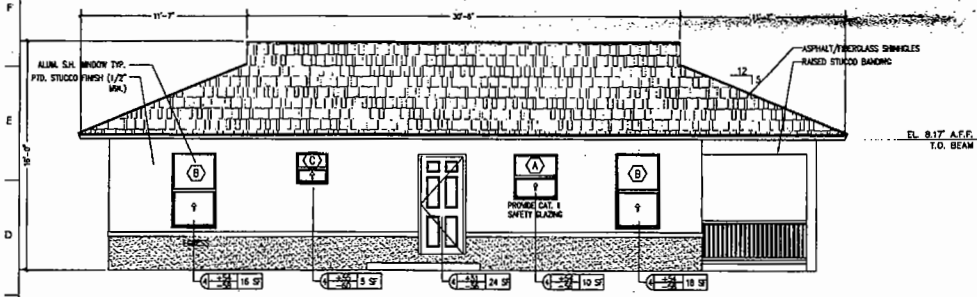
## DOOR AND FRAME SCHEDULE

| 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 |

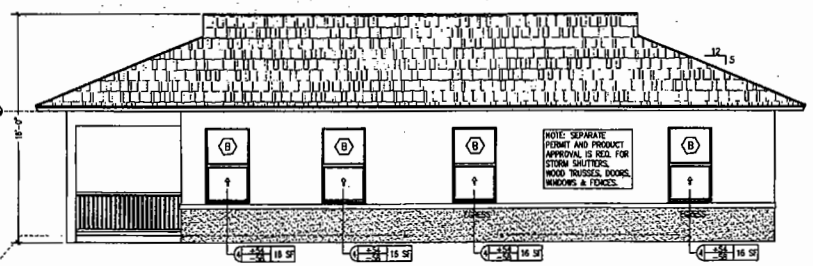
## ROOM FINISH SCHEDULE

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

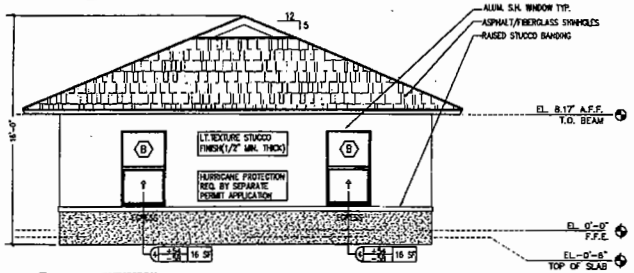
RECEIVED
210-137
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



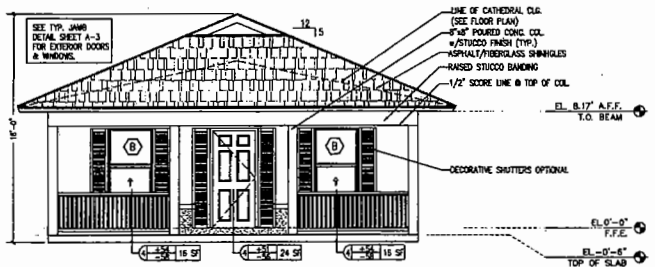

2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



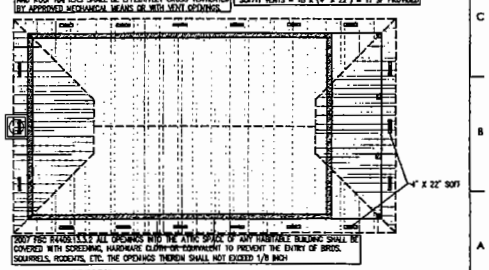

3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"




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




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




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

Habitat for Humanity
350 NW 37TH AVE.
MIAMI, FL 33125
305-541-2051
DESIGN BY: PETER THOMAS AIA

Registration
Peter Thomas AR 0009754

Revisions
1 10/1/2010

HABITAT FOR HUMANITY
COOPER CUTLER MODEL "A-1A"

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210-137
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

FLOOR PLANS,ELEVATIONS AND SCHEDULES

Date: 04/29/10
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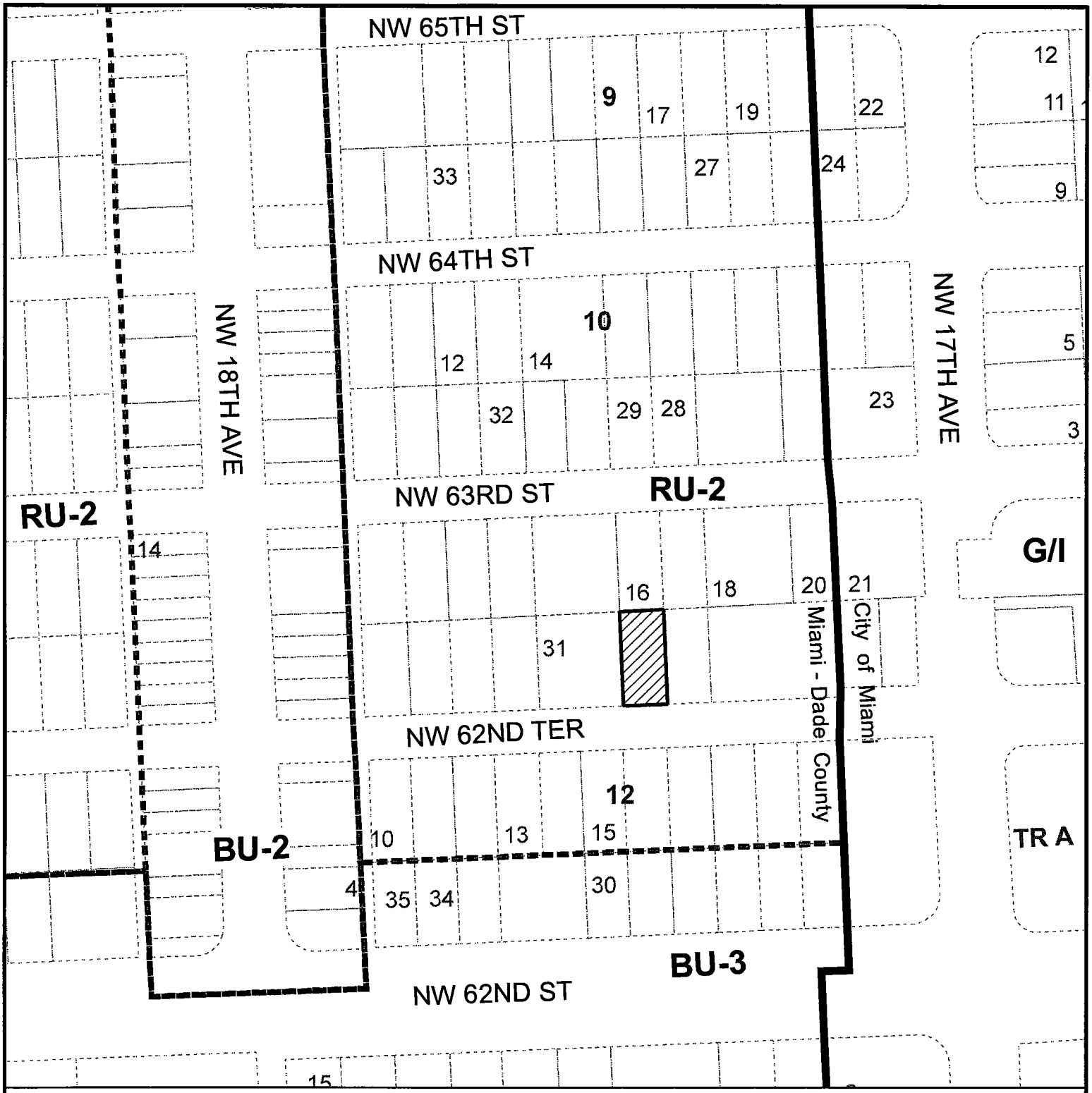
1 page 350




# MIAMI-DADE COUNTY
## HEARING MAP

**Process Number**
**Z2010000137**

**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, September 8, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 19 |

# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**Process Number**

**Z2010000137**

**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, September 8, 2010**

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

**5. HABITAT FOR HUMANITY OF GREATER MIAMI INC** **11-2-CZ8-5 (10-138)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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 & Zoning | - Non-Use Variance of lot frontage & area. | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-138 (11-2-CZ8-5)

**SECTION:** 15-53-41 **DATE:** February 24, 2011

**COMMISSION DISTRICT:** 2 **ITEM #:** 5

==========

**A. INTRODUCTION:**

- **SUMMARY OF REQUESTS:**

  This application will 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.

- **REQUESTS:**

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

  (2) Applicant is requesting to permit a single-family residence with lot coverage of 35.88% (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 9/8/10 and consisting of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying north of N.W. 62 Terrace, approximately 190' east of N.W. 18 Avenue, Miami-Dade County, Florida.

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

**B. ZONING HEARINGS HISTORY:** In 2007, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution No. Z-41-07.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:**

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

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

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

**D. NEIGHBORHOOD CHARACTERISTICS:**

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

**E. PERTINENT ZONING 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 PROVIDER COMMENTS:

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

*Subject to conditions indicated in their memorandum.

## G. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 62 Terrace and approximately 190' 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. As previously mentioned, in 2007 the subject site 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 #Z-51-07 in order to allow development of a single-family residence on the 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 approval of this application will not add additional dwelling units to the site beyond the one that was approved in 2007. 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 a property located a block to the northeast of the subject site, lying north of N.W. 63 Street and approximately 100' east of N.W. 17 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 15'2" with a lot coverage of 35.9%, 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

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 9/8/10 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:** 11/22/10
**DATE REVISED:** 1/4/2011
**DATE FINALIZED:** 01/25/11
MCL:GR:NN:TA:SF:TA

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

NDN

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 23, 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 #Z2010000138
Habitat for Humanity of Greater Miami, Inc.
1761 N.W. 62nd Terrace
To Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-2) (0.08 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management

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

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

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

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

Tree Preservation
According to the site plan, survey and photos submitted with this application the subject property contains specimen-sized (trunk diameter 18 inches or greater) trees on the northern part of the property (depicted as "unknown cluster of trees" on the site plan and survey). Section 24-49.2(II) of the Code of 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 home 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

**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:** 23-SEP-10

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

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

**Subject:** Z2010000138

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated September 8, 2010.

## Service Impact/Demand:

Development for the above Z2010000138
located at LYING NORTH OF N.W. 62 TERRACE, APPROXIMATELY 190' 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: 5:32 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

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:** 14-SEP-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | LYING NORTH OF NORTHWEST 62 TERRACE, APPROX. 190' EAST OF NORTHWEST 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| Z2010000138 | |
| **HEARING NUMBER** | |

### HISTORY:

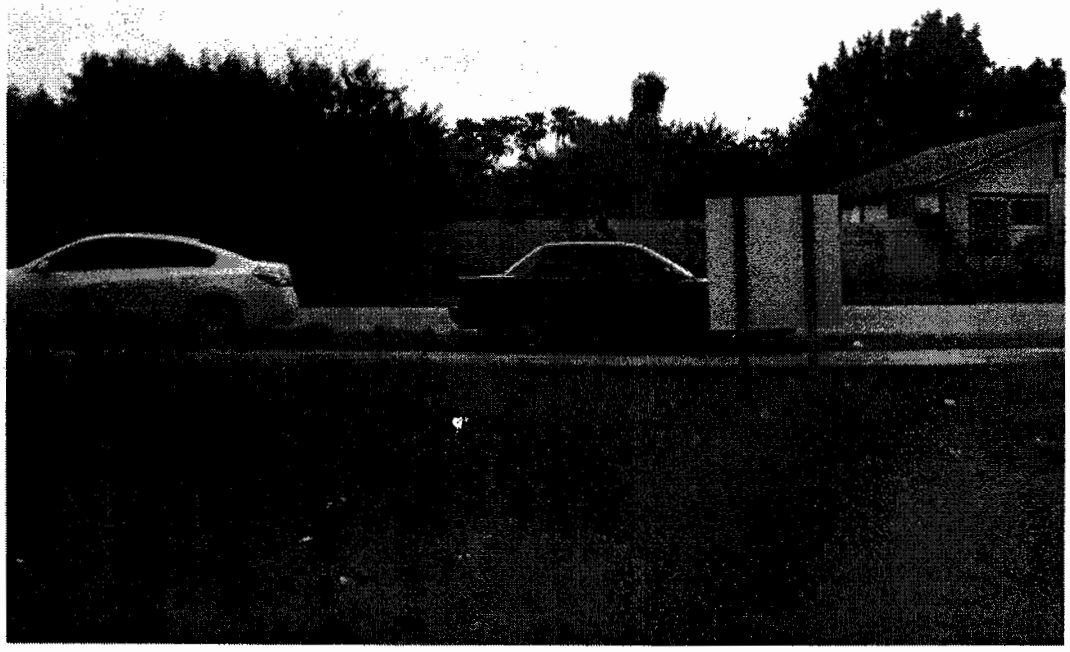
9/14/10 BNC - NC Division - no active cases. Three (3) closed.
Bldg enforcement Division - no cases.

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

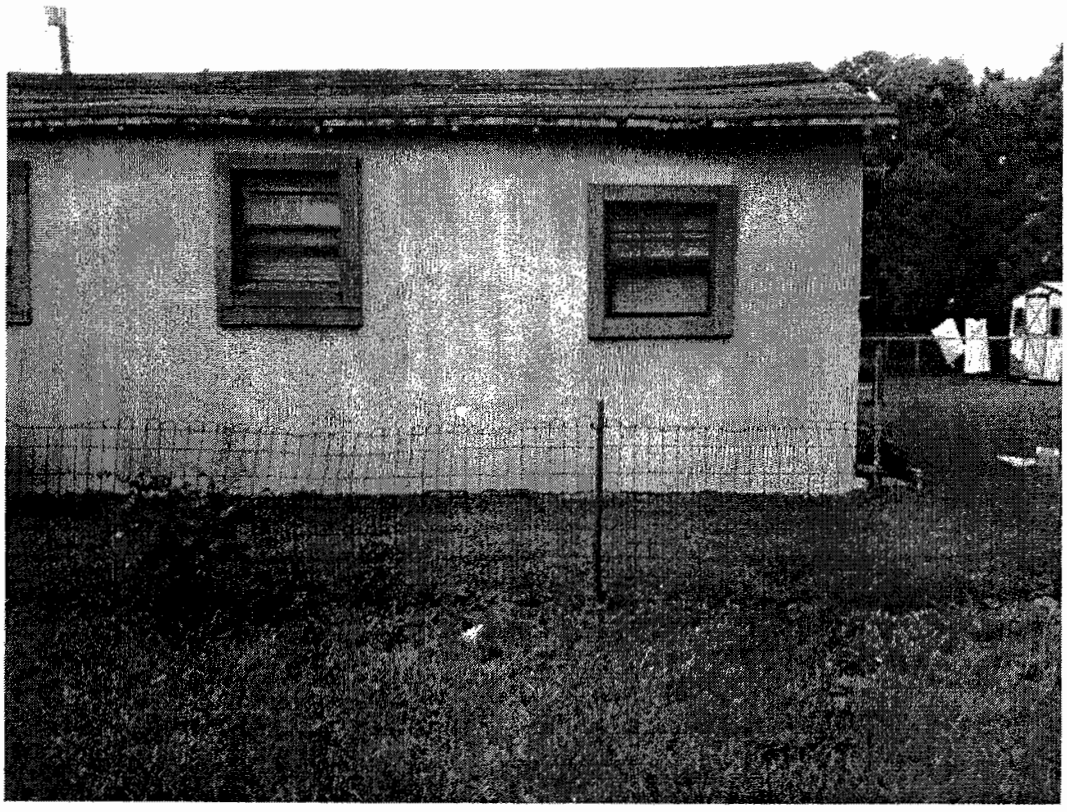
### REPORTER NAME:

R. Williams

11

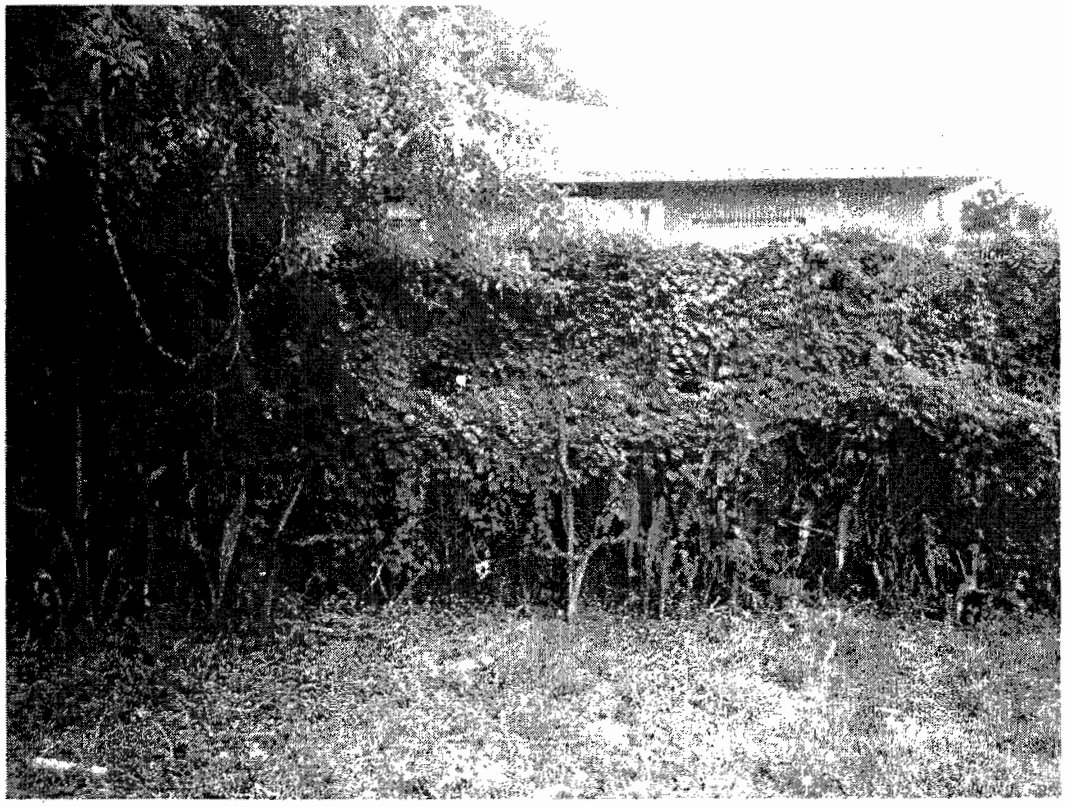


South Elevation



West Elevation

North Elevation



East Elevation

210-138

## 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 |
| | |
| | |
| | |
| | |

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 |
| | |
| | 210-138 |
| | |
| | XH |

Date of contract: _____

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

| | |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

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

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

**Signature:** _____
(Applicant)

Sworn to and subscribed before me this 2nd day of September 20 10. Affiant is personally know to me or has produced KATIA RODRIGUEZ as identification.

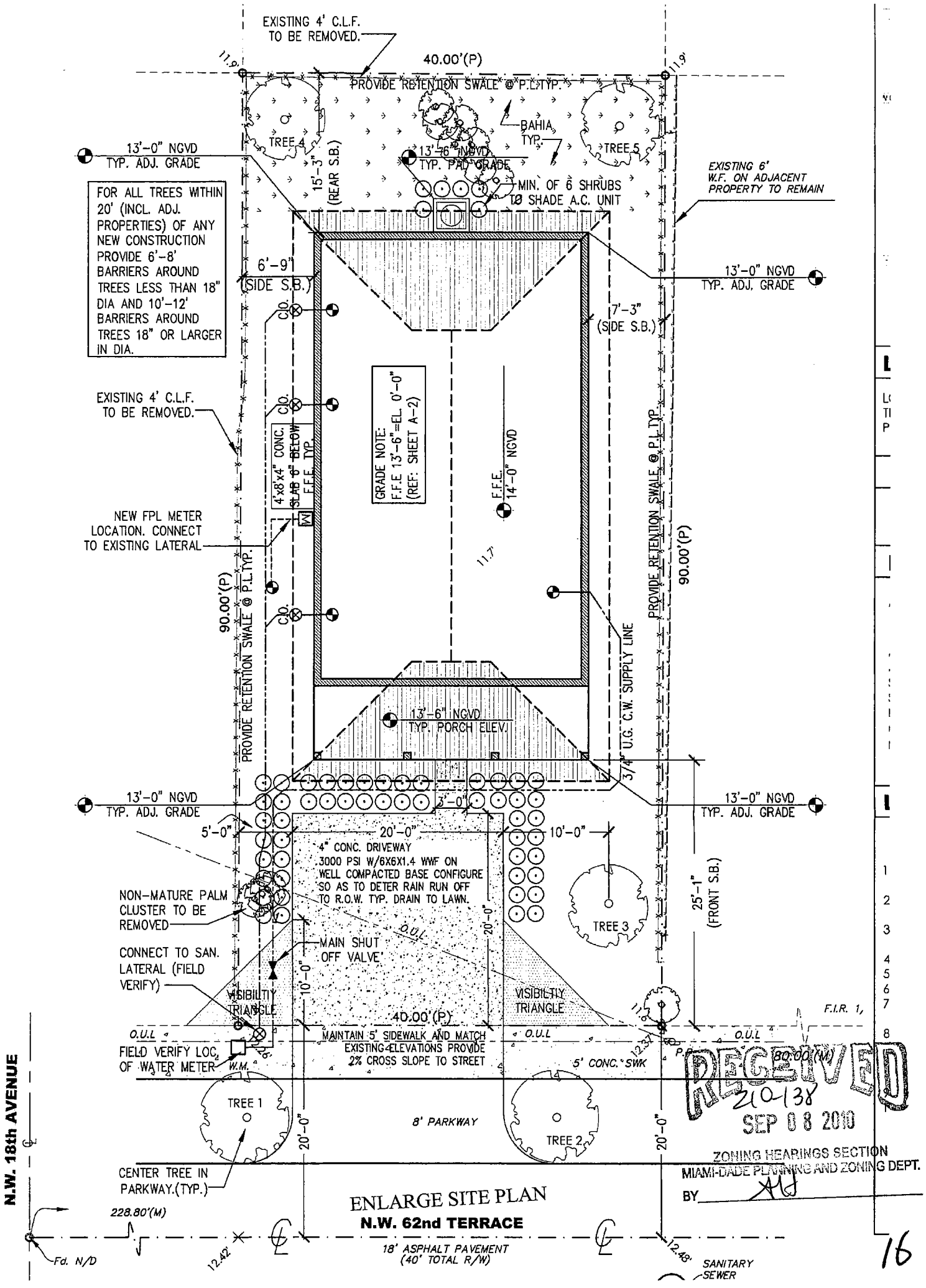
_____
(Notary Public)

My commission expires: _____

KATIA NICOLAEV RODRIGUES
MY COMMISSION # DD 945756
EXPIRES: March 14, 2014
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.




# ENLARGE SITE PLAN

## N.W. 62nd TERRACE

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210138
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

16

RECEIVED

# HABITAT FOR HUMANITY 1761 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) |
|---|---|---|---|---|---|---|---|
| 001 | UNKNOWN | ARECA PALM (CLUSTER) | UNKNOWN | UNKNOWN | 4 | 4 | |
| 002 | UNKNOWN | TREE (CLUSTER) | UNKNOWN | UNKNOWN | | 42 | 38 |

### 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 |
|---|---|---|---|---|---|
| C01*** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12'-0" HEIGHT MIN. X 3' SPREAD |
| C02*** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12'-0" HEIGHT MIN. X 3' SPREAD |
| C03*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HEIGHT MIN. X 3' SPREAD |
| C04 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HEIGHT MIN. X 3' SPREAD |
| C05 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HEIGHT MIN. X 3' SPREAD |

NEW/EXISTING TREE NOTES
1. CONTRACTOR SHALL TAKE NECESSARY MEASURES TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION.
2. * INDICATES THAT TREE IS TO BE REMOVED AFTER TREE PERMIT.
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED AS PER TREE PERMIT.
4. *** INDICATES TREE LOCATED IN FRONT OF VIEW ZONE. NEW TREES 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. 10' AT TIME OF PLANTING.
6. LOT TREES SHALL BE MIN. 10' AT TIME OF PLANTING.

### PROJECT LOCATION

### LEGAL DESCRIPTION

LOT 37, BLOCK 11, 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-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 PROJECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED, REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIALS 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. 95-77.

### 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 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

| | REQUIRED | PROVIDED |
|---|---|---|
| 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 (36.2%) |
| SETBACKS: | | |
| FRONT | 25'-0" | 25'-1" |
| REAR | 25'-0" | 15'-3" |
| INT. SIDE | 5'-0" | 6'-9" & 7'-3" |
| 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 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 341.8.2.3.1.1

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 INFRUSION 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 |
| | 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 WALL SECTION
- DRAWING NUMBER / SHEET NUMBER — DETAIL OR WALL SECTION KEY
- 1/A5 SECTION DETAIL KEY
- 1/A9 INTERIOR ELEVATION KEY
- ROOM NAME 101 — ROOM IDENTIFICATION
- 001 — DOOR NUMBER
- ELEVATION LINE
- SPOT ELEVATION
- REVISION
- PROJECT NORTH

### 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 = | - | - |
| 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= | 2 | 2 |
| C. Street trees (max. avg. spacing of 25' o.c.) along street/25= | N/A | N/A |
| D. Street trees located directly beneath power lines (max. avg. spacing of 25' o.c.) | N/A | N/A |
| E. 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.

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

Habitat for Humanity

Registration
Peter W. Thomas AR 008754
24 Aug 2010

REVISIONS

HABITAT FOR HUMANITY
1761 NW 62nd Terrace
Miami, Florida

THOMAS & CALZADILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 08/18/10
Drawn by: R.R.A.G.
File: N:Thomas&Calzadilla\HABITAT\

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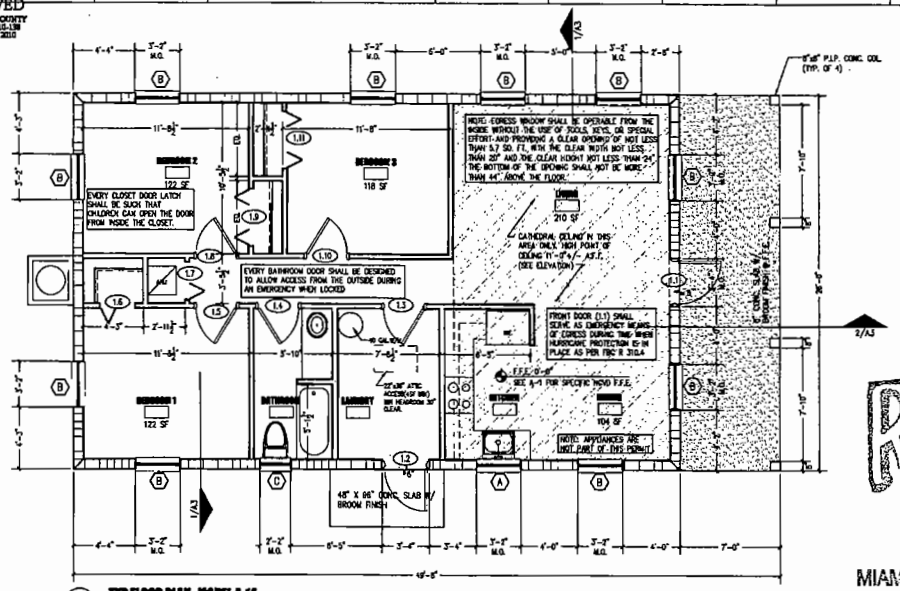
PROCESS # 210-138
DATE: SEP 08 2010
BY: SDM




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 TK. | U-FACTOR | SOLAR HEAT GAIN COF. (SHGC) | FRAME | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| A | 3'-1" | 3'-2 3/8" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.54 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 |
| B | 3'-1" | 5'-3" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.54 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 |
| C | 2'-2 1/2" | 2'-2" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.54 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC) |

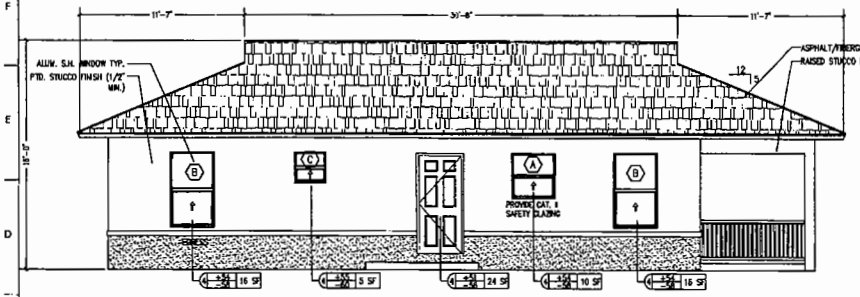
## DOOR AND FRAME SCHEDULE

| MARK | SIZE WD. | HGT | THK | MATL. | HARDWARE | REMARKS |
|---|---|---|---|---|---|---|
| MODEL TYPE A-7 | | | | | | |
| 1.1 FRONT | 3'-0" | 8'-0" | 2" | MTL. | SNGL. DB/KEYED | THERMA-TRU CS-210. (NOA 01-0628.10) |
| 1.2 BACK | 3'-0" | 8'-0" | 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 |

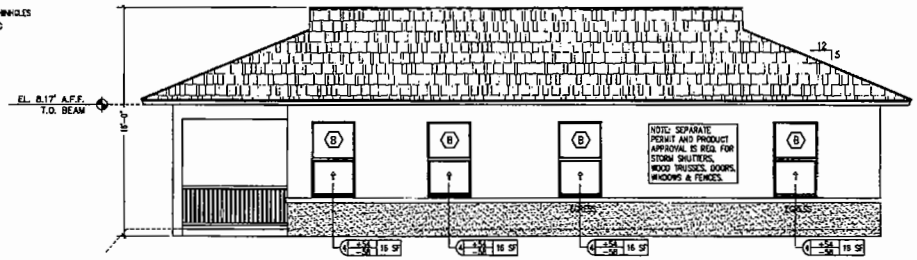
## ROOM FINISH SCHEDULE

| 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" | |

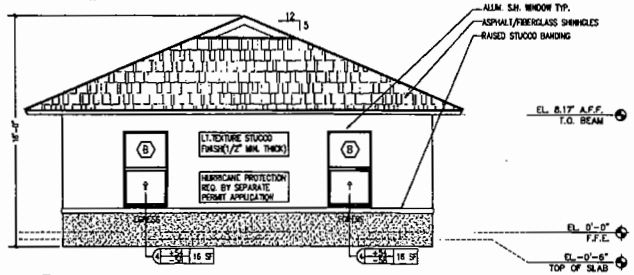
RECEIVED
210-138
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



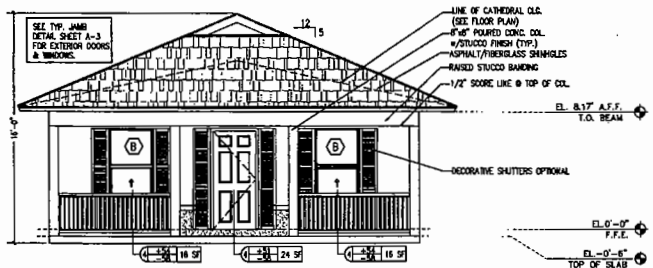

2 **LEFT ELEVATION**
SCALE 1/4"=1'-0"



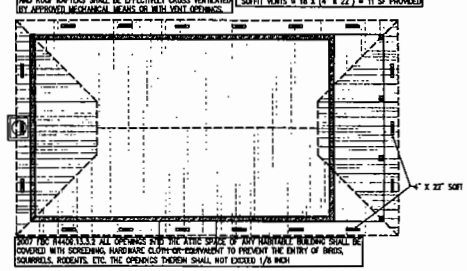

3 **RIGHT ELEVATION**
SCALE 1/4"=1'-0"




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



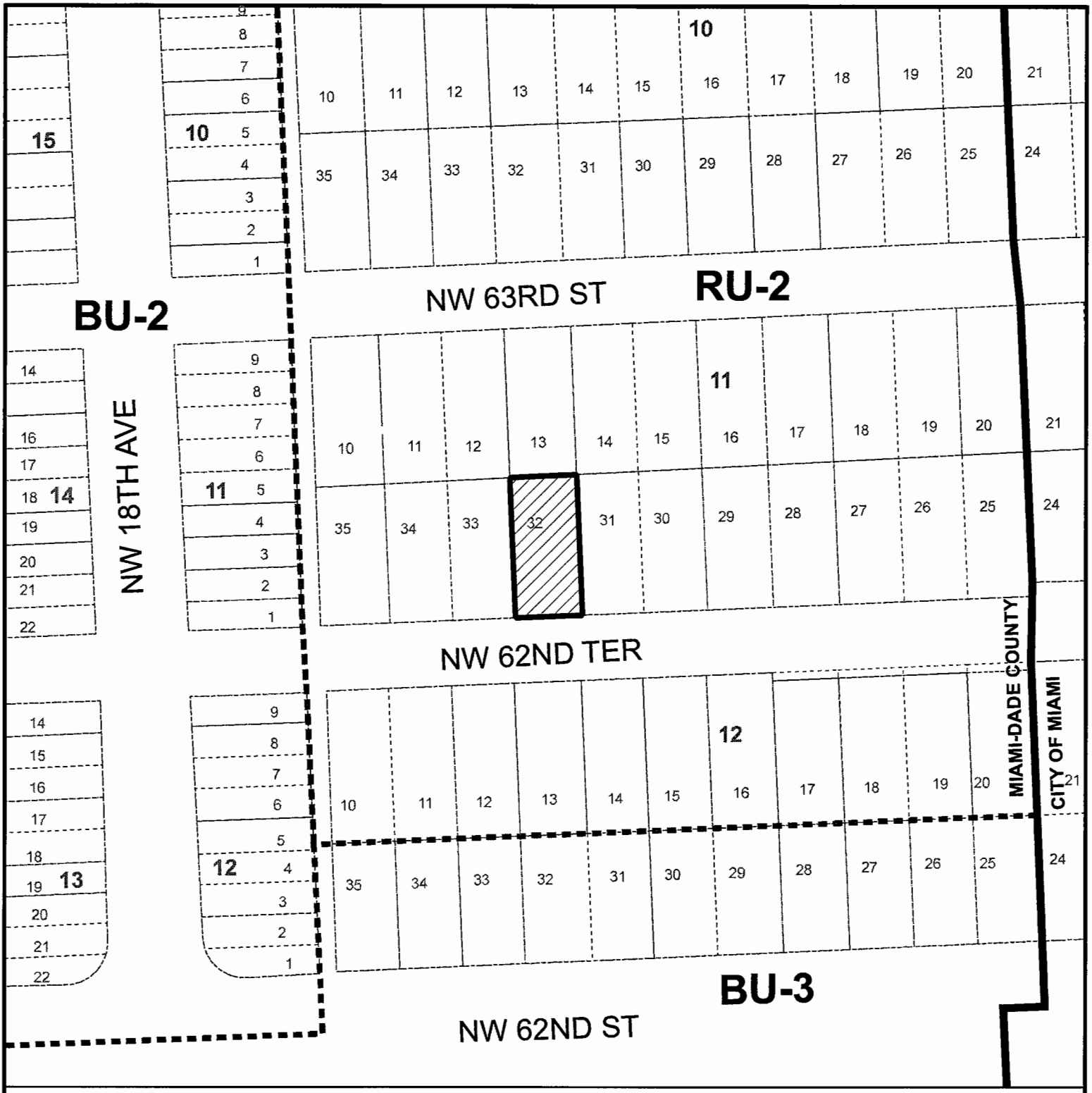

5 **FRONT ELEVATION**
SCALE 1/4"=1'-0"




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

Habitat for Humanity
Registration
Peter Thomas AR 0087154
Revisions
HABITAT FOR HUMANITY
COOKIE CUTTER MODEL "A-1A"
FLOOR PLANS, ELEVATIONS AND SCHEDULES
Date: 06/2010
Drawn by: R.A.T.C.
File: K:\Thomas\Cadd\REVs\Habitat\Division\Homes
A2

RECEIVED
210-138
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000138

**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: Thursday, September 16, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 19 |

# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**Process Number**

## Z2010000138

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, September 16, 2010**

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

**6. WISLY LEFERVE**
**(Applicant)**

**11-2-CZ8-6 (10-139)**
**Area 8/District 02**
**Hearing Date: 02/24/11**

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:** Wisly Leferve **PH:** Z10-139 (11-2-CZ8-6)

**SECTION:** 24-52-41 **DATE:** February 24, 2011

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

==========

## A. INTRODUCTION

### o SUMMARY OF REQUESTS:

The applicant seeks to rezone the subject property from BU-1, Neighborhood Business District, and BU-1A, Limited Business District to BU-1A. The applicant is requesting to permit an existing building setback closer to the front property line than permitted by the Zoning Code. In addition, requests are also being sought to permit a greater lot coverage than allowed by the Zoning Code, to permit fewer parking spaces than required by the Zoning Code and to waive the required landscape parking lot buffer along the front property line. The applicant also seeks to permit a 6' high wall and gate within 10' of the edge of a driveway leading to a public right-of-way.

### o REQUESTS:

(1) District Boundary Change from (BU-1 and BU-1A) to (BU-1A)

(2) Applicant is requesting to permit an existing building setback varying from 15'-1" to 17'-2" (20' required) from the front (west) property line.

(3) Applicant is requesting to permit an existing building with lot coverage of 48.24% (40% maximum permitted).

(4) Applicant is requesting to permit 3 parking space (9 required).

(5) Applicant is requesting to waive the required 7' wide landscaped parking lot buffer along the front (west) property line.

(6) Applicant is requesting to waive the zoning regulations prohibiting structures higher than 2.5' within 10' of the edge of a driveway leading to a public r-o-w; to permit a 6' high wall and gate within the edge of the driveway.

Plan are on file and may be examined in the Department of Planning and Zoning entitled "Proposed Print Shop" as prepared by Fathi Architects, Inc., consisting of 3 Sheets and plans entitled, "Planting Plan for Wisly Leferve" as prepared by Lopez Professional Engineering LLC. consisting of 1 Sheet, all sheets dated stamped received 11/15/10 for a total of 4 sheets. Plans may be modified at public hearing.

### o LOCATION: 14625-14627 NW 7 Avenue, Miami-Dade County, Florida.

- **SIZE:** 50' X 110'

**B. ZONING HEARINGS HISTORY:** None.

**C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:**

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 and BU-1A; commercial building | Business and Office |

**Surrounding Properties:**

| | | |
|---|---|---|
| **NORTH:** | BU-1; commercial building | Business and Office |
| **SOUTH:** | BU-1; commercial building | Business and Office |
| **EAST:** | RU-1; single-family residence | Business and Office |
| **WEST:** | BU-1 and BU-1A; commercial buildings | Business and Office |

## F. PERTINENT ZONING 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 PROVIDER COMMENTS:

| | |
|---|---|
| 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 memoranda.

## H. PLANNING AND ZONING ANALYSIS:

The subject property is comprised of two (2) platted lots which are improved with an existing commercial building located at 14625-14627 NW 7 Avenue in an area characterized by commercial uses that comprise the NW 7 Avenue commercial corridor and a small residential neighborhood that is located immediately to the east of the site. The applicant is requesting a zone change from BU-1, Neighborhood Business District, and BU-1A, Limited Business District to BU-1A. 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, printing 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 and BU-1A to BU-1A in order to include additional commercial uses within the existing commercial building. Staff notes that the requested BU-1A zoning is **consistent** with the Business and Office LUP Map designation of the CDMP. Staff also notes that the property located at 14601 NW 7 Avenue was granted approval of a district boundary change from BU-1 to BU-1A, pursuant to Resolution No. 1524. In addition, the subject site is centrally located within an enclave of commercial zoning that lines the east side of a section line roadway, NW 7 Avenue, which consists of BU-1 and BU-1A zoning. Furthermore, staff notes that the property located to the east of the subject site at 14600-14632 NW 7 Avenue was granted a zone change to BU-1A, among other requests, pursuant to Resolution No. CZAB3-4-00. 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 request #2 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 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 will maintain the basic intent and purpose of the zoning regulations and will not be visually intrusive to the existing BU-1 and BU-1A zoned commercial buildings located to the west of the subject property. Staff's review of the submitted plan reveals that the existing commercial building encroaches approximately 4.92' to 2.83' into the front (west) setback area. However, the applicant has effectively mitigated the building's encroachment into the front (west) setback area by providing two (2) gumbo limbo trees 12' high at time of planting along the front (west) property line. As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(4)(b) (NUV).

When requests #3 through #5 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 #3, to permit a lot coverage of 48.24% (40% maximum permitted), is not overly excessive and will maintain the basic intent and purpose of the zoning regulations. Approval of request #4, to permit 3 parking spaces (9 parking spaces required) is compatible with the surrounding area as evidenced by the similar approval of parking variances that have been granted for properties along NW 7 Avenue. Specifically, staff notes that property located at 14545 NW 7 Avenue was granted approval of a request to permit 7 parking spaces (13 parking spaces required), pursuant to Resolution No. 4-ZAB-314-75. In addition, staff notes that property located at 14435 NW 7 Avenue was granted approval of a request to permit 12 parking spaces (22 spaces required), pursuant to Resolution No. Z-130-92. Accordingly, staff opines that approval of request #4 will be compatible with the surrounding area 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 request #5 will allow the

applicant to waive the required 7' wide landscape parking lot buffer along the front (west) property line. Staff's review of the County Property Appraiser's records indicates that the building was constructed in 1950 prior to the adoption of Chapter 18A the Landscape Code of Miami-Dade County. Moreover, staff opines that approval of requests #3 through #5 would not be out of character with the other commercial developments in the area. Specifically, staff notes that property located at 14600-14632 NW 7 Avenue was granted approval of several requests which included among others, requests to permit a commercial building with a lot coverage of 53%, to permit 31 parking spaces (48 spaces required) and to waive the required 7' wide landscape buffer along the right-of-way, pursuant to Resolution No. CZAB3-4-00. As such, staff recommends approval with conditions of requests #3 though #5 under Section 33-311(A)(4)(b) (NUV).

When requests #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 this request 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 has no objections to request #6 and opines that the 6' high wall and gate, although located within 10' of the edge of the rear driveway, will not impair visibility for vehicles entering and exiting from the site. It should be noted that the rear driveway leads into a 15' wide public alley that serves the commercial properties located within the subject block and that traffic traveling along said alley is generally limited to patrons and employees of the commercial buildings located within the subject block. 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 and BU-1A 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) and approval with conditions of requests #2 through #6 under Section 33-311(A)(4)(b) (NUV).

## I. RECOMMENDATION:

Approval of request #1 and approval with conditions of requests #2 through #6.

## J. CONDITIONS: For requests #2 through #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 "Proposed Print Shop" as prepared by Fathi Architects, Inc., consisting of 3 Sheets and plans entitled, "Planting Plan for Wisly Leferve" as prepared by Lopez Professional Engineering LLC. consisting of 1 Sheet, all sheets dated stamped received 11/15/10 for a total of 4 sheets.

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 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.

**DATE TYPED:** 12/22/10
**DATE REVISED:** 01/12/11; 01/25/11; 01/27/11; 02/03/11
**DATE FINALIZED:** 02/03/11
MCL:GR:NN:TA:NC

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

NDN
GR

# Memorandum

MIAMI-DADE COUNTY

**Date:** December 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 #Z2010000139-3rd Revision
Wisly LeFerve
14625 N.W. 7th Avenue
District Boundary Change from BU-1 & BU-1A to BU-1A, To Permit an Existing Commercial Building with a Greater Lot Coverage than Permitted, to Permit an Existing Commercial Building Setback Less than Required from Property Lines and to Permit Less Parking than Required (BU-1) (.1262 Acres)
13-52-41

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

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

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

Wastewater Disposal
Public sanitary sewers are not located within feasible distance for connection to the subject property; consequently, any proposed development would have to be served by a septic tank and drainfield as a means for the disposal of domestic liquid waste.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage or if the property is within feasible distance for connection to the public sanitary sewer system.

Section 24-43.1(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code Section also provides that nonresidential land uses served by septic tank and public water may only be approved, if among other requirements the proposed land use does not generate liquid waste other than domestic sewage and complies with all the requirements of Section 24-43.1(4) of the Code. Furthermore, the applicant requests to re-zone the subject property to BU-1A zoning category. This zoning district allows many land uses that have been characterized as generators of liquid waste other than domestic sewage. However the applicant's intent of this re-zoning application is to allow a print shop facility on the existing commercial building (under Miami-Dade County Building process number C2010046115) that is not permitted in a BU-1 zone.

This request is to permit greater lot coverage than permitted, setback less than required and to permit less parking than required, in connection with an existing commercial building on the subject property.

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
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. Applicant shall coordinate with the Public Works Department (PWD) for the proposed access driveway to the property.

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 site plan submitted with this zoning application, the proposal to permit an existing commercial building will not impact tree resources. Therefore, the Tree Program has no objection to

this zoning application, however please be advised that a Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of the Code.

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

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

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

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

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

REVISION 1

PH# Z2010000139
CZAB - C08

## PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: WISLY LEFERVE

This Department has no objections to this application.

This Department has no objections to the request to permit less parking than required.

This Department has no objections to the request to permit a wall within the safe sight distance triangle subject to the condition that convex mirrors are placed on the wall for vehicular visibility.

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.
22-DEC-10

REVISION 2

# Memorandum

**Date:** 15-DEC-10

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

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

**Subject:** Z2010000139

## Fire Prevention Unit:

This memo supersedes MDFR memorandum dated October 12, 2010.
APPROVAL
No objection to site plan stamped received November 15, 2010.

## Service Impact/Demand

Development for the above Z2010000139
located at 14625 N.W. 7 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0389 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: 6:09 minutes

## Existing services

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

Station 19 - North Miami W. - 650 NW 131 Street
Rescue, ALS 65' Squrt, TRT-1

## Planned Service Expansions:

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

None

## Fire Planning Additional Comments

Not applicable to service impact analysis.

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

**DATE:** 17-SEP-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| WISLY LEFERVE | 14625 N.W. 7 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |
| Z2010000139 | |
| **HEARING NUMBER** | |

**HISTORY:**

ENFORCEMENT HISTORY; NC; No open cases. BNC; No open cases.

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

**REPORTER NAME:**

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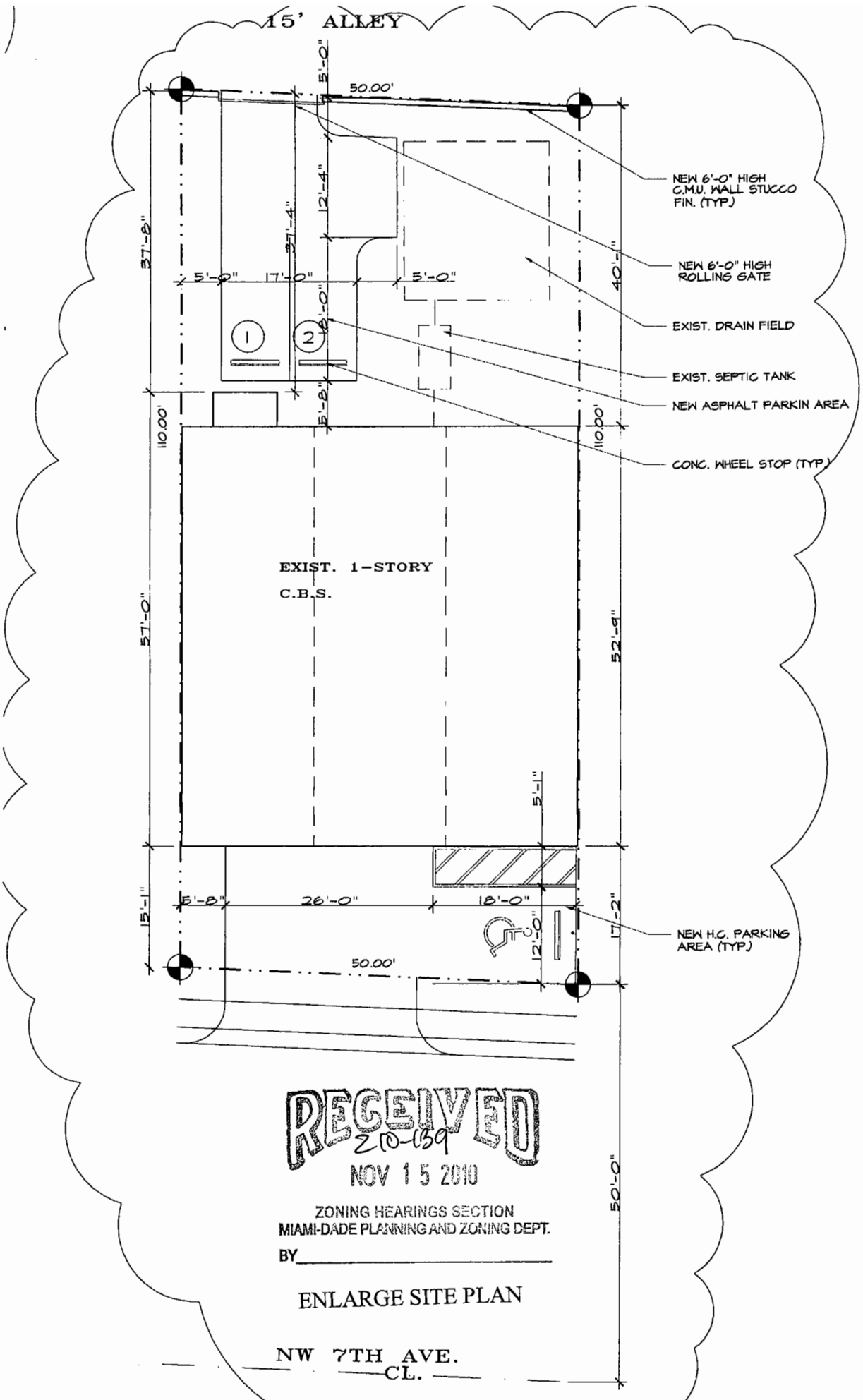
2.10-139
SEP 06 2013
ZONING EVALUATION SECTION
MIAMI-DADE PLANNING & ZONING DEPT.
BY

15



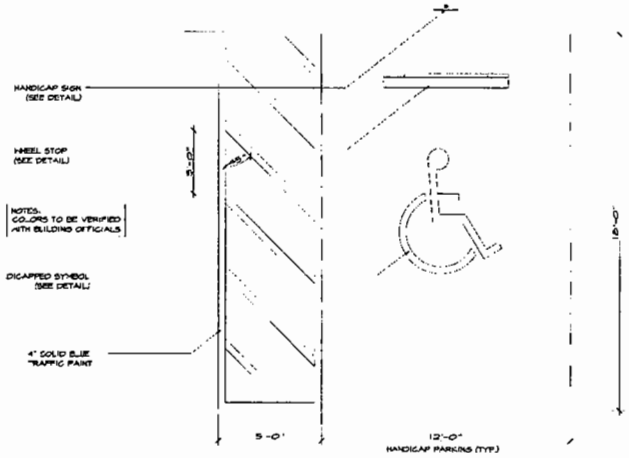

RECEIVED
210-139
NOV 15 2010

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY_____

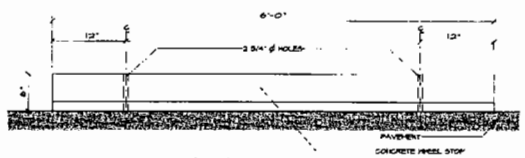
ENLARGE SITE PLAN

16

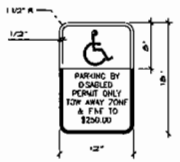



PARKING DETAIL 3/8"

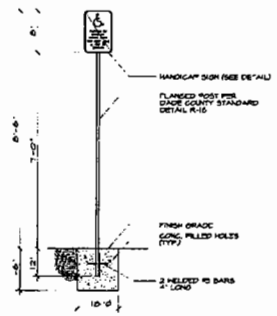
| NITK DATA | | |
|---|---|---|
| ZONING : | BUA | |
| SETBACKS : FRONT<br>REAR | EXISTING<br>3.06'/11'-3"<br>40.09'/87'-4" | REQUIRED<br>20'-0"<br>20'-0" |
| SIDE INTERIOR | 0.3' | 0'-0" |
| LOT. AREA : TOTAL LAND AREA | | 5300 S.F.± 0.136 ACRES |
| LOT. COVERAGE : | EXISTING<br>2661 S.F.± 40.24 % | REQUIRED<br>40%=2300 S.F. |
| MAX. HEIGHT : | EXISTING<br>(1'-6" | ALLOWED<br>45'-0"(4 STORY) |
| PARKING CALCULATIONS : | | |
| TOTAL BUILDING AREA= | | ± 266 S.F. |
| FIST BAY OFFICE 1/300 S.F. 844/300<br>SECOND BAY OFFICE AREA 844/300<br>THIRD BAY PRINTING AREA 844/250 | | =2.8 SPACES<br>=2.8 SPACES<br>=3.3 SPACES |
| TOTAL PARKING REQUIRED<br>STANDARD SPACES<br>H.C.<br>TOTAL PARKING PROVIDED | | 9 SPACES<br>8 SPACES<br>1 SPACES<br>9 SPACE |
| NOTE: ALL SET BACKS, LOT COVERAGE AND HEIGHT ARE EXISTING AND REMAIN AS IS | | |



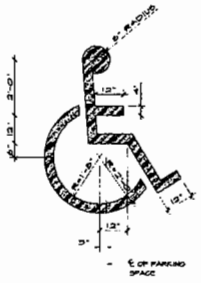

WHEEL STOP FRONT VIEW (TYP.) 1-1/2"




HANDICAP SIGN DTL. (TYP.) 1-1/2"




HANDICAP SIGN (TYP.) 1/2"




HANDICAP SYMBOL DTL. (TYP.) 1/2"

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NOV 15 2010
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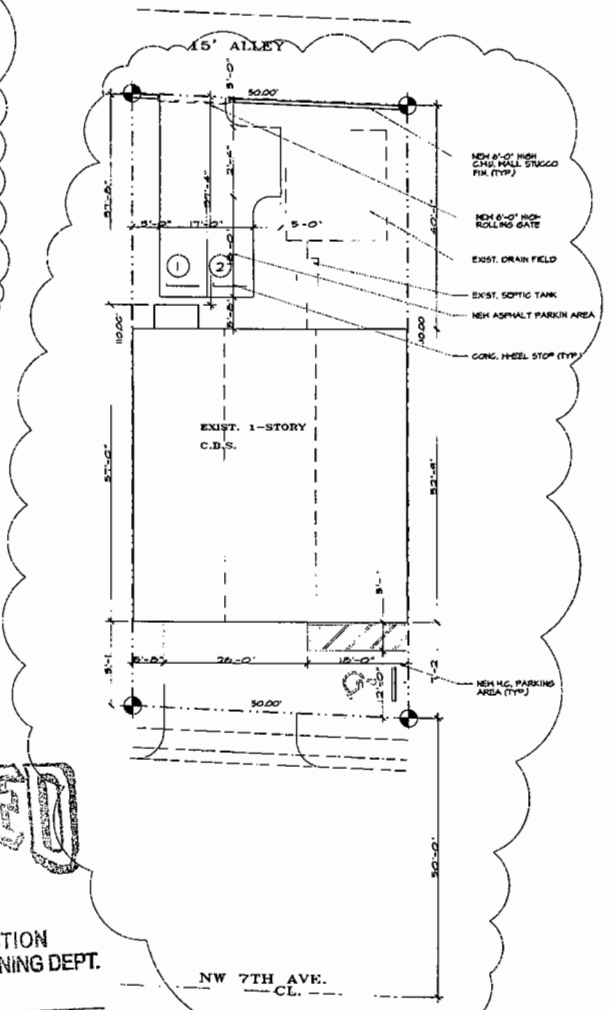
MIAMI-DADE PLANNING AND ZONING DEPT.
BY




SITE PLAN 1"=10'

**LEGAL DESCRIPTION:**

LOTS 3 & 4, LESS THE WEST 15' FOR ROAD RIGHT OF WAY BLOCK 55 OF BRANDON PARK SECTION A, PLAT BOOK 54 AT PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Rev#1
210-139

FATHI ARCHITECTS, INC.
AA 0002008
ID 0001851
ARCHITECTS
INTERIORS
PLANNERS
10900 SW 208th DRIVE
CUTLER BAY, FLORIDA 33189
TEL: (305) 498-5346
EMAIL: fathi@fathiarchitects.com
www.fathiarchitects.com

CONSULTANT:

PROJECT:
PROPOSED PRINT SHOP AT:
14625-14627 NW 7 AVE
MIAMI DADE, FLORIDA 33168

OWNER:
SMITH LEFEVRE

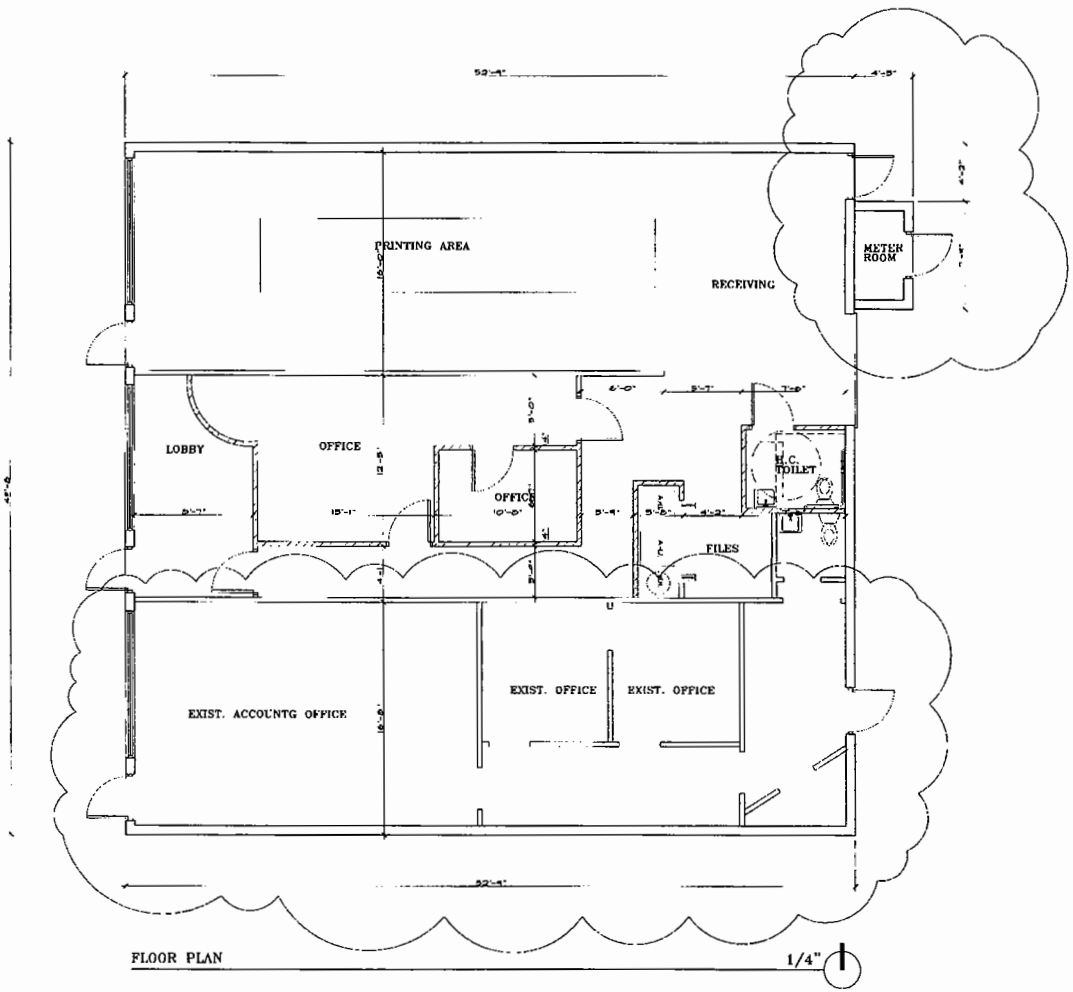
ADDRESS:
14625 NW 7 AVE.
MIAMI DADE, FLORIDA 33168

PHONE:

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

| | |
|---|---|
| DATE: | 03/20/09 |
| SCALE: | AS SHOWN |
| DRAWN: | R.R. |
| CHECKED: | A.F. |
| COMMISSION NO.: | 1009 |

SHEET
A-1
SHEET NO. OF

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210-139

FATHI ARCHITECTS, INC.
AA 0000688
IS 0001021
ARCHITECTS
INTERIORS
PLANNERS
2900 BAY ESTATE DRIVE
DAVIE, FLORIDA 33328
TEL: (954) 435-2345
FAX: (954) 435-2346
fathi@fathiarchitects.com
www.fathiarchitects.com

CONSULTANT:

PROJECT:
PROPOSED PRINT SHOP AT:
14625-14627 NW 7 AVE
MIAMI DADE, FLORIDA 33168

OWNER:
SMITH LEFEVRE

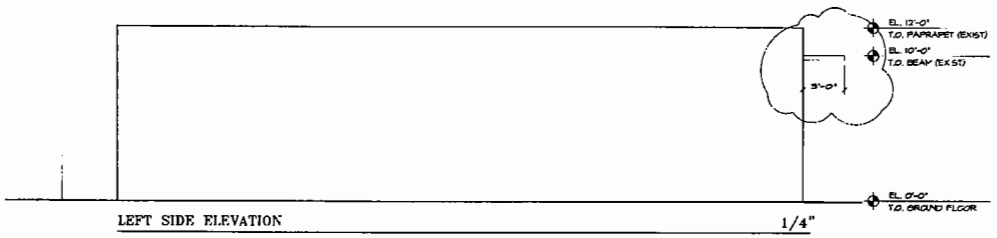
ADDRESS:
14625 NW 7 AVE
MIAMI DADE, FLORIDA 33168

PHONE:

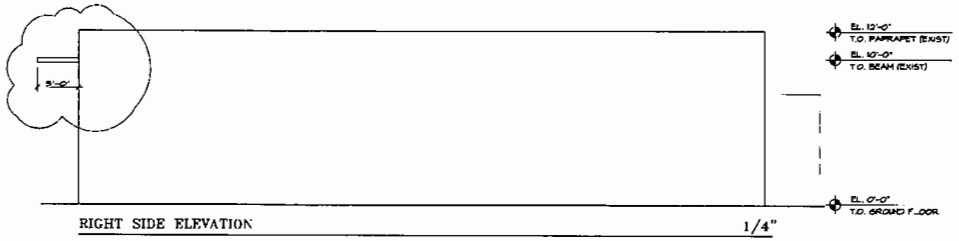
| REVISIONS | DATE | BY |
|---|---|---|
| | | |

DATE: 03/30/09
SCALE: AS SHOWN
DRAWN: Y.R.
CHECKED: A.F.
COMMISSION NO.: 1009

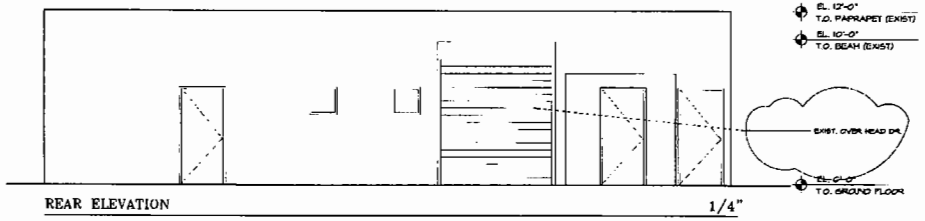
SHEET
A-2
SHEET NO. OF



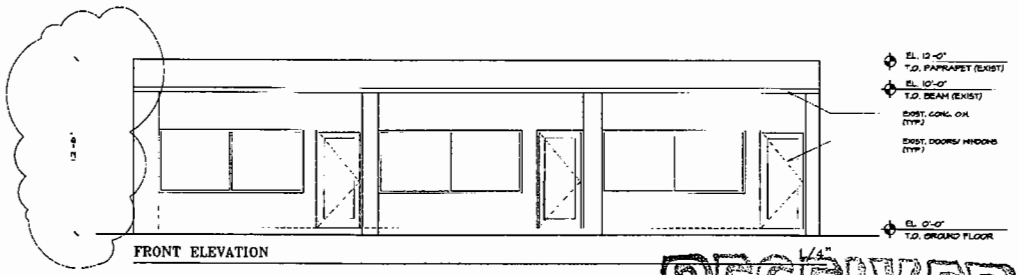

LEFT SIDE ELEVATION 1/4"




RIGHT SIDE ELEVATION 1/4"




REAR ELEVATION 1/4"




FRONT ELEVATION 1/4"

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Rev#1
Z10-139
JPH

FATHI ARCHITECTS, INC.
AA 0002008
IB 0011091
ARCHITECTS
INTERIORS
PLANNERS
13900 N.W. 82ND AVENUE
SUITE 114
HIALEAH GARDENS, FLORIDA 33016
TEL: (305) 828-8500
FAX: (305) 828-8501
e-mail: fathiarchitects@aol.com
www.fathiarchitects.com

CONSULTANTS:

PROJECT:
PROPOSED PRINT SHOP AT:
14625-14627 NW 7 AVE
MIAMI DADE, FLORIDA 33168

OWNER:
SMITH LEFEVRE

ADDRESS:
14623 NW 7 AVE
MIAMI DADE, FLORIDA 33168

PHONE:

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

DATE: 03/30/10
SCALE: AS SHOWN
DRAWN: R.R.
CHECKED: A.F.
COMPUTER NO.: 1004

SHEET
A-3
SHEET NO. OF

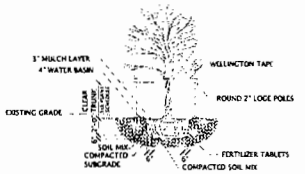
## LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
02. All plants shall meet the minimum standard of Fancy as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24", and ground covers a minimum of 12" from the edge of any hardscape (water, building walls, ponds edge, etc..). Shrubs such as Ixora, Raphiolepis and other species when grow larger than 48" spread, shall be planted at 1/2 the estimated adult's spread diameter from the edges of any hardscape.
04. All trees over 8' in height shall be braced to prevent lateral movement for 2 period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
06. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions etc.... Architect assumes no responses ity for the actual plant count necessary for the successful completion of the work.
07. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
08. All work shall conform to the Miami- Dade County landscape ordinance and any other municipal landscape ordinance in effect at the project's location.
09. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
10. Landscape material shall not be allowed to grow in such a manner as to impede views from driving of visibility to property owner or neighbors, so as to materially impede vision between a height of 2.5 feet and 8 feet.
11. Landscape contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Tol Free) 48 hours before digging.
12. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreement or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor or Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site, and special attention to location of all underground water, pipes, footings, etc...
13. Any excess soil, landscape materials and debris from the Landscape Contractor's work shall be removed from the site immediately upon completion of his works.
14. All areas not planted with shrubs or ground covers or specified to be another landscape material such as mulch, rock, stones, etc ... is to be covered with sod, inclusive of areas in the Road of way between edge of city or county pavement or curb and property line and/or sidewalks.

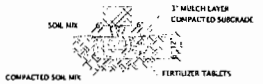
## PLANT LEGEND

| Symbol New | Plant Name Botanical Name | Common Name | Native Yes/No | Height Installed | Spread Installed | Quantity | Comments |
|---|---|---|---|---|---|---|---|
| BS | Bursera simaruba | Gumbo Limbo | X | 12' | 6' | 2 | street trees-2" caliper-4" clear trunk |
| CI | Chrysobalanus icaco | Cocoplum | X | 24" | 18" | 22 | shrubs @ 30" on center |
| CO | Chrysophyllum oliviforme | Satin Leaf | X | 10' | 5' | 3 | shade trees-1 5" caliper |
| HP | Hamelia patens | Firebush | X | 24" | 18" | 28 | shrubs @ 30" on center |

*SOD AREA EXCEEDS MAXIMUN 20% ALLOWED, THEREFORE XERI DROUGHT TOLERANT SANTA CRASS HAS BEEN SPECIFIED




TREE PLANTING DETAIL
N.T.S




TYPICAL SHRUB PLANTING DETAIL
N.T.S

CALL 48 HOUR BEFORE YOU DIG IN FLORIDA

IT'S THE LAW

1 - 800 - 432 - 4770

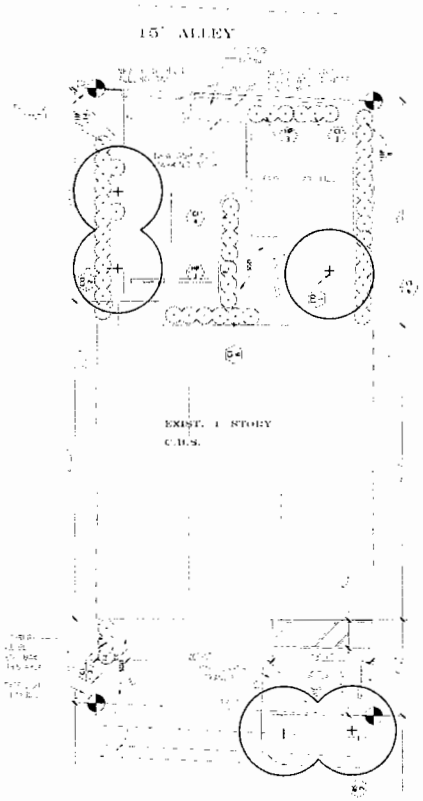
SUNSHINE STATE ONE CALL OF FLORIDA INC.

TOP VIEW STAKING DETAIL
N.T.S.

## LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan)

Zoning District: BU1A Net Lot Area: 0.13 acres 5,500 square feet

| | REQUIRED | PROVIDED |
|---|---|---|
| OPEN SPACE | | |
| A. Square feet of open space required by chapter 33 as indicated on site plan. Net lot area 5,500 square feet x 18 % square feet | 990 SQ. FT. | 1,653.51 SQ. FT. |
| B. Square feet parking lot open space required by chapter 18A as indicated on site plan. the number of parking spaces 3 x 10 square feet per parking space | 30 SQ. FT. | 53 SQ. FT. |
| C. Total square feet of landscaped open space required by chapter 33 A + B | 1020 SQ. FT. | 1,706.51 SQ. FT. |
| LAWN AREA CALCULATION | | |
| A. Total square feet of landscaped open space required by chapter 33 | 1020 SQ. FT. | 1,653.51 SQ. FT. |
| B. Maximum lawn area (St. Agustine Sod) permitted 70% x 1020 squared feet | 204 SQ. FT. | 1,252 SQ. FT. - |
| TREES | | |
| A. The number of trees required per net lot acre. Less the existing number of trees that meet minimum requirements 22 trees x net lot acre/acre | 3 | 3 |
| B. 50% palm trees allowed (two palms one tree) Palm provided | 1 | 0 |
| C. Percentage of native trees required - the number tree provided x 30 % | 1 | 3 |
| D Street trees (max. average spacing of 35' o.c.) 50.00' linear feet along street 35 Palm as street trees (max. average spacing 25' o.c.) 50.00' linear feet along street - 25 = | 2 N/A | 2 N/A |
| E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c) 50.00' linear feet along street / 25 | N/A | N/A |
| F. Total number provided | 5 | 5 |
| Shrubs | | |
| A. The total number of trees required 5 x 10 the number of shrubs required | 50 | 50 |
| B. The number of shrubs required x 30 % number of native shrubs required. | 15 | 50 |
| Irrigation plan: required by chater 33 auto irrigation ..... or hose bib provided | N/A | YES |




SITE PLAN

N
1" - 10'

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Z10-139
NOV 15 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Rev#1
Z10-139

LOPEZ, PROFESSIONAL ENGINEERING LLC.
CERTIFICATE OF AUTHORIZATION # 28462
MARIA LOPEZ, P.E. REG #60157
525 S.W. 63rd AVENUE
MIAMI, FL 33144
TEL.: (786) 380-0734

PLANTING PLAN FOR
**WISLY LEFERVE**
14625 N.W. 7TH AVENUE
MIAMI, FL 33168

Drawn by: PUERTOCBS (305) 262-8075
Checked by: M. LOPEZ
Date: 08/25/10
Project # 10-30

L-1

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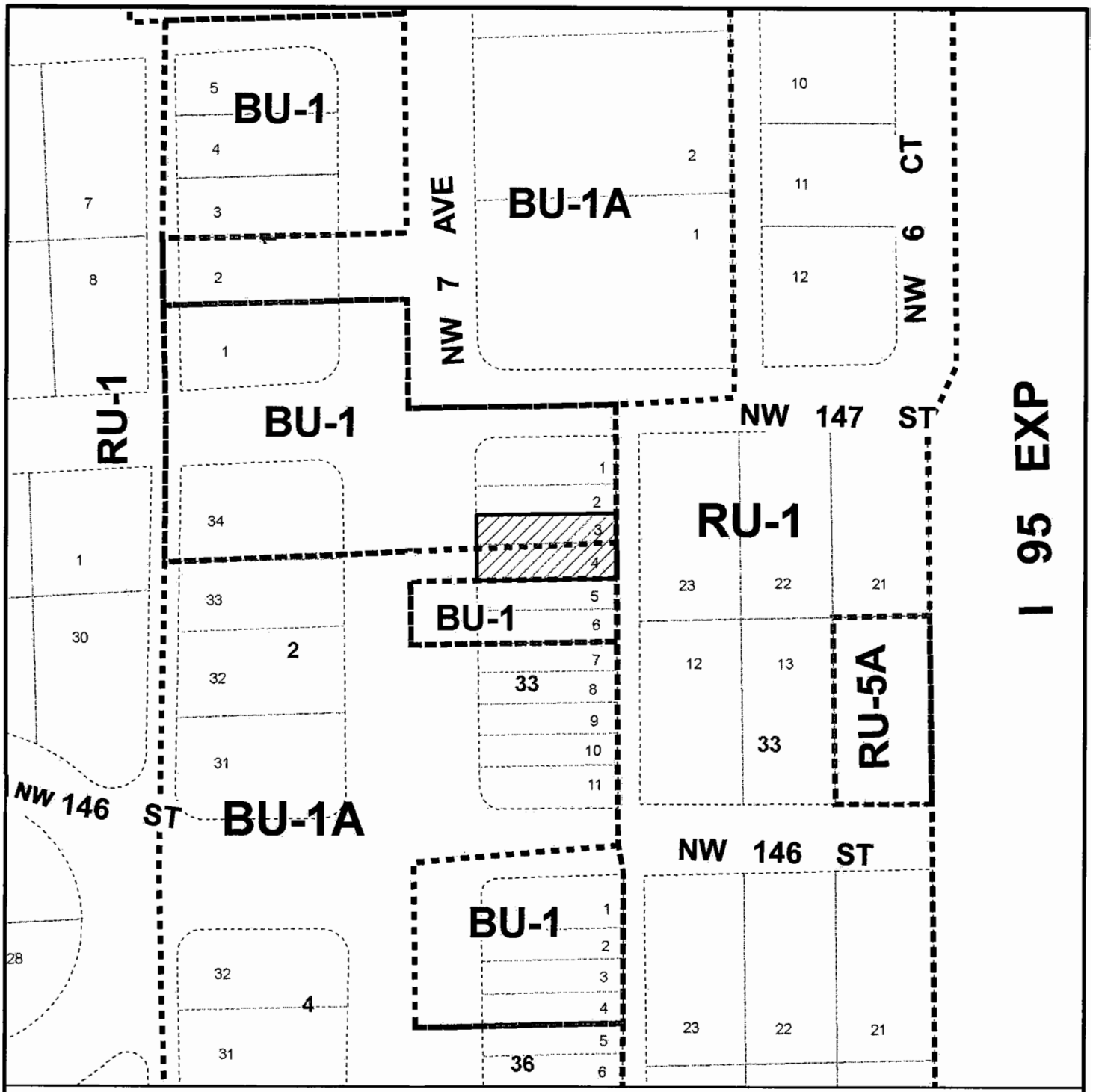


**MIAMI-DADE COUNTY**
**HEARING MAP**

**Process Number**
**Z2010000139**

**Section: 24 Township: 52 Range: 41**
**Applicant: WISLY LEFERVE**
**Zoning Board: C8**
**Commission District: 2**
**Drafter ID: JEFFER GURDIAN**
**Scale: NTS**

**Legend**

Subject Property Case

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Friday, October 1, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 21 |

# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**Process Number**

## Z2010000139

**Section: 24 Township: 52 Range: 41**
**Applicant: WISLY LEFERVE**
**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: Friday, October 1, 2010**

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

**7. HABITAT FOR HUMANITY OF GREATER MIAMI, INC** **11-2-CZ8-7 (10-140)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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 & Zoning | - A parcel of land with a lesser frontage and area than permitted. | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-140 (11-2-CZ8-7)

**SECTION:** 15-53-41 **DATE:** February 24, 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 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 (south) property line than that permitted by the Zoning Code.

### o REQUESTS:

(1) Applicant is requesting to permit a parcel of land with a lot area of 3,630 sq. ft. (7,500 sq. ft. required), 3,640 sq. ft. previously approved.

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

(3) Applicant is requesting to permit a single-family 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 Metropolitan Architecture, Sheet "A1" dated stamped received 9/22/10 and Sheet "A-2" dated stamped received 9/8/10 for a total of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying south of N.W. 62 Terrace, approximately 52' east of N.W. 19 Avenue, Miami-Dade County, Florida.

### o SIZE: 40.06' x 90.75'

## B. ZONING HEARINGS HISTORY:

In October 2007, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution #Z-48-07.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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:** BU-3; 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 ZONING 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 PROVIDER COMMENTS:

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

*Subject to conditions indicated in their memorandum.

## H. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies south of NW 62 Terrace, approximately 52' east of N.W. 19 Avenue. Single-family residences and vacant lots characterize the surrounding area where the subject property lies. The Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP) designates this site as **Low-Medium Density Residential** use. This designation permits a density range of a minimum of 6 to a maximum of 13 dwelling units per gross acre, yielding a maximum density permitted of 1 dwelling unit on the 3,630 sq. ft. subject site. The 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 these 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 subject property was previously approved, to allow the parcel with a lot area of 3,640 sq. ft., pursuant to Resolution #Z-48-07. However, the survey submitted with this application indicates an actual lot area of 3,630 sq. ft. which staff opines will allow for a correction of an error in the previous approval and therefore will not have a negative visual impact on the surrounding area, or set a precedent for the approval of substandard parcels. Further, staff notes that two (2) properties lying to the south of NW 63 Street, approximately 100' northeast 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 lot area of 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 of said property, at 1866 NW 63 Street, was approved for an identical variance of lot area, in 2007, pursuant to Resolution #Z-50-07 and was later granted approval for variances of setbacks and lot coverage 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, Sheet "A1" dated stamped received 9/22/10 and Sheet "A-2" dated stamped received 9/8/10 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:** 12/16/10
**DATE REVISED:** 12/16/10, 01/18/11, 02/03/11
**DATE FINALIZED:** 02/03/11
MCL:GR:NN:AA:CH

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 #Z2010000140
Habitat for Humanity of Greater Miami, Inc.
1886 N.W. 62nd Terrace
Request to Allow a Greater Lot Coverage than Permitted and to Request a Lesser Setback than Permitted
(RU-2) (0.08 Acres)
15-53-41

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

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

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

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

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

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

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

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

Tree Preservation
According to the survey and site plan submitted with this zoning application the subject property contains a specimen-sized (trunk diameter 18 inches or greater) unknown tree stump on the southern part of the site. Section 24-49.2(II) of the Code requires that specimen trees be preserved whenever reasonably possible. Please be advised that this tree resource has been removed from this property without first obtaining the required Miami-Dade County Tree Removal Permit. Consequently, the property owner shall be required to obtain an After-the-Fact Tree Removal Permit for this tree. The survey and site plan also depict non specimen size trees (Sea Grape tree #2 and Hong Kong Orchid tree #3) to be removed.

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

**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:** 24-SEP-10

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

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

**Subject:** Z2010000140

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated September 8, 2010.

## Service Impact/Demand:

Development for the above Z2010000140
located at LYING SOUTH OF N.W. 62 TERRACE & APPROXIMATELY 72' 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 site plan dated Septemebr 8, 2010.

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

**DATE:** 10-SEP-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | LYING SOUTH OF N.W. 62 TERRACE & APPROXIMATELY 72' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000140

**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY; NC: No violation, BNC: No violation

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

**REPORTER NAME:**

Prop. #352
1886 NW 62 TERR

South Elevation

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Z10-140
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

West Elevation

Prop. #352
1886 NW 62 TERR

North Elevation

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SEP 0 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

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SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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

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 2nd day of September 20 10. Affiant is personally know to me or has produced KATIA RODRIGUEZ as identification.

_____
(Notary Public)

KATIA NICOLAEV RODRIGUES
MY COMMISSION # DD 945756
EXPIRES: March 14, 2014
Bonded Thru Notary Public Underwriters

Seal

My commission expires: _____

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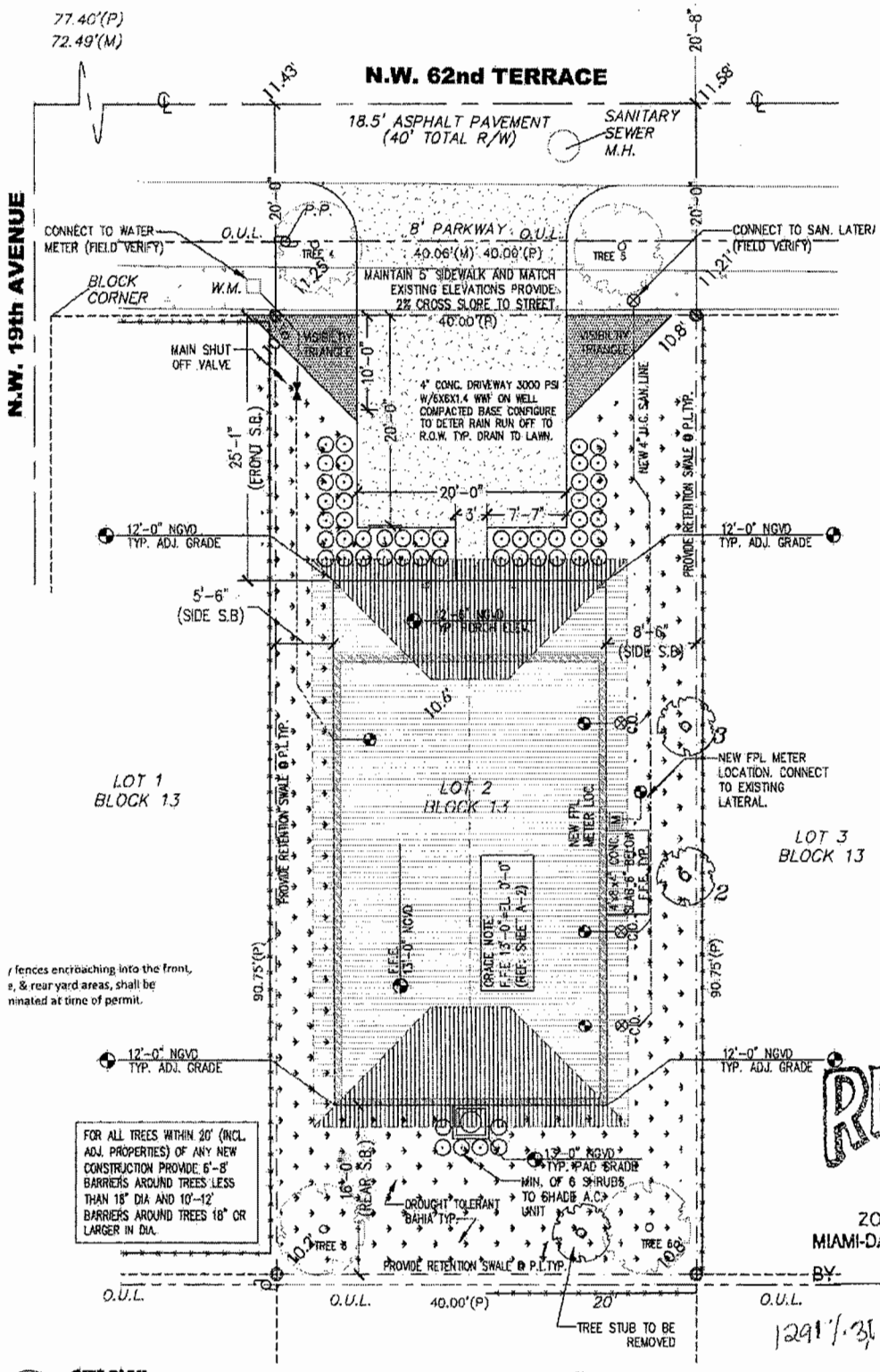
210.140
SEP 0 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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




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

# ENLARGED SITE PLAN

RECEIVED
210.140
SEP 2 2 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY
1291/31

## EXISTING TREE LEGEND

| TREE (#) | PLANT NAME | | NATIVE | | CALIPER | HEIGHT | CANOPY |
|---|---|---|---|---|---|---|---|
| | SCIENTIFIC | COMMON | YES | NO | (INCHES) | (FEET) | (FEET) |
| 001* | UNKNOWN | STUMP | | | | | |
| 002* | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12" | 14' | 16' |
| 003* | BAUHINIA BLAKEANA | ORCHID TREE | | ✓ | 14" | 14' | 8' |

## NEW TREE LEGEND

| TREE (#) | PLANT NAME | | N |
|---|---|---|---|
| | SCIENTIFIC | COMMON | YES |
| 004 | COCCOLOBA UNIFERA | SEAGRAPE | ✓ |
| 005 | COCCOLOBA UNIFERA | SEAGRAPE | ✓ |
| 006 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ |
| 007 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ |

## 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/EXISTING TREE NOTES**
1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO P OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVE AS PER
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE R
4. *** INDICATES TREE LOCATED IN ENERGY CONSER' PLANTED WITHIN 22' OF BUILDING.
5. **** STREET TREES PLANTED ALONG PRIVATE ROAD (7)FEET OF THE EDGE OF ROADWAY PAVEMENT ANI FEET OF THE SIDEWALK. STREET TREES SHALL BE
6. LOT TREES SHALL BE MIN. 10' -0" AT TIME OF PL

16

1 2 3 4 5

# HABITAT FOR HUMANITY 1886 NW 62nd Terr., Miami, Fl.

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

1291 / 3630 = 35.56%

## PROJECT LOCATION

## LEGAL DESCRIPTION

LOT 2, BLOCK 13, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 76, 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 HOA 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.

## 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.

## 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 5,000 POSSIBLE KEY CHANGES OR LOCKING COMBINATIONS.

7. REMOVE ALL CHAIN LINK FENCES ON PROPERTY.

## ABBREVIATIONS

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

## 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% MAXIMUM 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.

## ZONING LEGEND

ZONING RU-2

| | | |
|---|---|---|
| HEIGHT (TO RIDGE OF ROOF) | 18'-0" | |
| MINIMUM LOT SIZE | 3,750 sf | |
| PROVIDED LOT SIZE | 5,630 sf | |
| ALLOWED LOT COVERAGE | 50% | |
| PROVIDED LOT COVERAGE | 1,292 sf (35.5%) | |

| SETBACKS: | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT | 25'-0" | 25'-1" |
| REAR | 25'-0" | 16'-0" |
| INT. SIDE | 5'-0" | 5'-6" & 8'-6" |
| 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 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.

## LANDSCAPING NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANTS 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 OF 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 (#) | SCIENTIFIC | COMMON | NATIVE YES | NATIVE NO | CALIPER (INCHES) | HEIGHT (FEET) | CANOPY (FEET) |
|---|---|---|---|---|---|---|---|
| 001* | UNKNOWN | STUMP | | | | | |
| 002* | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12" | 14' | 15' |
| 003* | BAUHINIA BLAKEANA | ORCHID TREE | | ✓ | 14" | 14' | 8' |

## NEW TREE LEGEND

| TREE (#) | SCIENTIFIC | COMMON | NATIVE YES | NATIVE NO | SPECIFICATIONS |
|---|---|---|---|---|---|
| 004 | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HEIGHT MIN x 3' SPREAD |
| 005 | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HEIGHT MIN X 3' SPREAD |
| 006 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HEIGHT MIN X 3' SPREAD |
| 007 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' 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 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

## 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".

## LANDSCAPE LEGEND

ZONING DISTRICT: RU-2 NET LOT AREA: .082 ACRES (3,586 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 | 1,862 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.) x of 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. Total number of trees required X 10 = the number of shrubs req. | 50 | 50 |
| Number of shrubs req. x 30% = the number of native shrubs req. | 15 | 50 |

## SYMBOLS

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

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Z10-140
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY ____

Habitat for Humanity

Registration
16 September 2010
Peter W. Thomas AR 008754

REVISIONS

HABITAT FOR HUMANITY
1886 NW 62nd Terr.
Miami, Florida

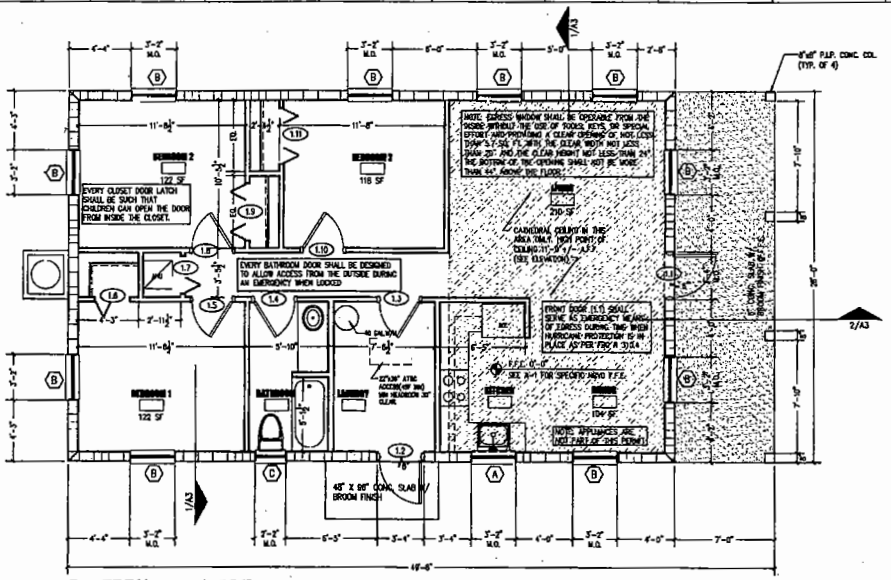
THOMAS & CALCAGNILLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 08/23/10

A1

17




1 **TYP. FLOOR PLAN- MODEL A-3A**
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

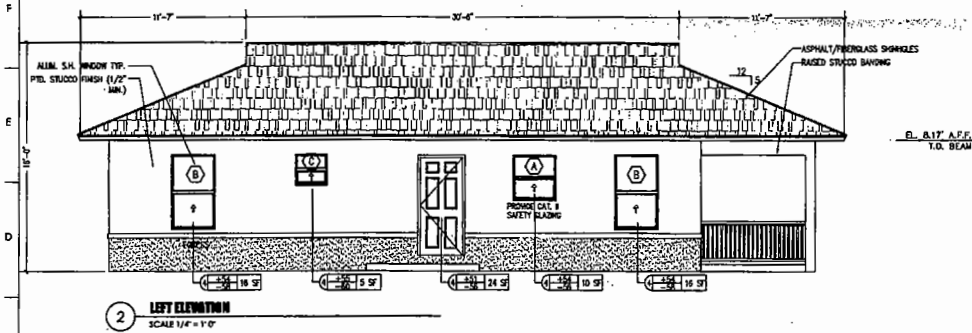
| MARK | DIMENSIONS W. | H. | THK. | TYPE | MATERIALS GLASS THK. | U-FACTOR | SOLAR HEAT GAIN COEF. (SHGC) | FRAME | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| A | 3'-1" | 3'-2 3/8" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 06-0406.06 |
| B | 3'-1" | 5'-3" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 06-0406.06 |
| D | 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

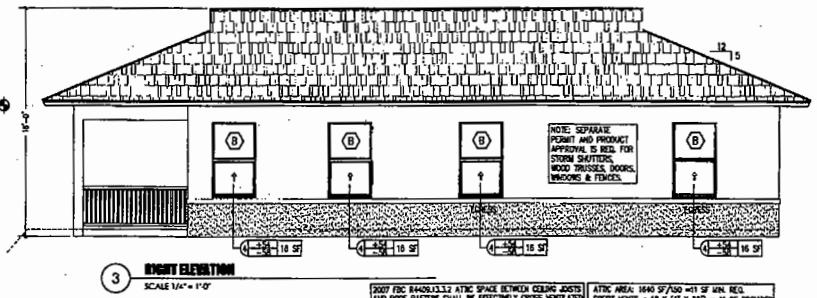
| MARK | SIZE WD | HGT | THK | MATL. | HARDWARE | REMARKS |
|---|---|---|---|---|---|---|
| MODEL TYPE A-7 | | | | | | |
| 1.1 FRONT | 3'-0" | 6'-8" | 2" | MTL. | SNGL. DB/KEYED | THERMA-TRU CS-210. (NOA 07-0828.10) |
| 1.2 BACK | 3'-0" | 6'-8" | 2" | MTL. | SNGL. DB/KEYED | THERMA-TRU CS-210. (NOA 07-0828.10) |
| 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

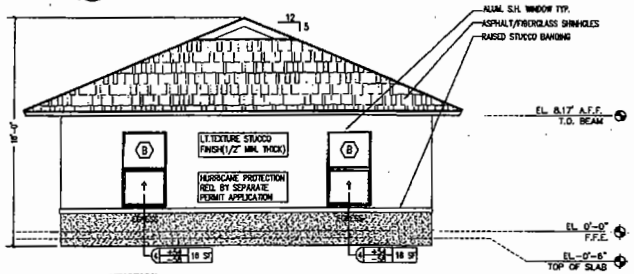
| ROOM NAME | FLOOR | WALLS | CEILING TYPE | CEILING HEIGHT | REMARKS |
|---|---|---|---|---|---|
| LIVING | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| DINING | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| KITCHEN | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| LAUNDRY | V.C.T. | 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" | |



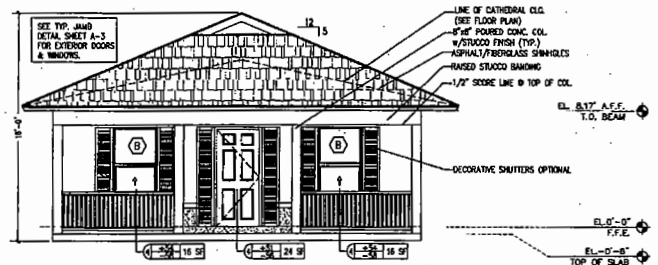

2 **LEFT ELEVATION**
SCALE 1/4"=1'-0"



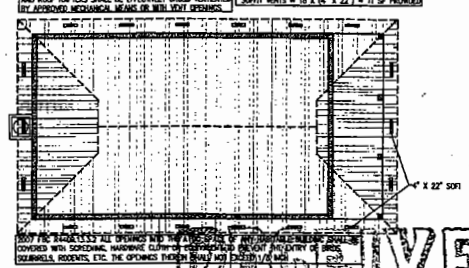

3 **RIGHT ELEVATION**
SCALE 1/4"=1'-0"




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




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




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

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

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Z10.140
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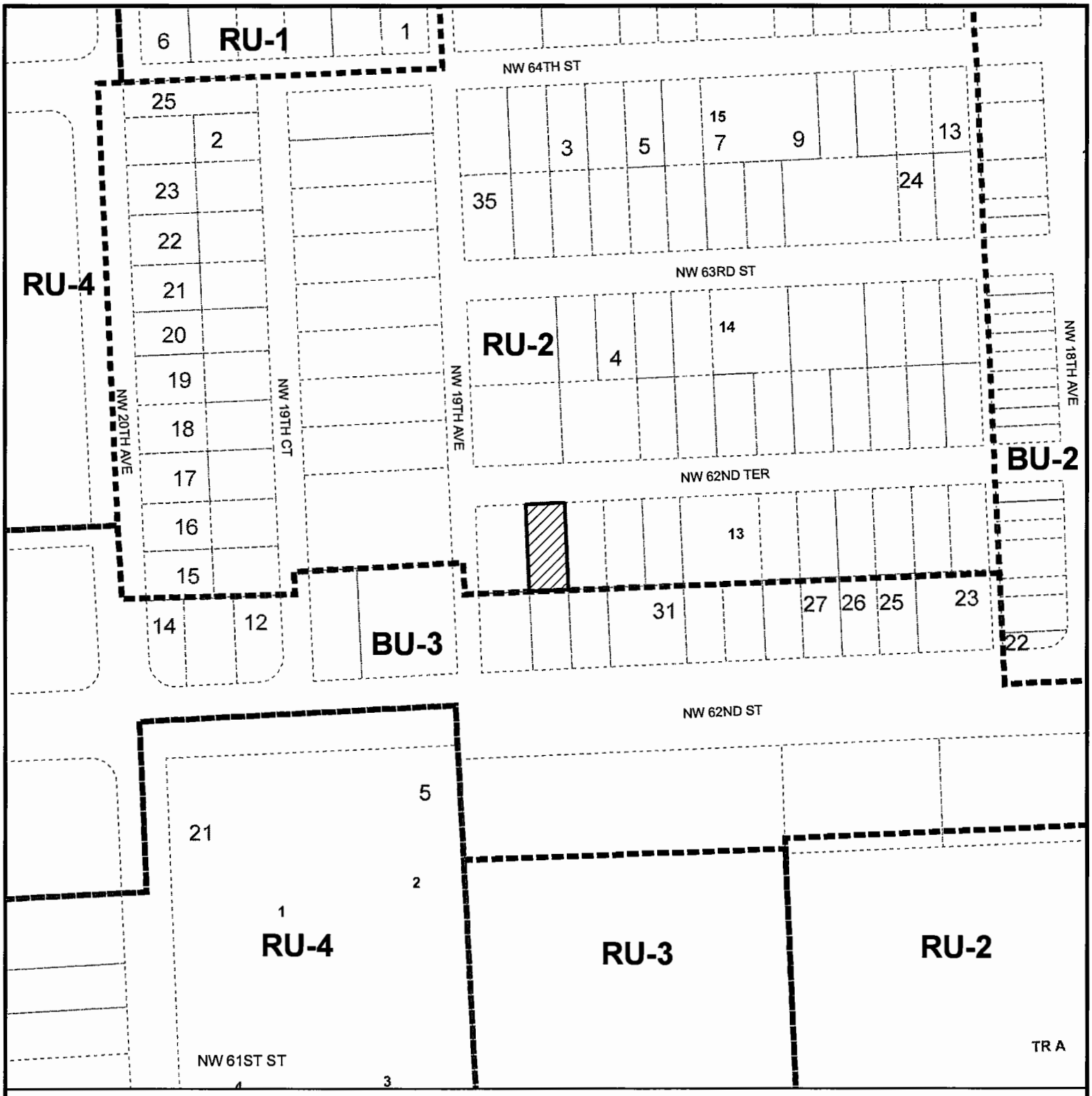
BY

Habitat for Humanity
Registration
Revisions
HABITAT FOR HUMANITY
COOPER CUTTER MODEL "A-1A"
FLOOR PLANS, ELEVATIONS AND SCHEDULES
A2




# MIAMI-DADE COUNTY
## HEARING MAP

**Process Number**
**Z2010000140**

**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: Tuesday, September 14, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 19 |

**MIAMI-DADE COUNTY**
**AERIAL YEAR 2009**

**Process Number**
**Z2010000140**

**Legend**
Subject Property

N
W E
S

**Section: 15 Township: 53 Range: 41**
**Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**
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MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, September 14, 2010**

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

**8. HABITAT FOR HUMANITY OF GREATER MIAMI, INC 11-2-CZ8-8 (10-141)**
**(Applicant) Area 8/District 02**
**Hearing Date: 02/24/11**

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 & Zoning | - A parcel of land with a lesser frontage and area than permitted. | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-141 (11-2-CZ8-8)

**SECTION:** 15-53-41 **DATE:** February 24, 2011

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 8

==========

## A. INTRODUCTION:

- **SUMMARY OF REQUESTS:**

  Approval of this application will allow the applicant to construct a single-family residence with a greater lot coverage and setback closer to the rear (north) property line than that permitted by the Zoning Code.

- **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 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 "A-2" dated stamped received 9/8/10 for a total of two sheets. Plans may be modified at public hearing.

- **LOCATION:**

  Lying north of N.W. 64 Street, approximately 110' east of N.W. 18 Avenue, Miami-Dade County, Florida.

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

**B. ZONING HEARINGS HISTORY:** In October 2007, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution #Z-47-07.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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

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

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

**D. NEIGHBORHOOD CHARACTERISTICS:**

| ZONING | LAND USE PLAN DESIGNATION |
|---|---|
| **Subject Property:** | |
| RU-2; Vacant | Low –Medium Density Residential, 6 to 13 dua |
| **Surrounding Properties:** | |
| **NORTH:** RU-2; single-family residence | Low-Medium Density Residential, 6 to 13 dua |
| **SOUTH:** RU-2; single-family residence | Low-Medium Density Residential, 6 to 13 dua |
| **EAST:** RU-2; single-family residence | Low-Medium Density Residential, 6 to 13 dua |
| **WEST:** BU-2; church | Business and Office, |

**E. PERTINENT ZONING 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 PROVIDER COMMENTS:

| | |
|---|---|
| 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. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies north of N.W. 64 Street, approximately 110' east 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 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 these requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of requests #1 and #2, 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 600' 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 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 setbacks and lot coverage 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 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 Metropolitan Architecture, Sheet "A1" dated stamped received 9/22/10 and Sheet "A-2" dated stamped received 9/8/10 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:** 12/15/10
**DATE REVISED:** 12/16/10, 01/18/11, 02/03/11
**DATE FINALIZED:** 02/03/11
MCL:GR:NN:AA:CH

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 #Z2010000141
Habitat for Humanity of Greater Miami, Inc.
1781 N.W. 64th Street
To Request a Greater Lot Coverage than Permitted and to Request a Lesser Rear Setback 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
There are no tree resources issues on the subject property.

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

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

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

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

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

# Memorandum

**Date:** November 26, 2008

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

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

**Subject:** Zoning Hearing Improvements

---

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

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

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

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

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

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

Leandro Rodriguez

8

# Memorandum

**Date:** 24-SEP-10

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

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

**Subject:** Z2010000141

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated September 8, 2010.

## Service Impact/Demand:

Development for the above Z2010000141
located at LYING NORTH OF N.W. 64 STREET AND APPROXIMATELY 110' EAST OF N.W. 18 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: 5:37 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 date stamped September 8, 2010.

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

**DATE:** 16-SEP-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| HABITAT FOR HUMNAITY OF GREATER MIAMI, INC. | LYING NORTH OF N.W. 64 STREET AND APPROXIMATELY 110' EAST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000141

**HEARING NUMBER**

## HISTORY:

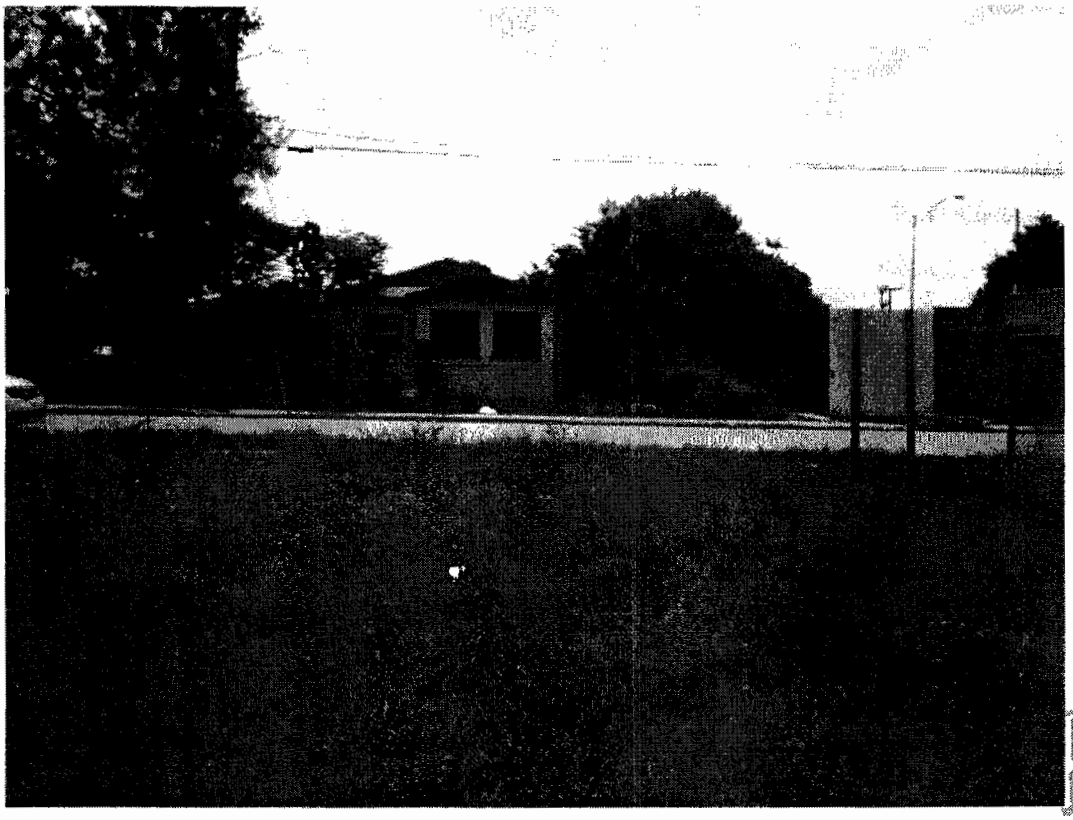
9/16/2010 BNC - No NC Division or Building Enforcement Division cases.

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

## REPORTER NAME:

R. Williams

Prop. #349
1781 NW 64 ST



South Elevation

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West Elevation

Prop. #349
1781 NW 64 ST

North Elevation

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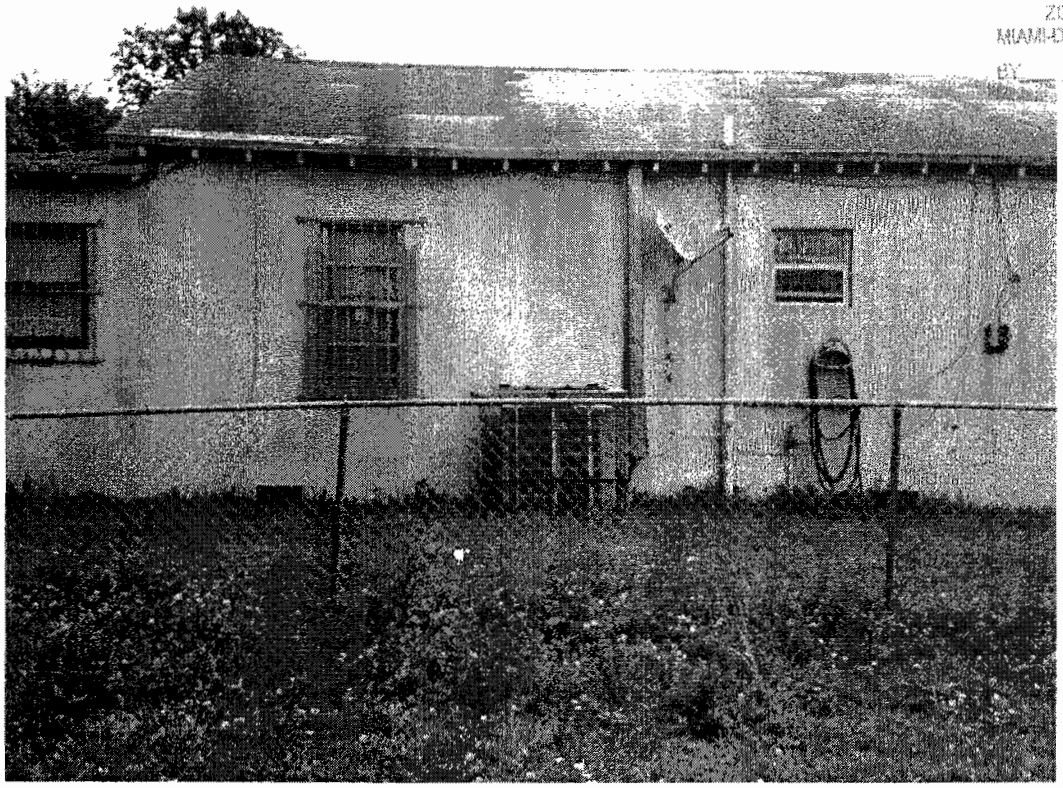

East Elevation

## 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 |
| 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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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 |
| | |
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MIAMI-DADE PLANNING AND ZONING DEPT.
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**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 Sept, 20 10. Affiant is personally known to me or has produced Jessica Dekker as identification.

_____
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 838194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters
Seal

My commission expires: _____

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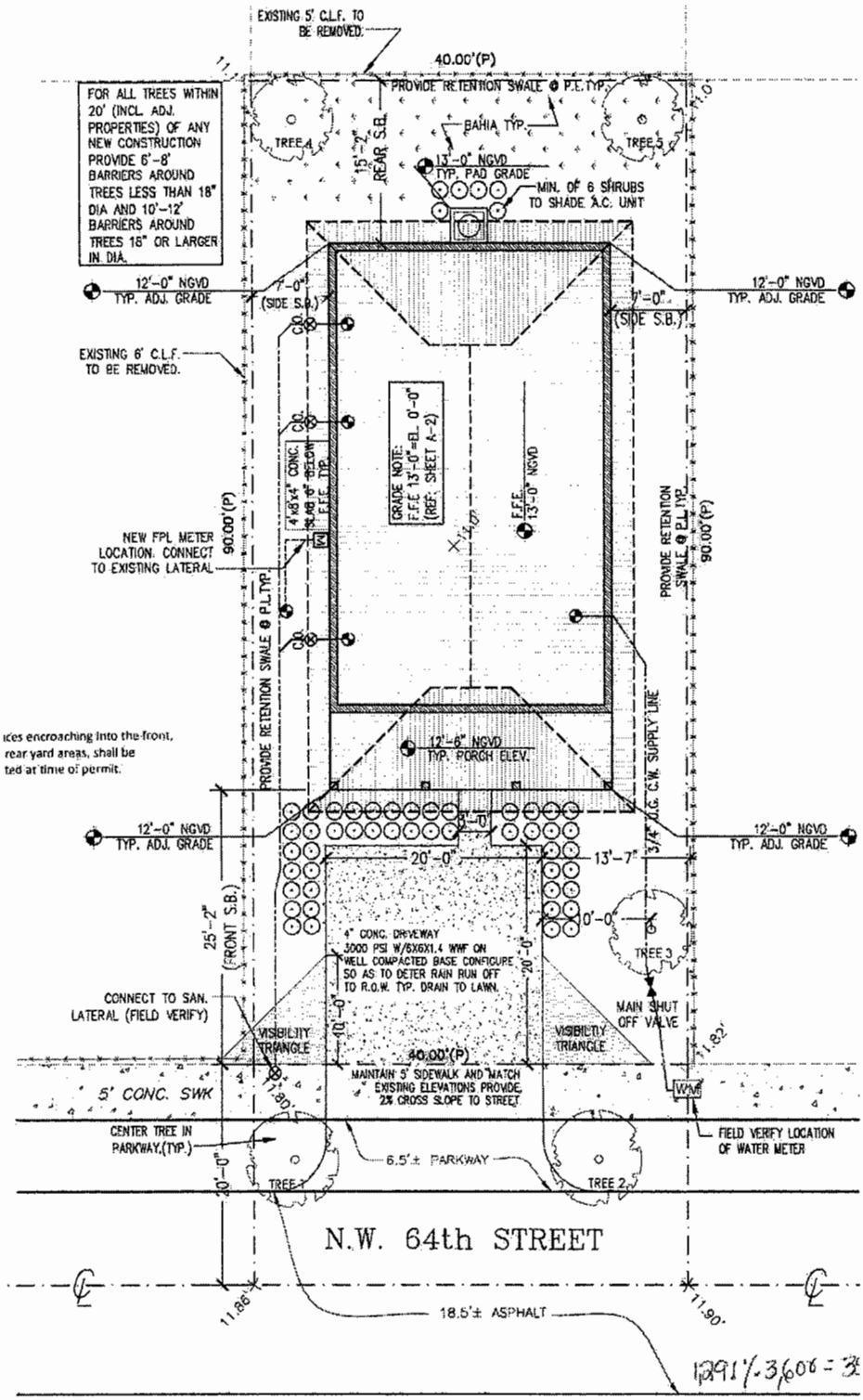
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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




ices encroaching into the front, rear yard areas, shall be ted at time of permit.

## SITE PLAN

SCALE 1/8"=1'-0"

# ENLARGED SITE PLAN

### NCE NOTES

NO FENCE SHALL EXTEND INTO THE FRONT SETBACK REQUIREMENT.
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.
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 TREE LEGEND

| TREE (#) | PLANT NAME | | NATIV |
|---|---|---|---|
| | SCIENTIFIC | COMMON | YES |
| 001**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ |
| 002**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ |
| 003*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ |
| 004 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ |
| 005 | COCCOLOBA UNIFERA | SEAGRAPE | ✓ |

### W SHRUB LIST

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

### HRUB 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/EXISTING TREE NOTES

1. CONTRACTOR SHALL TAKE NECESSARY STEPS T OF ANY CONSTRUCTION AND/OR DEMOLITION
2. * INDICATES THAT TREE IS TO BE REMOVE AS PE
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE
4. *** INDICATES TREE LOCATED IN ENERGY CON PLANTED WITHIN 22' OF BUILDING.
5. **** STREET TREES PLANTED ALONG PRIVATE RO (7) FEET OF THE EDGE OF ROADWAY PAVEMENT FEET OF THE SIDEWALK. STREET TREES SHALL BE
6. LOT TREES SHALL BE MIN. 10'-0" AT TIME OF PLA

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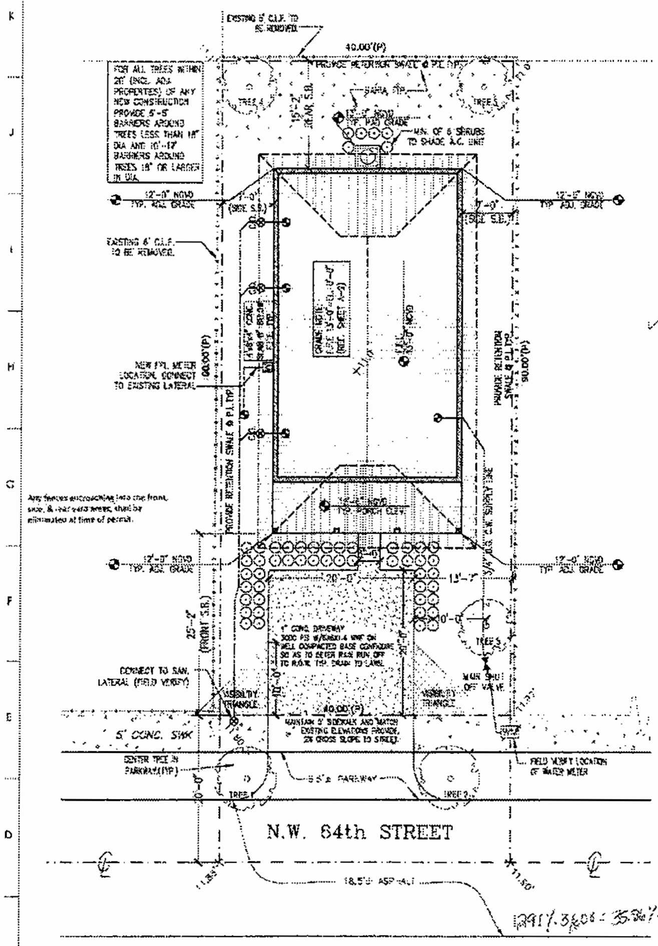
# HABITAT FOR HUMANITY 1781 NW 64th St.,Miami, Fl.




1291/3600 = 35.86% Ok. X

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

## 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 TREE LEGEND

| TREE (#) | PLANT NAME SCIENTIFIC | PLANT NAME COMMON | NATIVE YES | NATIVE NO | SPECIFICATIONS |
|---|---|---|---|---|---|
| 001*** | COCCOLOBA UVIFERA | SEAGRAPE | ✓ | | 12' HT. MIN x 3' SPREAD x 2.5" CALIPER |
| 002*** | COCCOLOBA UVIFERA | SEAGRAPE | ✓ | | 12' HT. MIN x 3' SPREAD x 2.5" CALIPER |
| 003*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HT. MIN x 3' SPREAD x 2.5" CALIPER |
| 004 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HT. MIN x 2' SPREAD x 2.5" CALIPER |
| 005 | COCCOLOBA UVIFERA | SEAGRAPE | ✓ | | 10' HT. MIN x 3' SPREAD x 2.5" CALIPER |

## NEW SHRUB LIST

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

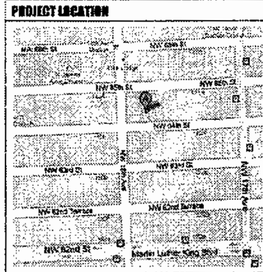
**SHRUB NOTES**

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/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 35, 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

## 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.

## CONSTRUCTION NOTES

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

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

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

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

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

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

## 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) | 14'-2" | |
| MINIMUM LOT SIZE | 3,750 sf | |
| PROVIDED LOT SIZE | 3,600 sf | |
| ALLOWED LOT COVERAGE | 30% | |
| PROVIDED LOT COVERAGE | 1,292 sf (35.85%) | |

| SETBACKS: | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT | 25'-0" | 25'-2" |
| REAR | 25'-0" | 15'-2" |
| INT. SIDE | 5'-0" | 7'-0" |
| 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 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 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 341.8.3.1.1

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 INSTITUTE- 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 OF 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 |

## 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.

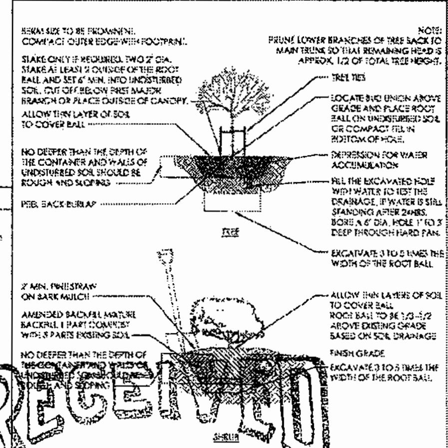
RECEIVED 216-14 SEP 22 2010 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY

## 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 | 1,662 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.) xxx lf 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 | 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/A3 INTERIOR ELEVATION KEY
- ROOM NAME 101 ROOM IDENTIFICATION
- DOOR NUMBER
- ELEVATION LINE
- SPOT ELEVATION
- REVISION
- PROJECT NORTH

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Habitat for Humanity

Registration: Peter W. Thomas AR 008754

REVISIONS

THOMAS & CALZADILLA

**HABITAT FOR HUMANITY**
1781 NW 64th Street
Miami, Florida

SITE /LANDSCAPE PLANS, DETAILS & NOTES

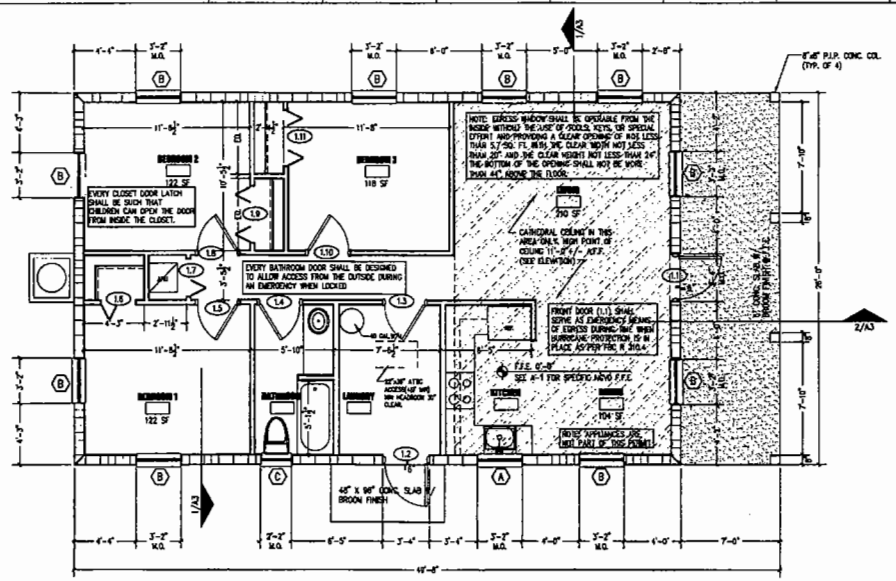
Date: 08/10/10
Drawn by: R.R./EG

**A1**

16

349 Z-141

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 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

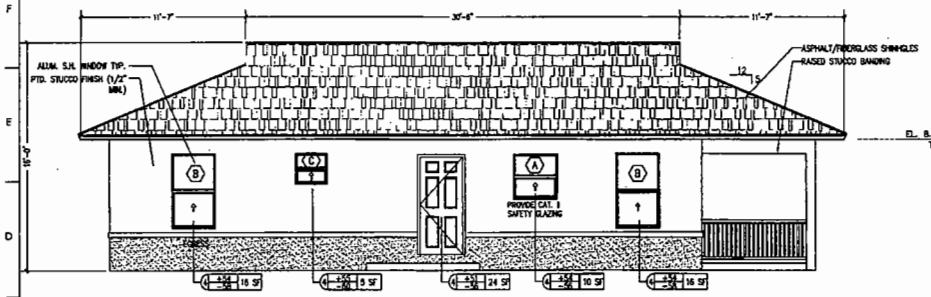
| MARK | DIMENSIONS W. | H. | TH. | TYPE | MATERIALS GLASS TY. | U-FACTOR | SOLAR HEAT GAIN COF. (SHGC) | FRAME | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| (A) | 3'-1" | 3'-2 3/8" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 |
| (B) | 3'-1" | 5'-3" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 |
| (C) | 2'-2 1/2" | 2'-2" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 08-0408.08 (OBSCURE GLASS PER FBC R308.4 HAZ/LOC) |

## DOOR AND FRAME SCHEDULE

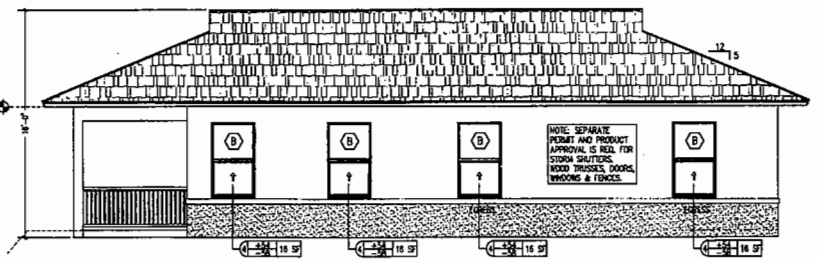
| MARK | SIZE WID | HGT | THK | MATL | HARDWARE | REMARKS |
|---|---|---|---|---|---|---|
| MODEL TYPE A-7 | | | | | | |
| 1.1 FRONT | 3'-0" | 6'-8" | 2" | MTL. | SNGL. DB/KEYED | THERMA-TRU CS-210. (NOA 01-0828.10) |
| 1.2 BACK | 3'-0" | 6'-8" | 2" | MTL. | SNGL. DB/KEYED | THERMA-TRU CS-210. (NOA 01-0828.10) |
| 1.3 LAUNDRY | 2'-10" | 6'-8" | 2" | WD. | N/A | PTD.HOLLOW CORE |
| 1.4 BATH | 2'-10" | 6'-8" | 2" | WD. | PRIVACY | PTD.HOLLOW CORE |
| 1.5 BEDROOM 1 | 2'-10" | 6'-8" | 2" | WD. | PRIVACY | PTD.HOLLOW CORE |
| 1.6 CLOSET | 2'-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

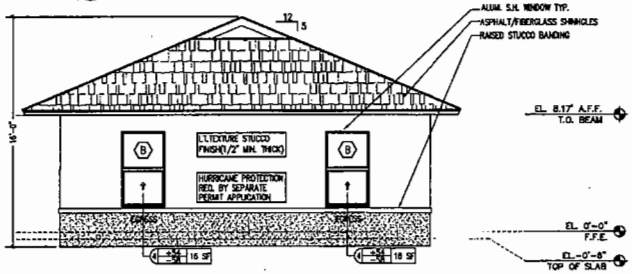
| ROOM NAME | FLOOR | WALLS | CEILING TYPE | CEILING HEIGHT | REMARKS |
|---|---|---|---|---|---|
| LIVING | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| DINING | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| KITCHEN | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| LAUNDRY | V.C.T. | 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" | |



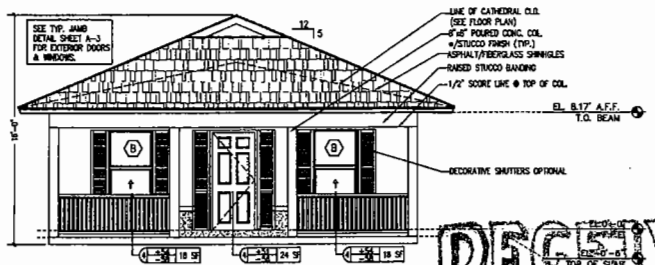

2 **LEFT ELEVATION**
SCALE 1/4"=1'-0"



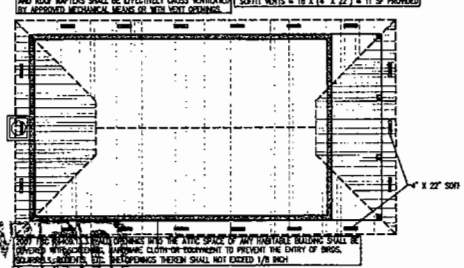

3 **RIGHT ELEVATION**
SCALE 1/4"=1'-0"




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




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




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

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2.10.141
SEP 0 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

RECEIVED
2.10.141
SEP 0 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

Habitat for Humanity
for Miami-Dade County, Inc.
3805 NW 79th STREET
MIAMI, FLORIDA 33147
305-836-3825
LICENSED/INSURED BUILDING CONTRACTOR

Registration
Peter Thomas AR 0009754

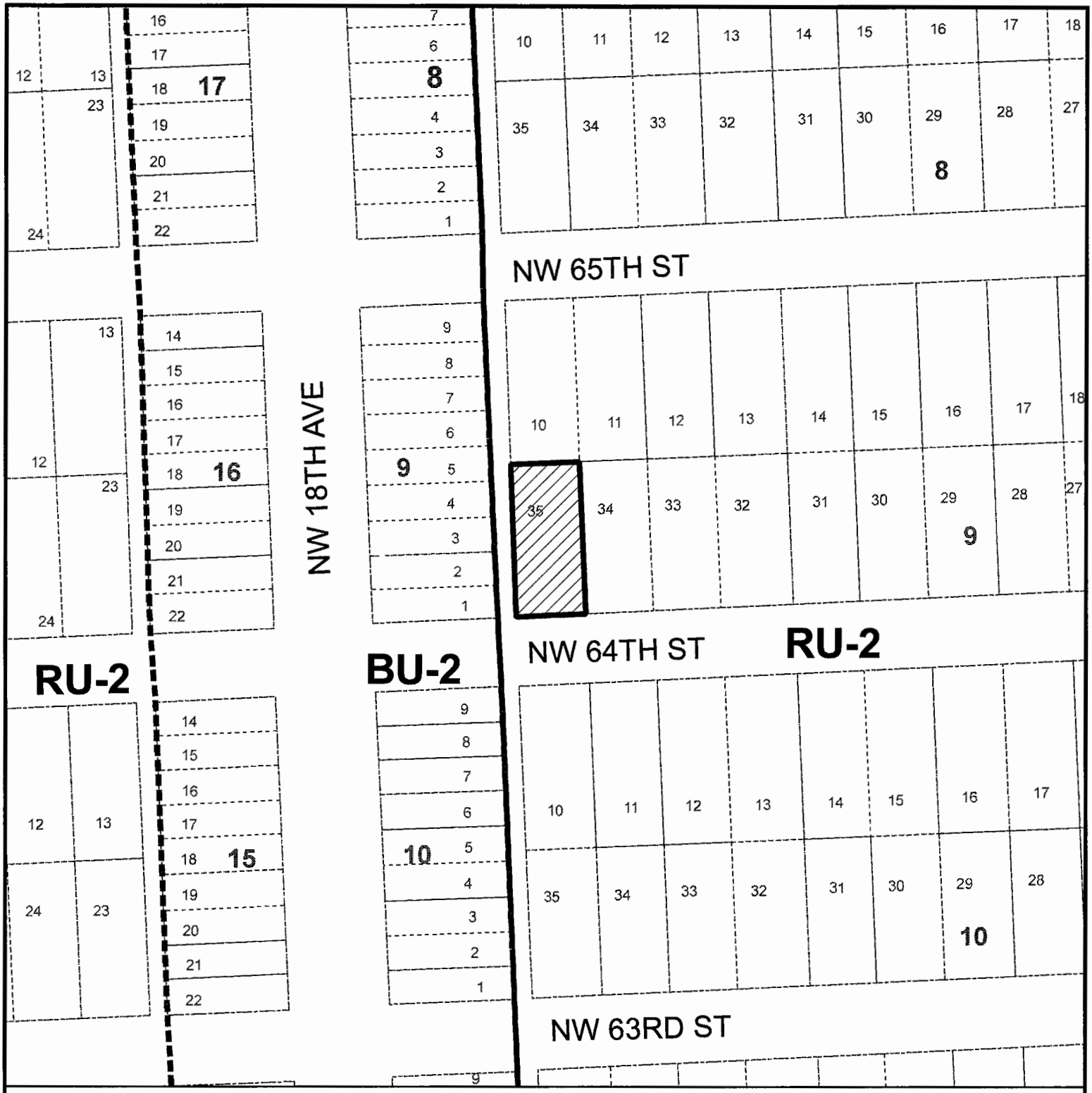
Revisions
Date: 7/6/10 Per Building Dept comments
1 08/31/2010 ADDED DIMENSIONS TO DOOR SCHED.

HABITAT FOR HUMANITY
COOPER CUTTER MODEL 7-A.1A

FLOOR PLANS, ELEVATIONS AND SCHEDULES
Date: 06/22/10
Drawn by: RAMG
Checked by: (Collaborator)
File: HABITAT/(Directories Name)

A2

3/41




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000141

**Section: 15 Township: 53 Range: 41**
**Applicant: HABITAT FOR HUMNAITY 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: Tuesday, September 14, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 18 |

# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**Process Number**

## Z2010000141

**Section: 15 Township: 53 Range: 41**
**Applicant: HABITAT FOR HUMNAITY OF GREATER MIAMI, INC.**
**Zoning Board: C8**
**Commission District: 2**
**Drafter ID: KEELING**
**Scale: NTS**

N
W E
S

**Legend**

Subject Property

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, September 14, 2010**

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

**9. HABITAT FOR HUMANITY OF GREATER MIAMI, INC** **11-2-CZ8-9 (10-142)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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 |
|---|---|---|---|---|
| 2008 | Director of the Department of Planning & Zoning | - A parcel of land with a lesser frontage and area than permitted. | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-142 (11-2-CZ8-9)

**SECTION:** 15-53-41 **DATE:** February 24, 2011

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 9

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

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

### o 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 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 "A-2" dated stamped received 9/8/10 for a total of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying south of N.W. 64 Street, approximately 198' east of N.W. 19 Avenue, Miami-Dade County, Florida.

### o SIZE: 40' x 90'

**B. ZONING HEARINGS HISTORY:** In March 2008, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution #Z-6-08.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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

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

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

## D. NEIGHBORHOOD CHARACTERISTICS:

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

## E. PERTINENT ZONING 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 PROVIDER COMMENTS:

| | |
|---|---|
| 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. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies south of N.W. 64 Street, approximately 198' 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 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 requests #1 and #2, 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 675' 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 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 setbacks and lot coverage 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 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 9/8/10 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:** 12/15/10
**DATE REVISED:** 12/16/10, 02/03/11
**DATE FINALIZED:** 02/03/11
MCL:GR:NN:AA:CH

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** October 22, 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 #Z2010000142-1st Revision
Habitat for Humanity of Greater Miami, Inc.
1874 N.W. 64th Street
To Request a Greater Lot Coverage than Permitted and to Request a Lesser Rear Setback 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.

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:** 24-SEP-10

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

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

**Subject:** Z2010000142

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated September 8, 2010.

## Service Impact/Demand:

Development for the above Z2010000142
located at LYING SOUTH OF N.W. 64 STREET AND APPROXIMATELY 198' 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: 5:37 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 date stamped September 8, 2010.

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

**DATE:** 16-SEP-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | LYING SOUTH OF N.W. 64 STREET AND APPROXIMATELY 198' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000142

**HEARING NUMBER**

## HISTORY:

9/16/2010 - BNC - No NC Division or Building Enforcement Division cases.

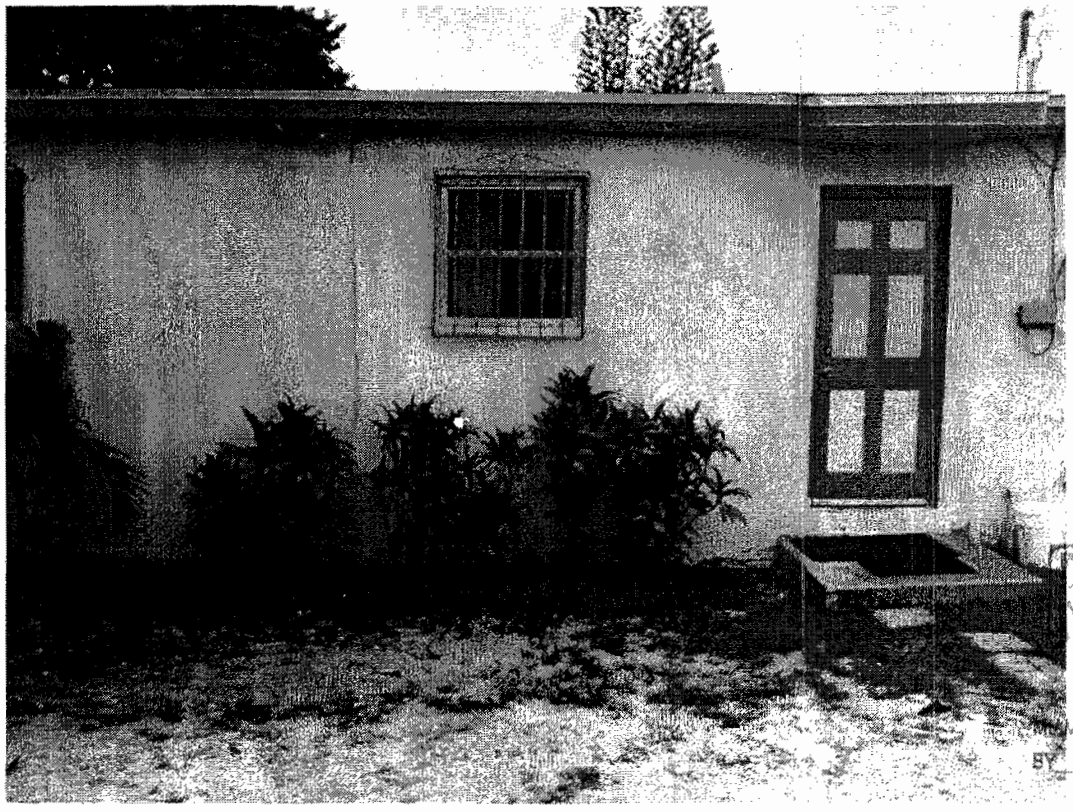
## OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:

## REPORTER NAME:

R. Williams

Prop. #353
1874 NW 64 ST

South Elevation



West Elevation

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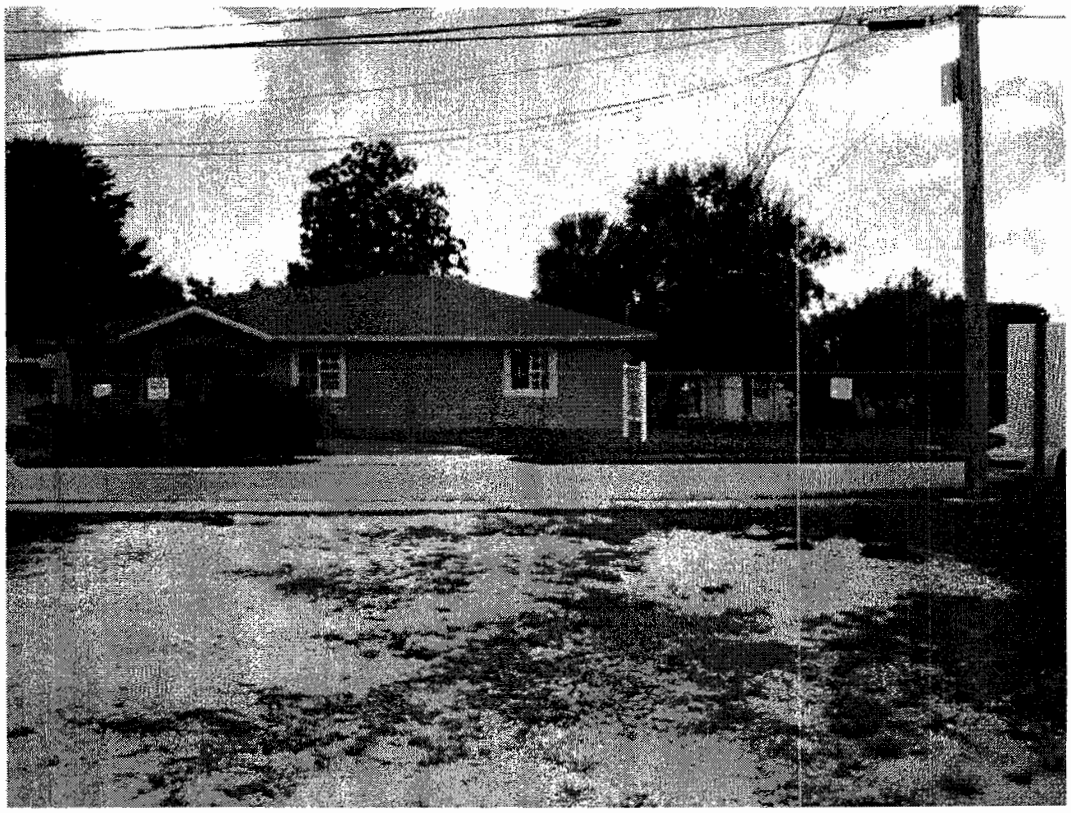
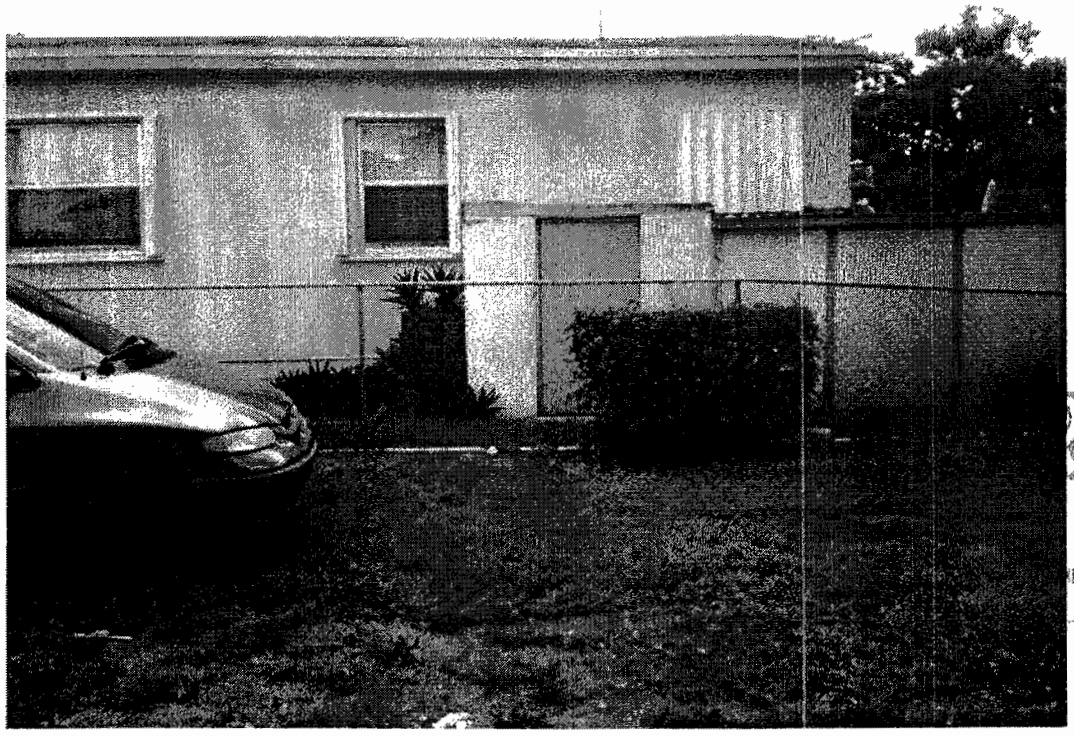
Prop. #353
1874 NW 64 ST



North Elevation



East Elevation

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## DISCLOSURE OF INTEREST*

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

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

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

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

TRUST/ESTATE NAME _____

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

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

| | |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

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

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

**Signature:** _____
(Applicant)

Sworn to and subscribed before me this 2nd day of September 20 10. Affiant is personally known to me or has produced KATIA RODRIGUEZ as identification.

_____
(Notary Public)

KATIA NICOLAEV RODRIGUES
MY COMMISSION # DD 945756
EXPIRES: March 14, 2014
Bonded Thru Notary Public Underwriters

My commission expires: _____ Seal

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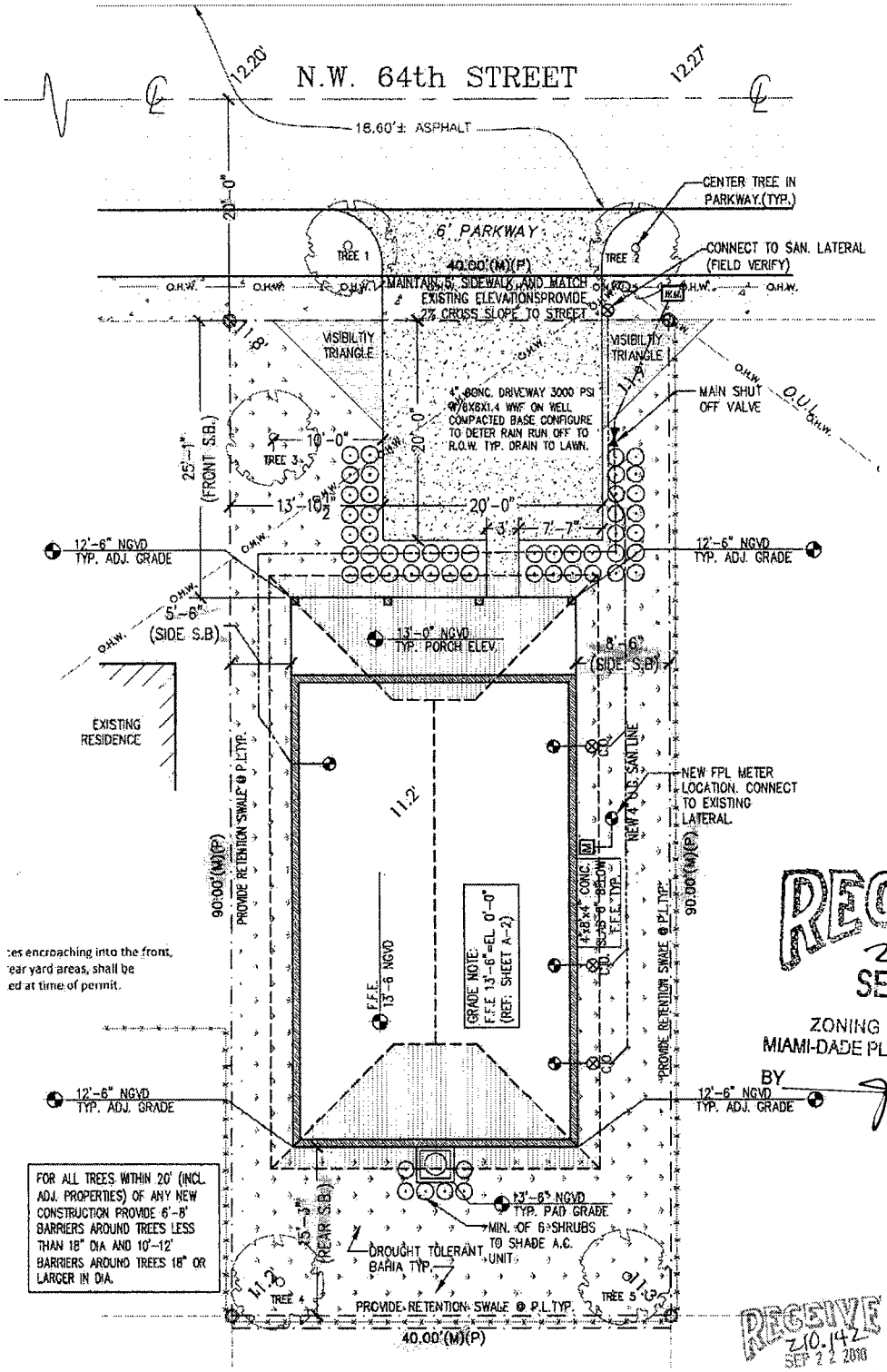
*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership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




ces encroaching into the front, ear yard areas, shall be ed at time of permit.

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BY

## SITE PLAN

SCALE 1/8"=1'-0"

## NCE NOTES

NO FENCE SHALL EXTEND INTO THE FRONT SETBACK REQUIREMENT.
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.
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.

## W SHRUB LIST

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

**HRUB NOTES**

ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".

## NEW TREE LEGEND

| TREE (#) | PLANT NAME | | NATIV |
|---|---|---|---|
| | SCIENTIFIC | COMMON | YES |
| 001**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ |
| 002**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ |
| 003 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ |
| 004*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ |
| 005*** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ |

**NEW/EXISTING TREE NOTES**

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO I OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVE AS PE
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE
4. *** INDICATES TREE LOCATED IN ENERGY CONSE PLANTED WITHIN 22' OF BUILDING.
5. **** STREET TREES PLANTED ALONG PRIVATE ROA (7)FEET OF THE EDGE OF ROADWAY PAVEMENT A FEET OF THE SIDEWALK. STREET TREES SHALL B
6. LOT TREES SHALL BE MIN. 10' -0" AT TIME OF P

## ENLARGED SITE PLAN

15

16

# HABITAT FOR HUMANITY 1874 NW 64th St.,Miami, Fl.

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

## PROJECT LOCATION

## LEGAL DESCRIPTION

LOT 4, BLOCK 15, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 78, 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, 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 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 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 PRODUCT 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) | 18'-0" |
| MINIMUM LOT SIZE | 3,750 sf |
| PROVIDED LOT SIZE | 3,600 sf |
| ALLOWED LOT COVERAGE | 30% |
| PROVIDED LOT COVERAGE | 1,287 sf (35.8%) |

| SETBACKS: | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT | 25'-0" | 25'-1" |
| REAR | 25'-0" | 15'-3" |
| INT. SIDE | 5'-0" | 5'-5" & 8'-6" |
| 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) 376-2142

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 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 |
| | C.G. | CEILING |
| | C.D. | CEILING DIFFUSER |
| | COMP. | COMPRESSOR (A/C) |
| | COL. | COLUMN |
| | CONC. | CONCRETE |
| | CTR. | CENTER |
| D | DN. | DOWN |
| | DW | DISHWASHER |
| E | E.P. | ELECTRICAL PANELBOARD |
| | ELEC. | ELECTRIC (AL) |
| | ELEV. | ELEVATION |
| F | F.F. | FINISH FLOOR |
| | FIXT. | FIXTURE |
| G | G.C. | GENERAL CONTRACTOR |
| | GYP. | GYPSUM BOARD |
| H | H.V.A.C. | HEATING/VENTILATION/AIR CONDITIONING |
| I | INT. | INTERIOR |
| L | LAV. | LAVATORY |
| | LT. | LIGHT |
| M | MIN. | MINIMUM |
| | MISC. | MISCELLANEOUS |
| | MTL. | METAL |
| O | O.C. | ON CENTER |
| | O.H. | OPPOSITE HAND |
| P | P.L. | PROPERTY LINE |
| | PLYWD. | PLYWOOD |
| | PLUM. | PLUMBING |
| | PTD. | PAINTED |
| R | R.C.P. | REFLECTED CEILING PLAN |
| | RECPT. | RECEPTACLE |
| | REF. | REFRIGERATOR |
| | RM. | ROOM |
| S | STOR. | STORAGE |
| | SS | STAINLESS STEEL |
| | S.R. | SUPPLY REGISTER |
| T | T.B.D. | 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 |
| | WDW. | WINDOW |

## SYMBOLS

DRAWING NAME — SCALE — DRAWING IDENTIFICATION
1/A1 BUILDING SECTION 1/A1
1/A13 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

## 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 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, FREELY 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.

1287 / 3,600 = 35.8% OK

## 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 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 15" 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' HT. MIN. x 3' SPREAD x 2.5" CALIPER |
| 002**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HT. MIN. x 3' SPREAD x 2.5" CALIPER |
| 003 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HT. MIN. x 3' SPREAD x 2.0" CALIPER |
| 004*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HT. MIN. x 3' SPREAD x 2.0" CALIPER |
| 005*** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 10' HT. MIN. x 3' SPREAD x 2.0" CALIPER |

Grouped 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 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 = | - | - |
| | 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.) x 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. | Total number of trees required X 10 = the number of shrubs req. | 50 | 50 |
| | Number of shrubs req. x 30% = the number of native shrubs req. | 15 | 50 |

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

Registration:
24 Sept 2010
Peter W. Thomas AR 008754

REVISIONS

HABITAT FOR HUMANITY
1874 NW 64th St.
Miami, Florida

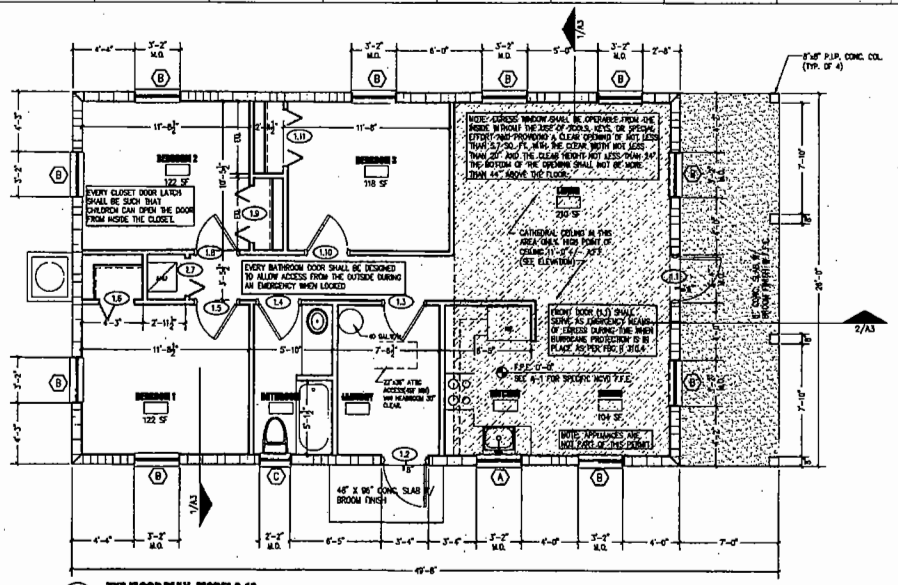
THOMAS & CATTADELLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 08/25/10
Drawn by: R.W./TC

A1

Habitat for Humanity

353 2-142




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

SEE SITE PLAN FOR SPECIFIC PROJECT ORIENTATION

## GENERAL DOOR & WINDOW NOTES

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

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

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

ALL INTERIOR DOORS AND FRAMES TO BE PAINT GRADE FINISH

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

ALL BEDROOMS SHALL HAVE SECONDARY MEANS OF EGRESS.

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

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

## WINDOW SCHEDULE

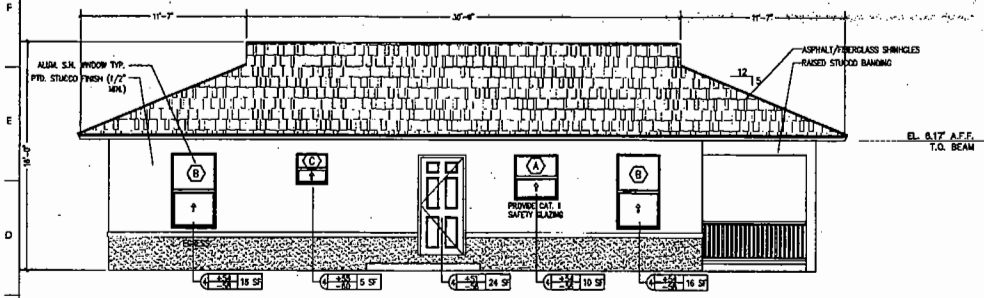
| MARK | DIMENSIONS W. | H. | TH. | TYPE | MATERIALS GLASS TH. | U-FACTOR | SOLAR HEAT GAIN COF. (SHGC) | FRAME | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| A | 3'-1" | 3'-2 3/8" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.64 | ALUM. | LAWSON SH-7700 NOA 06-0406.08 |
| B | 3'-1" | 5'-3"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

## DOOR AND FRAME SCHEDULE

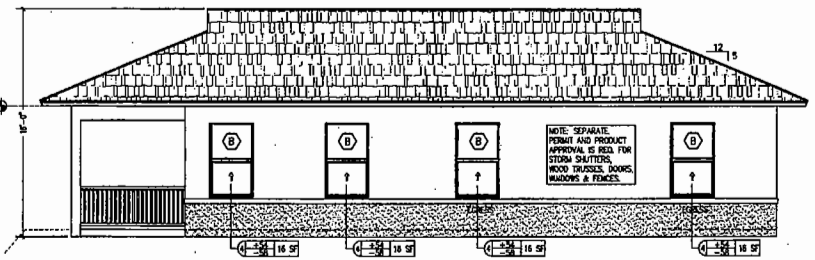
| MARK | SIZE NO | HGT | THK | MATL | HARDWARE | REMARKS |
|---|---|---|---|---|---|---|
| MODEL TYPE A-7 | | | | | | |
| 1.1 FRONT | 3'-0" | 6'-8" | 2" | MTL. | SNGL. DB/KEYED | THERMA-TRU CS-210. (NOA 01-0828.10) |
| 1.2 BACK | 3'-0" | 6'-8" | 2" | MTL. | SNGL. DB/KEYED | THERMA-TRU CS-210. (NOA 01-0828.10) |
| 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

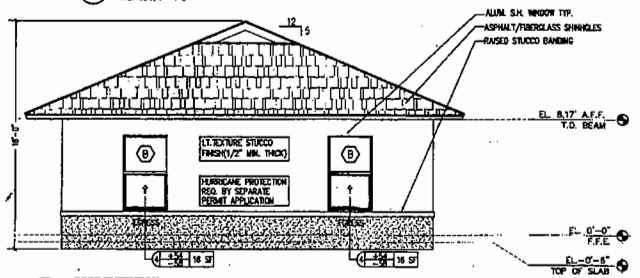
| ROOM NAME | FLOOR | WALLS | CEILING TYPE | CEILING HEIGHT | REMARKS |
|---|---|---|---|---|---|
| LIVING | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| DINING | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| KITCHEN | V.C.T. | PTD. GYP. BD | SMOOTH PTD. GYP | 8'-3" | |
| LAUNDRY | V.C.T. | 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" | |



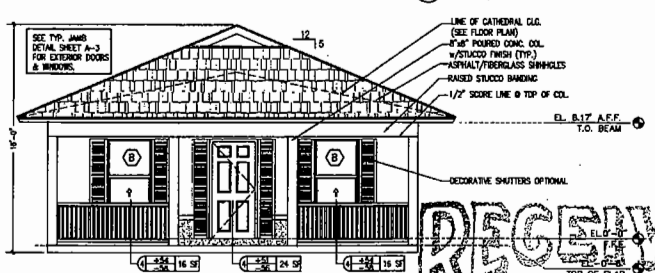

2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"



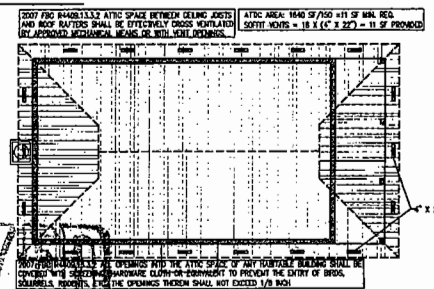

3 **RIGHT ELEVATION**
SCALE 1/4" = 1'-0"




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




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




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

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Florida Registered Architect
Peter Thornton AR 0013754
Revisions
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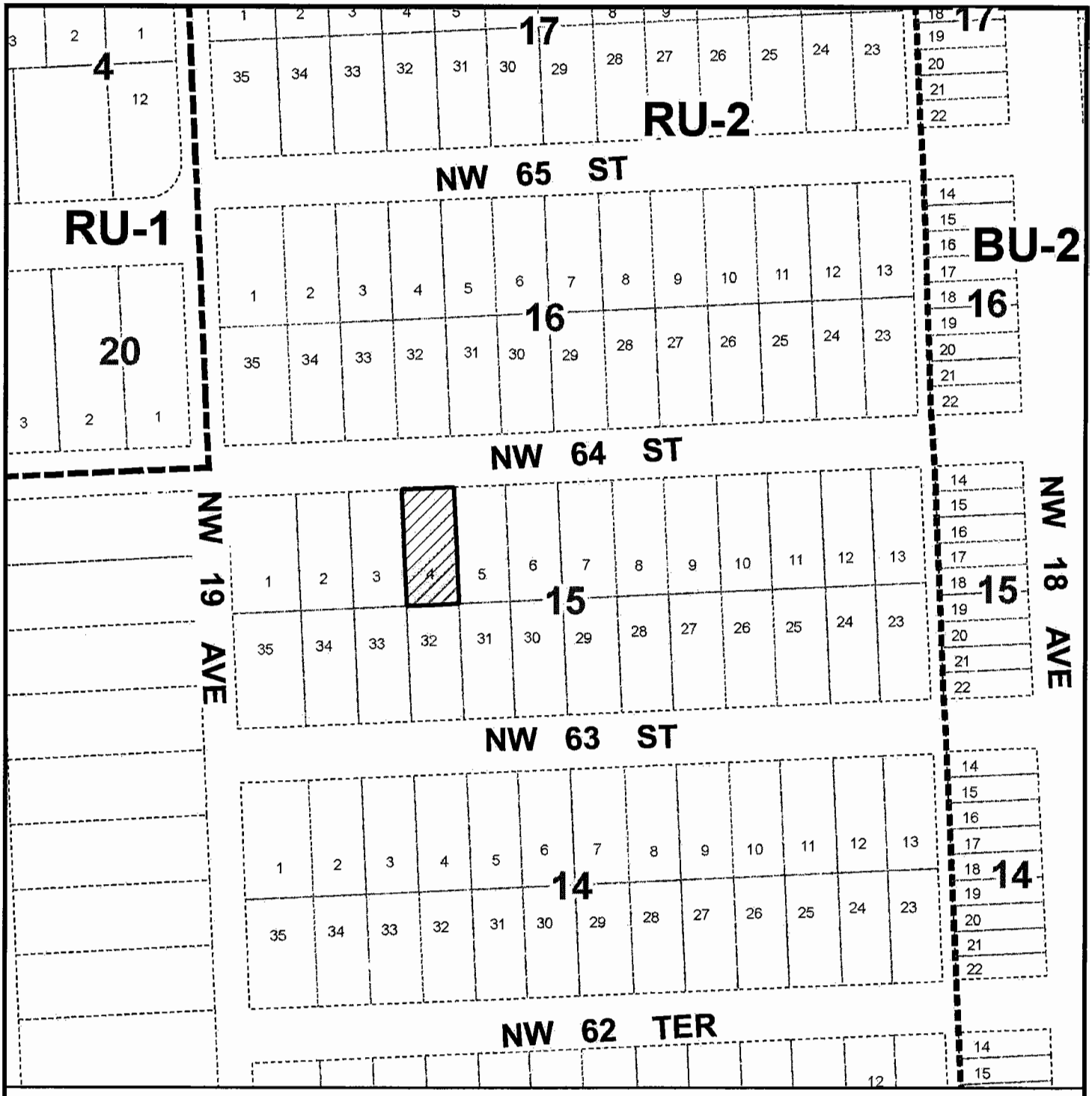
File: H:\Homes\Cooke\A2.dwg
Ref: Model A Cooke Interior
A2




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000142

**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

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, September 14, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 18 |

**MIAMI-DADE COUNTY**

**AERIAL YEAR 2009**

**Process Number**

# Z2010000142

**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: Tuesday, September 14, 2010**

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

**10. HABITAT FOR HUMANITY OF GREATER MIAMI, INC** **11-2-CZ8-10 (10-144)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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 |
|---|---|---|---|---|
| 2008 | Director of the Department of Planning & Zoning | - A parcel of land with a lesser frontage and area than permitted. | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-144 (11-2-CZ8-10)

**SECTION:** 15-53-41 **DATE:** February 24, 2011

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 10

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

Approval of this application will allow the applicant to construct a single-family 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 single-family residence setback 15' 3" (25' required) from the rear (north) property line.

(2) Applicant is requesting to permit a single-family 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 1/10/11 and Sheet "A-2" dated stamped received 9/8/10 for a total of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying north 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:** In March 2008, the subject property was approved to allow a parcel with less frontage and area than allowed by the zoning regulations, pursuant to Resolution #Z-7-08.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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; single-family residence | Low-Medium Density Residential, 6 to 13 dua |

## E. PERTINENT ZONING 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 PROVIDER COMMENTS:

| | |
|---|---|
| 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. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies north of NW 63 Street, 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 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 these requests would not affect the stability and appearance of the community and would be **compatible** with the surrounding area. The approval of requests #1 and #2, 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, 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 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 the latter mentioned property, at 1866 NW 63 Street, was approved for identical variances of setbacks and lot coverage 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 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 1/10/11 and Sheet "A-2" dated stamped received 9/8/10 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:** 12/16/10
**DATE REVISED:** 01/11/11, 01/18/11, 02/03/11
**DATE FINALIZED:** 02/03/11
MCL:GR:NN:AA:CH

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

# Memorandum

MIAMI-DADE COUNTY

**Date:** September 21, 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 #Z2010000144
Habitat for Humanity of Greater Miami, Inc.
1861 N.W. 63rd Street
Request a Greater Lot Coverage than Permitted and to Request a Lesser Rear Setback 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.

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:** 22-SEP-10

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

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

**Subject:** Z2010000144

## Fire Prevention Unit:

APPROVAL
No objection to site plan dated September 8, 2010.

## Service Impact/Demand:

Development for the above Z2010000144
located at LYING NORTH OF N.W. 63 ST & APPROXIMATELY 212' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:15 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:** 10-SEP-10

# BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT

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

| | |
|---|---|
| HABITAT FOR HUMANITY OF GREATER MIAMI, INC. | LYING NORTH OF N.W. 63 ST & APPROXIMATELY 212' EAST OF N.W. 19 AVENUE, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000144

**HEARING NUMBER**

**HISTORY:**

ENFORCEMENT HISTORY: NC: No cases, BNC: No cases

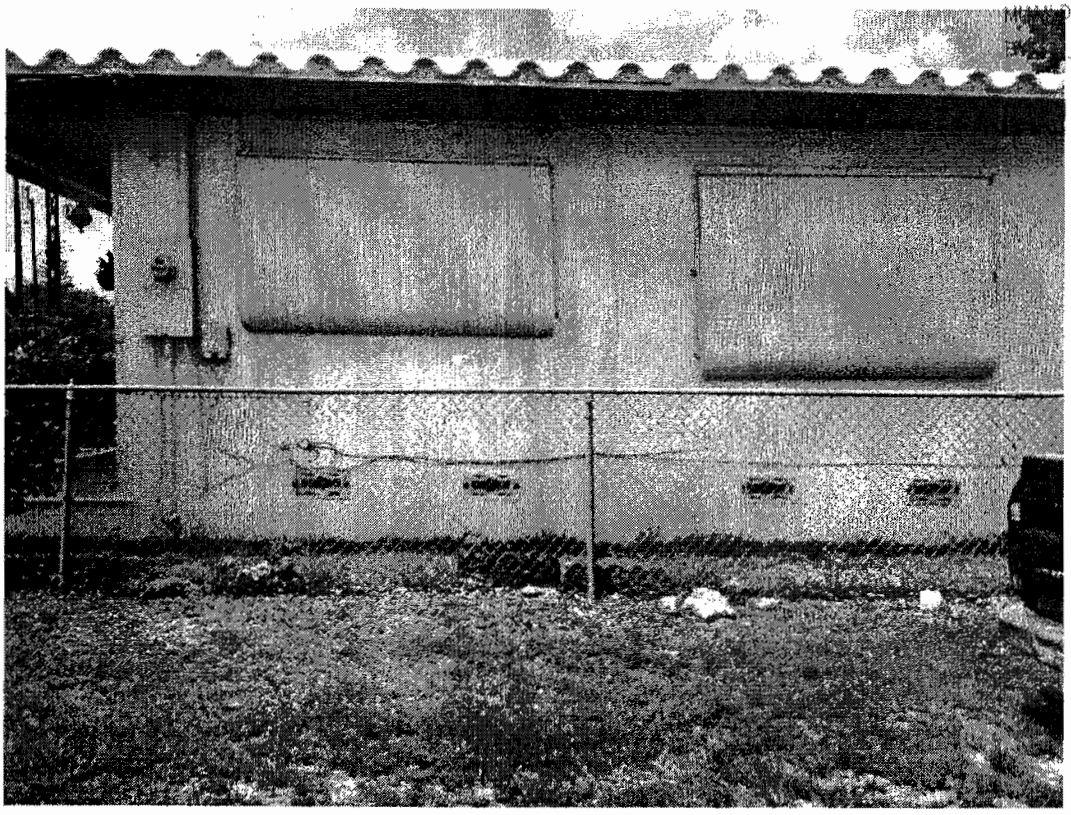
**OUTSTANDING FINES, PENALTIES, COST OR LIENS INCURRED PURSUANT TO CHAPTER 8CC:**

**REPORTER NAME:**

Prop. #354
1861 NW 63 ST

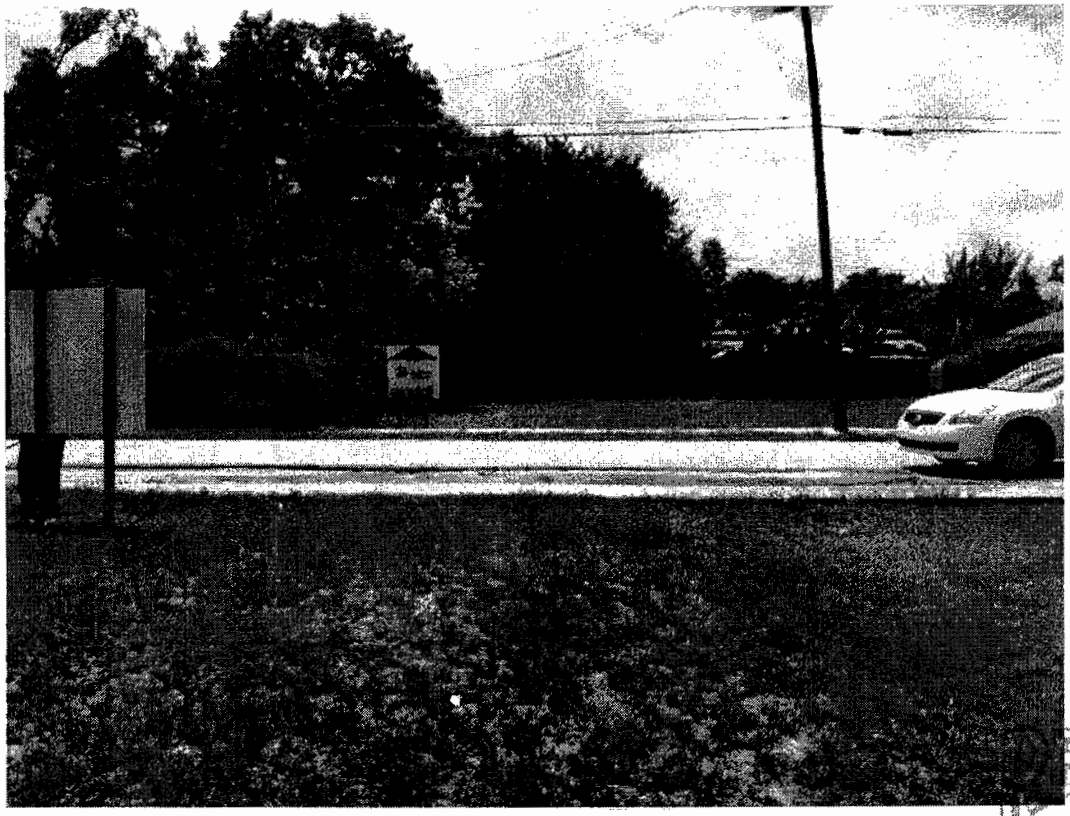
South Elevation

RECEIVED
Z10-144
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.



West Elevation

Prop. #354
1861 NW 63 ST



North Elevation

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SEP 0 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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

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].

RECEIVED
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SEP 0 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

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

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

| | |
|---|---|
| NOT APPLICABLE | 0 |
| | |
| | |
| | |
| | |

**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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SEP 0 8 2010
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 3 day of Sept. 20 10. Affiant is personally know to me or has produced _____ as identification.

_____
(Notary Public)

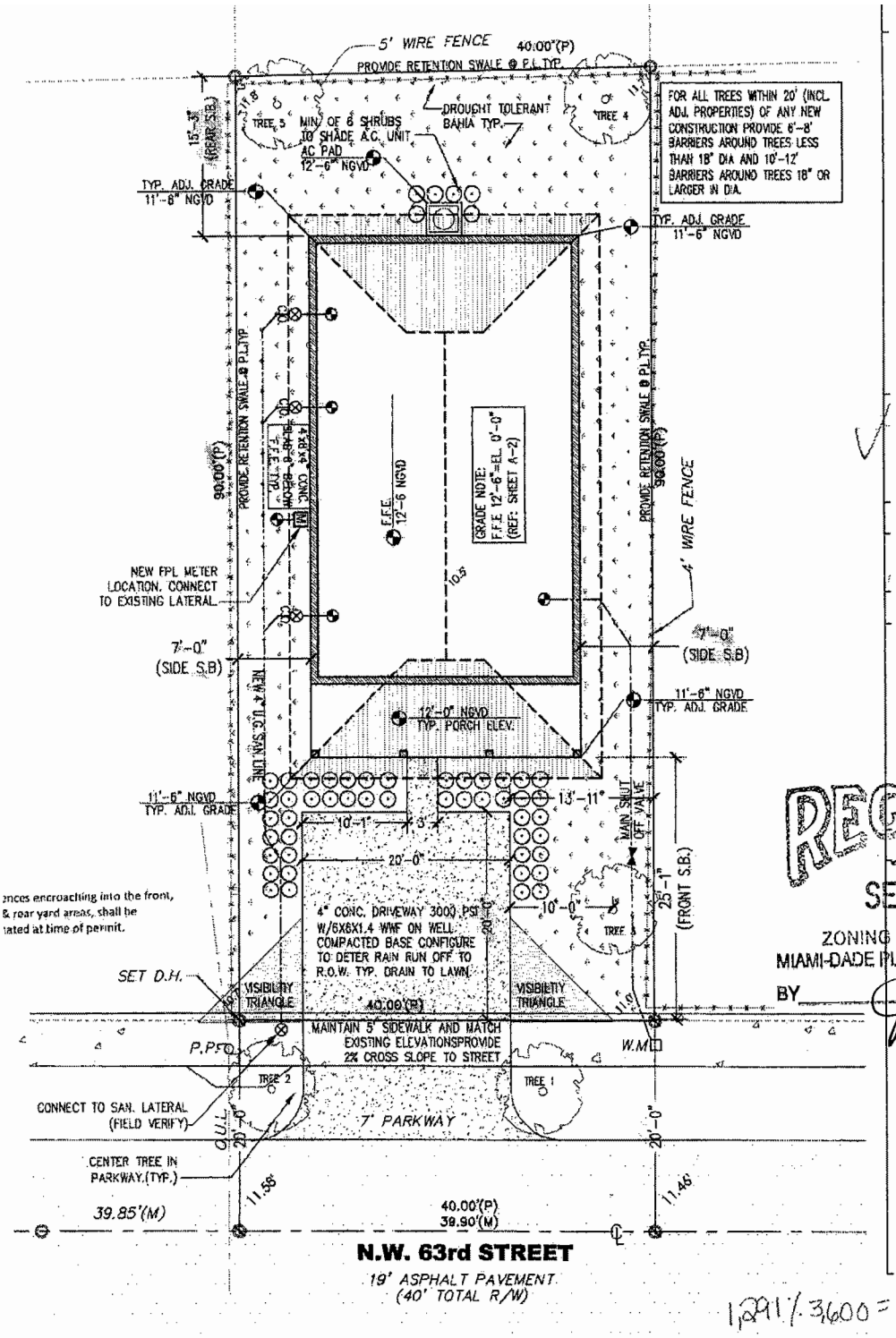
JESSICA DEKKER
MY COMMISSION # DD 635194
EXPIRES: November 11, 2012
Bonded Thru Notary Public Underwriters

Seal

RECEIVED
210.144
SEP 0 8 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

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.




ences encroaching into the front, & rear yard areas, shall be ated at time of permit.

RECEIVED
210.144
SEP 22 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

1,291 / 3,600 =

## 1 SITE PLAN

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

## 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 8'-0" AND IN GOOD CONDITION. ALL ABOVE GRADE FENCE ELEMENTS AND BELOW GRADE SUPPORTS SHALL BE ENTIRELY ON THE SUBJECT PROPERTY.

## NEW SHRUB LIST

| Y. | SCIENTIFIC NAME | COMMON NAME | SPECIFICATION |
|---|---|---|---|
| ) | 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 | | NATIVE | | SPECIFICATIC |
|---|---|---|---|---|---|
| | SCIENTIFIC | COMMON | YES | NO | |
| 001**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HT. MIN. |
| 002**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HT. MIN. |
| 003 | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HT. MIN. |
| 004*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HT. MIN. |
| 005*** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 10' HT. MIN. |

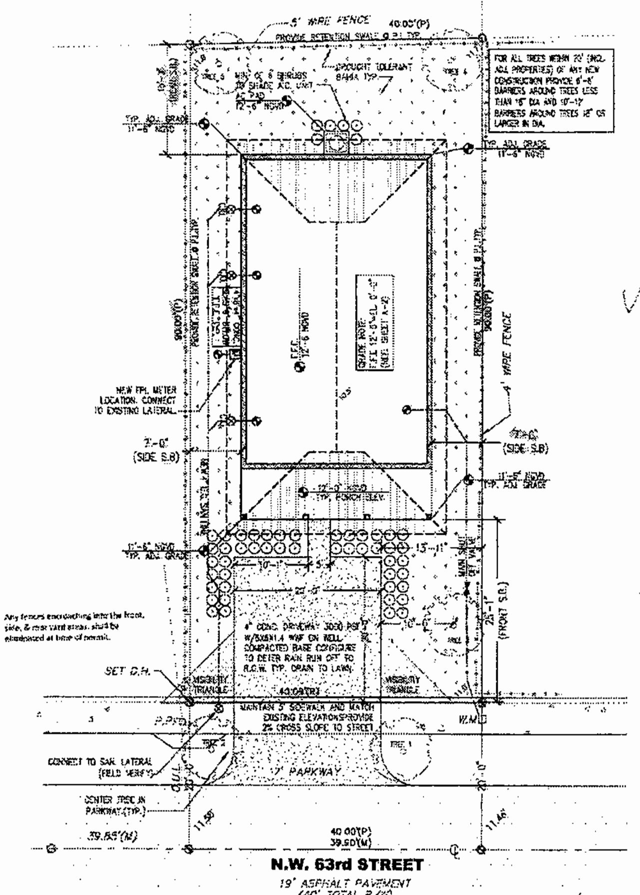
**NEW/EXISTING TREE NOTES**

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT OF ANY CONSTRUCTION AND/OR DEMOLITION TYP.
2. * INDICATES THAT TREE IS TO BE REMOVE AS PER TREE PI
3. ** INDICATES PROHIBITED TREE WHICH SHALL BE REMOVED
4. *** INDICATES TREE LOCATED IN ENERGY CONSERVATION Z PLANTED WITHIN 22' OF BUILDING.
5. **** STREET TREES PLANTED ALONG PRIVATE ROADWAYS SI (7)FEET OF THE EDGE OF ROADWAY PAVEMENT AND/OR WI FEET OF THE SIDEWALK. STREET TREES SHALL BE MIN. 12'
6. LOT TREES SHALL BE MIN. 10' -0" AT TIME OF PLANTING

1 ENLARGED SITE PLAN 4 5 6

15

# HABITAT FOR HUMANITY 1861 NW 63rd St.,Miami, Fl.




1291/3600 = 35.8%

## SITE PLAN

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

## 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.

## NEW SHRUB LIST

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

SHRUB NOTES

1. ALL SHRUBS SHALL BE MIN. OF 18" IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
2. SHRUBS WITHIN 10' OF A DRIVEWAY/PARKING PAD SHALL BE MAINTAINED TO A HEIGHT OF MAX. 30".

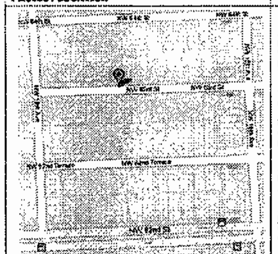
## NEW TREE LEGEND

| TREE (#) | SCIENTIFIC | COMMON | NATIVE YES | NO | SPECIFICATIONS |
|---|---|---|---|---|---|
| 1** | COCCOLOBA UVIFERA | SEAGRAPE | ✓ | | 12' HT. MIN. x 3' SPREAD x 2.5" CALIPER |
| 2*** | COCCOLOBA UVIFERA | SEAGRAPE | ✓ | | 12' HT. MIN. x 3' SPREAD x 2.5" CALIPER |
| 3* | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HT. MIN. x 3' SPREAD x 2.0" CALIPER |
| 4* | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HT. MIN. x 3' SPREAD x 2.0" CALIPER |
| 5* | COCCOLOBA UVIFERA | SEAGRAPE | ✓ | | 10' HT. MIN. x 3' SPREAD x 2.0" CALIPER |

NEW/EXISTING TREE NOTES

1. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING TREES WITHIN 20' OF ANY CONSTRUCTION AND/OR DEMOLITION ITF.
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 36, BLOCK 15, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 75, 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-3 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 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 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-2

| | REQUIRED | PROVIDED |
|---|---|---|
| HEIGHT (TO RIDGE OF ROOF) | | 18'-0" |
| MINIMUM LOT SIZE | | 3,750 sf |
| PROVIDED LOT SIZE | | 3,600 sf |
| ALLOWED LOT COVERAGE | | 50% |
| 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 | PROVIDED |
|---|---|---|
| | 2 SPACES | 2 SPACES |

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

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

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

HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5' WITHIN 10' OF THE EDGE OF ANY DRIVEWAY LEADING TO A RIGHT OF WAY MEASURED FROM PUBLIC SIDEWALK OR 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 341.2.3.1.

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 RESIDENTIAL 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 MAXIMUM 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 |
| | WDW. | WINDOW |

## LANDSCAPING NOTES

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

1. GRADES AND STANDARDS FOR NURSERY PLANTS 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 REMAIN FROM DAMAGE DURING CONSTRUCTION.
5. PROVIDE IF NECESSARY TEMPORARY GUARDS TO PROTECT VEGETATION.
6. REMOVE VEGETATION AS INDICATED TO BE REMOVED. REMOVE STUMPS AND ROOTS.
7. BACK FILL DEPRESSIONS IN PLANTED OR SODDED AREAS WITH MATERIAL SIMILAR TO ADJACENT GROUND. COMPACT MATERIALS IN HORIZONTAL LAYERS TO A DENSITY EQUAL TO ADJACENT GROUND.
8. NEW TOP SOIL TO BE BLACK, FINELY DIVIDED, NON-FIBROUS SURFACE LAYER, EVERGLADES PEAT DERIVED FROM DECOMPOSED SAWGRASS WITH A PH RANGE SUITABLE FOR ITS INTENDED USE, FREE OF NEMATODES, REASONABLY FREE OF SUBSOIL, BRUSH, WEEDS AND OTHER LITTER, AND FREE ROOTS, STUMPS, STONES GREATER THAN 2" IN ANY DIMENSION, AND ANY OTHER EXTRANEOUS OR TOXIC MATERIAL HARMFUL TO PLANT GROWTH.
9. ANY SAND MUST BE CLEANED, WASHED AND TOXIC FREE.
10. IRRIGATE BY HAND USING POTABLE WATER IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL PLANTS ESTABLISHED BUT NOT LESS THAN 120 DAYS.

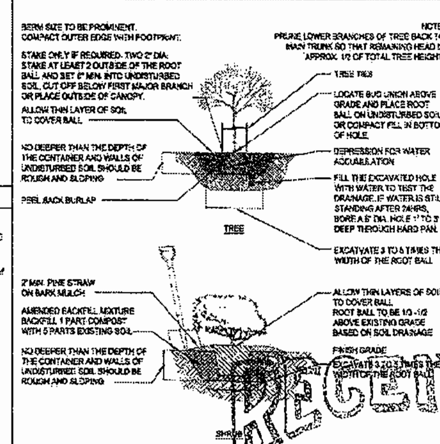
RAINWATER OR OTHER LIQUID WASTES FROM ANY PREMISES SHALL BE DISPOSED OF WHERE SAME ORIGINATES AND/OR FALLS IN SUCH MANNER AS HEREIN PROVIDED. THE DISPOSAL OF ANY RAINWATER OR OTHER LIQUID WASTES BY CAUSING OR ALLOWING SAME TO BE DISPOSED OF OR FLOW ON OR ACROSS ANY ADJOINING PUBLIC PROPERTY OR SIDEWALK SHALL BE DEEMED A NUISANCE, AND SHALL BE CORRECTED BY PROPERLY DISPOSING OF SAME IN ACCORDANCE WITH PROVISIONS OF CHAPTER 24 OF THE CODE OF METRO DADE COUNTY AND ORD. NO. 93-27.

## 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 permitted for St. Augustine=50% X lot area ONLY BAHIA USED ON PROJECT. SEE PLAN | N/A | 1,582 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 | 5 |
| B. | Street trees (max. avg. spacing of 35' o.c.) x lf 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. | Total number of trees required X 10 = the number of shrubs req. | 30 | 50 |
| | 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/A1 WALL SECTION
DRAWING NUMBER
SHEET NUMBER
DETAIL OR WALL SECTION KEY
SECTION DETAIL KEY
INTERIOR ELEVATION KEY
ROOM NAME 101 — ROOM IDENTIFICATION
DOOR NUMBER
ELEVATION LINE
ELEVATION
PROJECT NORTH

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Z10-144

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

Habitat for Humanity

Registration
Peter W. Thomas AR 008754
24 Sept 2010

REVISIONS

HABITAT FOR HUMANITY
1861 NW 63rd St
Miami, Florida

THOMAS & CALTAGIRLA

SITE /LANDSCAPE PLANS, DETAILS & NOTES

Date: 08/2010
Drawn by: P.T.
File: Thomas&Caltagirla\HABITAT\

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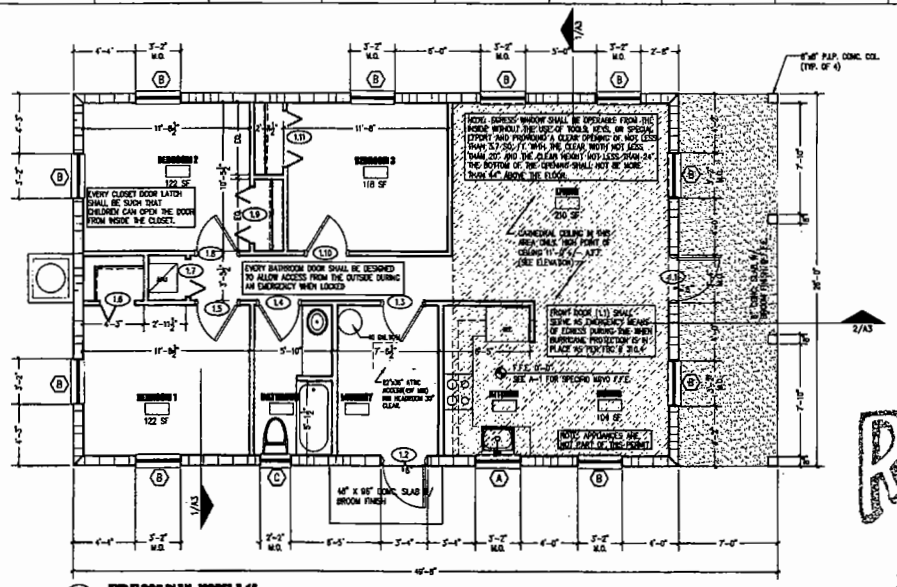
354 Z-144




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 4,000 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 TINT | MATERIALS U-FACTOR | MATERIALS SOLAR HEAT GAIN COEF. (SHGC) | MATERIALS FRAME | NOTES |
|---|---|---|---|---|---|---|---|---|---|
| A | 3'-1" | 3'-2 3/8" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.84 | ALUM. | LAWSON SH-7700 NOA 06-0408.08 |
| B | 3'-1" | 5'-3" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.84 | ALUM. | LAWSON SH-7700 NOA 06-0408.08 |
| C | 2'-2 1/2" | 2'-2" | 1/4" | SINGLE HUNG | TEMPERED GLASS | 1.09 | 0.84 | 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 TH. | MATL | HARDWARE | REMARKS |
|---|---|---|---|---|---|---|
| MODEL TYPE A-7 | | | | | | |
| 1.1 FRONT | 3'-0" | 6'-8" | 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'-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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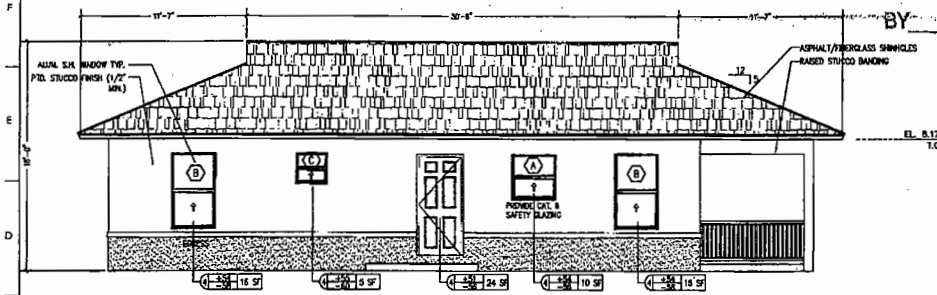
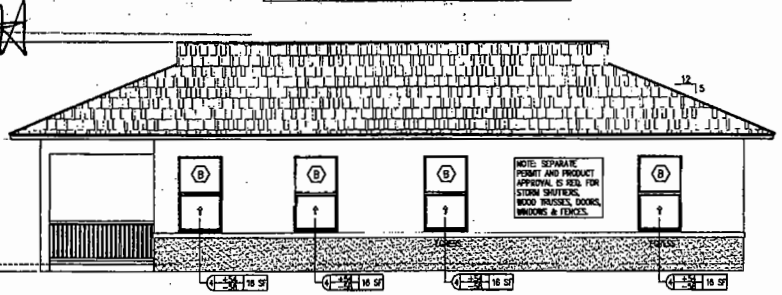
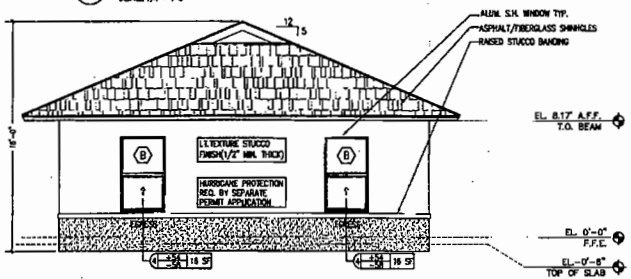
210.144
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



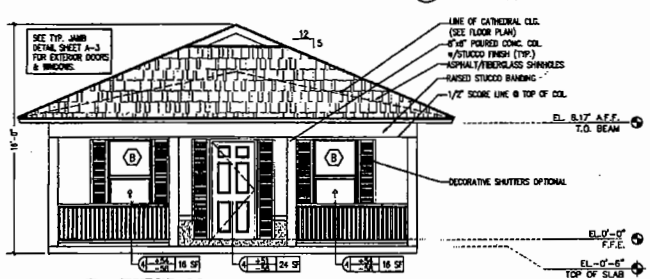

2 **LEFT ELEVATION**
SCALE 1/4" = 1'-0"




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



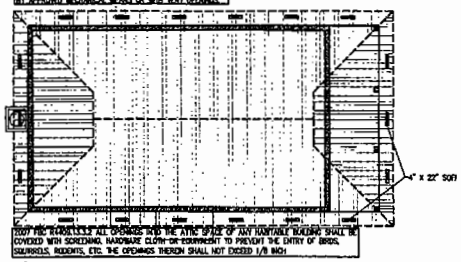

4 **REAR ELEVATION**
SCALE 1/4" = 1'-0"




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

2007 FBC R1400.13.3.2 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 R1400.13.3.3 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
Miami-Dade County
Peter Thomson AR 0017734
Registration
Revisions
HABITAT FOR HUMANITY
COOPER CUTTER MODEL "A-1A"
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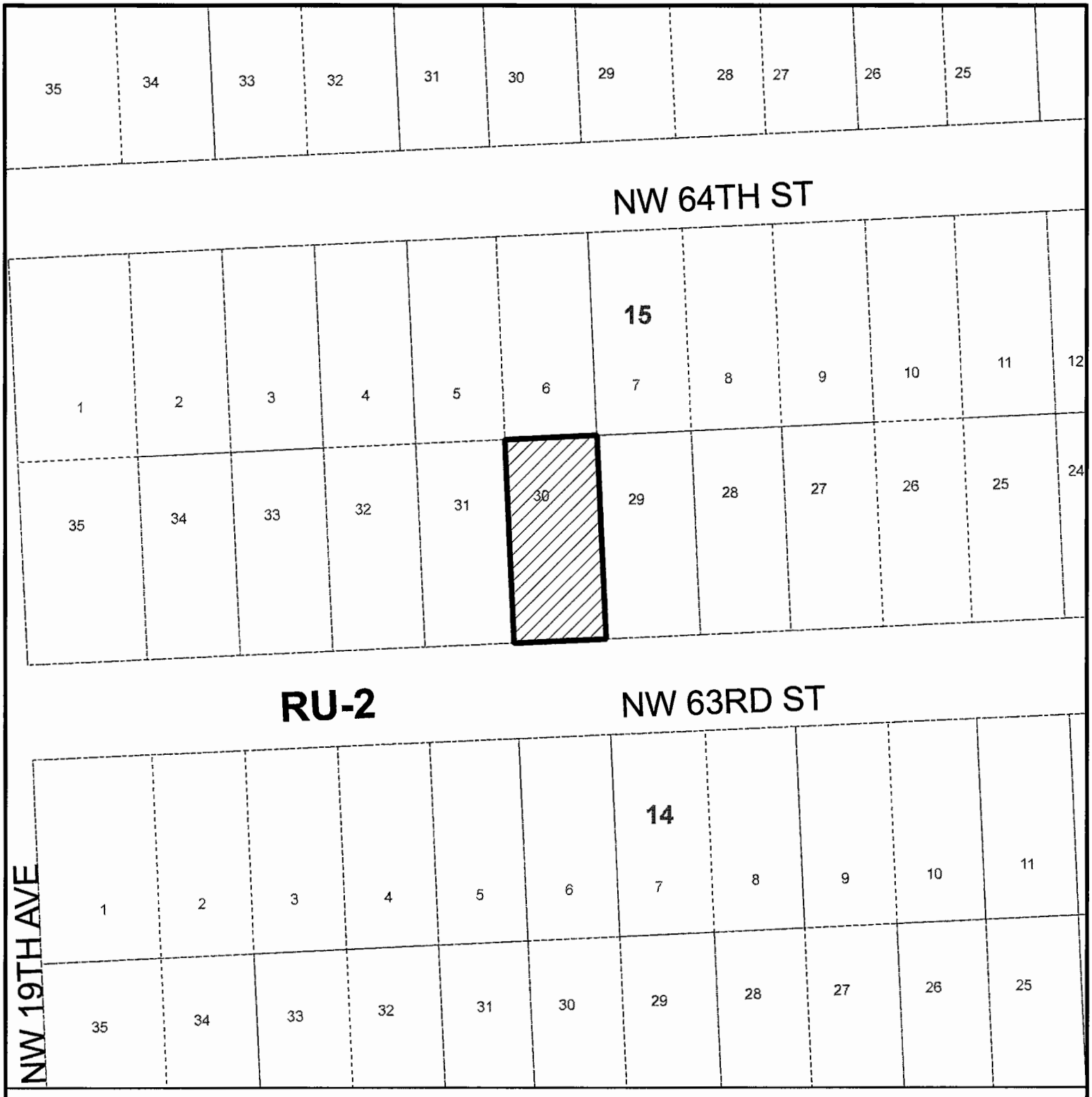
SEP 08 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY
FLOOR PLANS, ELEVATIONS AND SCHEDULES
Date: 06/07/10
Drawn by: KJ/ES
Chk'd by: PT
File: H:\HABITAT\Models\Model A-1A
A2

17
1 of 3 Sheets




# MIAMI-DADE COUNTY

**HEARING MAP**

**Process Number**

## Z2010000144

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 Case

Zoning

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, September 14, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 18 |

# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**Process Number**

## Z2010000144

N
W E
S

**Section: 15 Township: 53 Range: 41**
**Applicant: HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**
**Zoning Board: C8**
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**Legend**

Subject Property

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Tuesday, September 14, 2010**

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

**11. HABITAT FOR HUMANITY OF GREATER MIAMI, INC** **11-2-CZ8-11 (10-171)**
**(Applicant)** **Area 8/District 02**
**Hearing Date: 02/24/11**

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 & Zoning | - Non-Use Variance of lot area & frontage. | BCC | Approved w/conds. |

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

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

**APPLICANT:** Habitat for Humanity of Greater Miami, Inc. **PH:** Z10-171 (11-2-CZ8-11)

**SECTION:** 15-53-41 **DATE:** February 24, 2011

**COMMISSION DISTRICT:** 2 **ITEM NO.:** 11

==========

## A. INTRODUCTION:

### o SUMMARY OF REQUESTS:

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 single-family residence setback 15'7" (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 11/16/10 and Sheet A2 dated stamped received 10/05/10 for a total of two sheets. Plans may be modified at public hearing.

### o LOCATION:

Lying south of N.W. 70 Street; approximately 120' east of N.W. 18 Avenue, Miami-Dade County, Florida.

### o SIZE: 40' x 90.75'

## B. ZONING HEARINGS HISTORY:

In 2007, pursuant to Resolution #Z-46-07, the Board of County Commissioners granted a variance of lot frontage and area requirements in order to allow the construction of a single family residence on the subject property.

## C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT:

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

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

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

**D. NEIGHBORHOOD CHARACTERISTICS:**

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

**E. PERTINENT ZONING 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 PROVIDER COMMENTS:

| | |
|---|---|
| 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. PLANNING AND ZONING ANALYSIS:

The subject parcel is an interior lot, which lies south of N.W. 70 Street and approximately 120' 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 3,640 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 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 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 11/16/10 and Sheet A2 dated stamped received 10/05/10 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:** 12/23/10
**DATE REVISED:** 01/18/11
**DATE FINALIZED:** 12/23/10
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:** December 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 #Z2010000171-1st Revision
Habitat for Humanity of Greater Miami, Inc.
1778 N.W. 70 Street
To Permit a Lot Coverage Larger than Required and to Permit a Single-Family Residence Setback Less than Required from Property Lines
(RU-2) (0.083 Acres)
15-53-41

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

Potable Water Service and Wastewater Disposal

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

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

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

Stormwater Management
Site grading and development plans shall comply with the requirements of Section 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

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

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

Tree Preservation
The subject property contains county regulated tree resources, as well as prohibited trees as referenced in Section 24-49.9 of the Code. Per Section 24-49.9 of the Code, all prohibited trees are exempt from permitting and must be removed from site prior to development. However, 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. Please contact this Program at (305) 372-6574 for information.

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

**Date:** November 26, 2008

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

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

**Subject:** Zoning Hearing Improvements

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

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

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

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

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

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

Leandro Rodriguez

# Memorandum

**Date:** 01-NOV-10

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

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

**Subject:** Z2010000171

## Fire Prevention Unit:

No objection.

## Service Impact/Demand

Development for the above Z2010000171
located at LYING SOUTH OF N.W. 70 STREET & APPROX. 120' EAST OF N.W. 18 AVENUE, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0863 is proposed as the following:

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

Based on this development information, estimated service impact is: 0.27 alarms-annually.
The estimated average travel time is: 5:38 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 site plan.

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

**DATE:** 15-OCT-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. | 1778 N.W. 70 STREET, MIAMI-DADE COUNTY, FLORIDA. |
| **APPLICANT** | **ADDRESS** |

Z2010000171

**HEARING NUMBER**

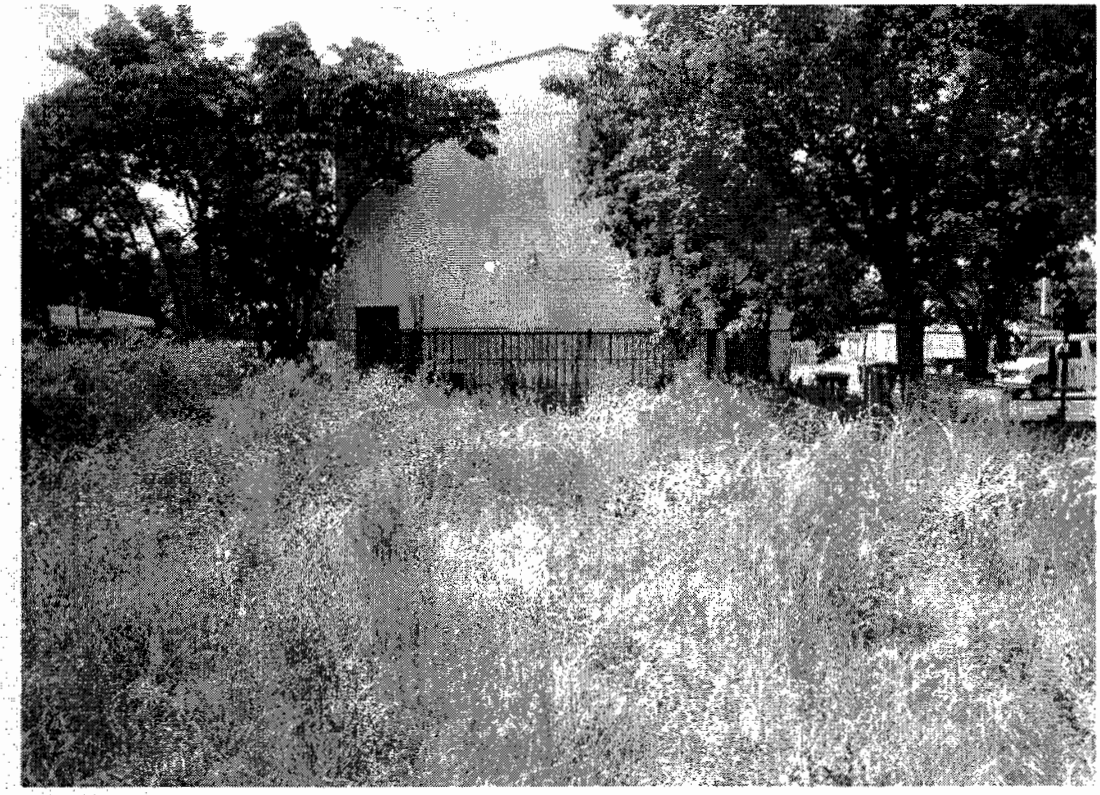
**HISTORY:**

ENFORCEMENT HISTORY: NC:No cases. BNC: No cases

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

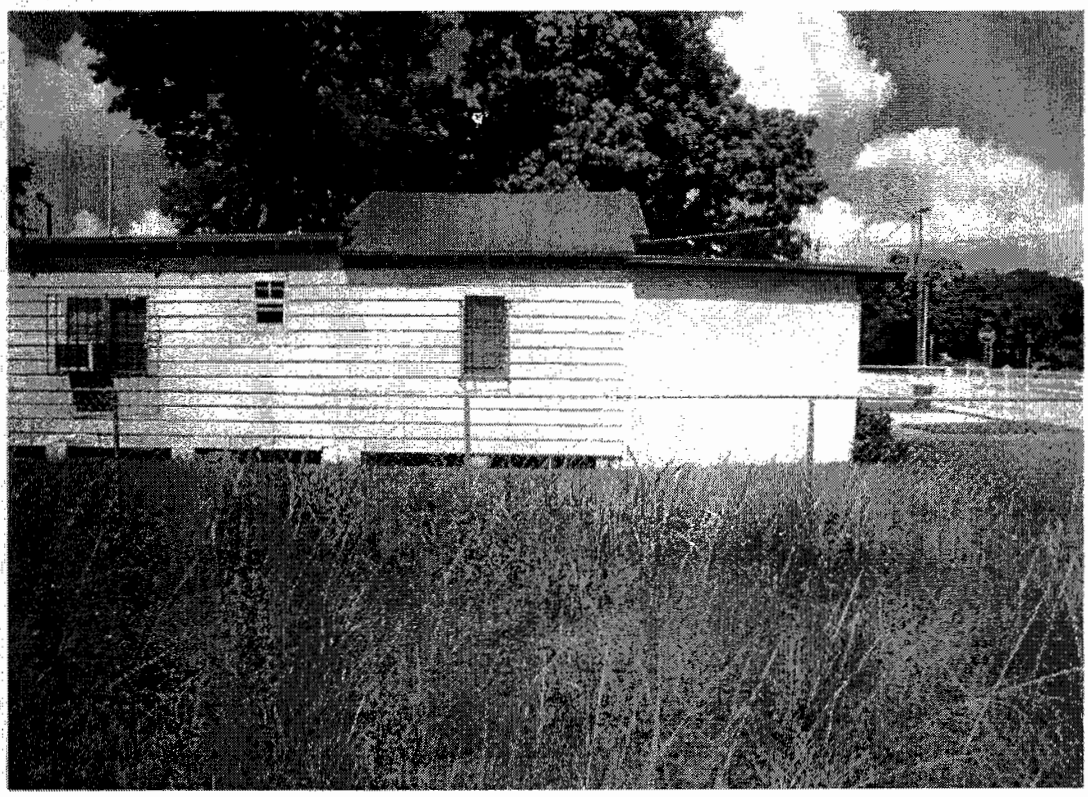
**REPORTER NAME:**

Prop. #344
1778 NW 70 ST



South Elevation

RECEIVED
Z10-171
OCT 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

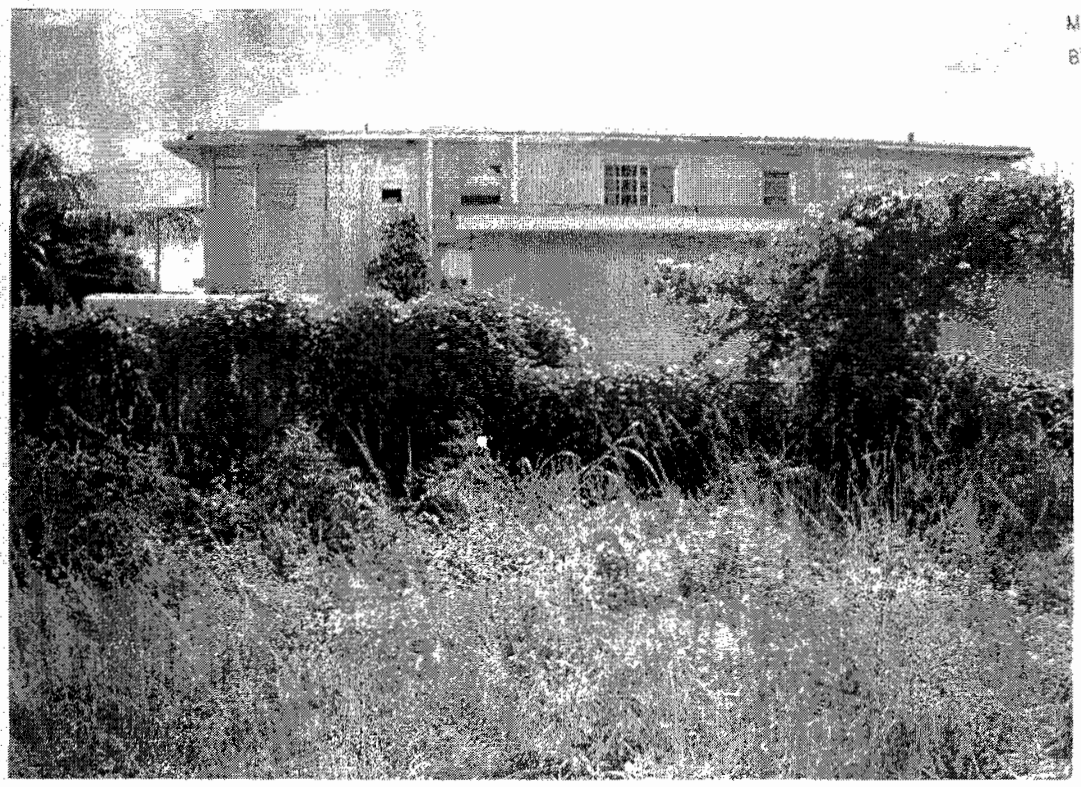


West Elevation

Prop. #344
1778 NW 70 ST

North Elevation

RECEIVED
Z10-171
OCT 05 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



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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Z10-171
OCT 05 2021

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
Z10-171
OCT 05 2010
BY: JH

**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 24 day of Sept 20 10. Affiant is personally know to me or has produced Jessica Dekker as identification

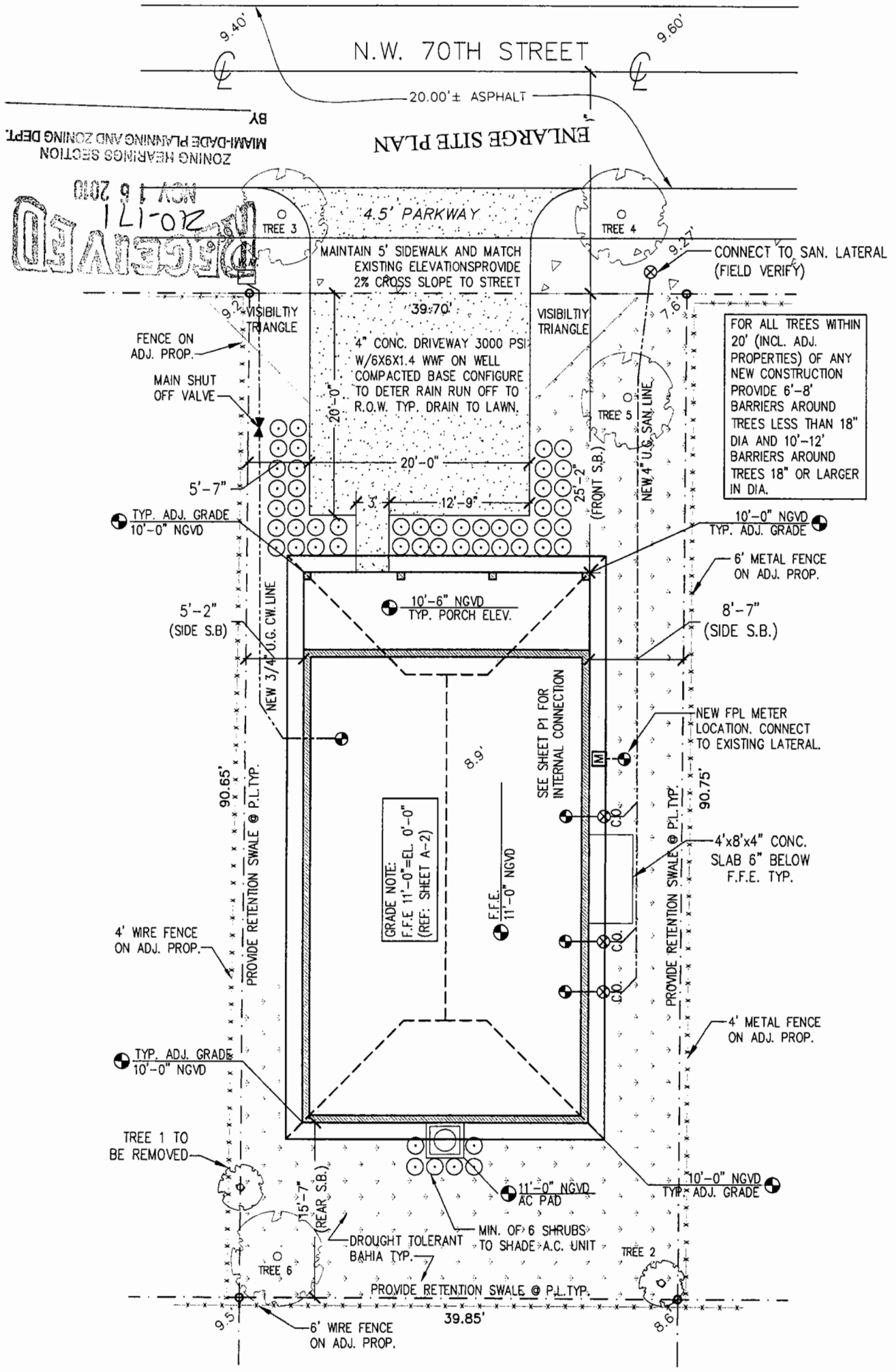
_____
(Notary Public)

JESSICA DEKKER
MY COMMISSION # DD 936193
EXPIRES: November 1, 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.


N.W. 70TH STREET
9.40'
9.60'
20.00'± ASPHALT
ENLARGE SITE PLAN
BY
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
RECEIVED
NOV 16 2010
Z10-171
4.5' PARKWAY
TREE 3
TREE 4
MAINTAIN 5' SIDEWALK AND MATCH EXISTING ELEVATIONSPROVIDE 2% CROSS SLOPE TO STREET
9.27'
CONNECT TO SAN. LATERAL (FIELD VERIFY)
39.70'
VISIBILTIY TRIANGLE
VISIBILTIY TRIANGLE
9.2'
7.6'
FENCE ON ADJ. PROP.
MAIN SHUT OFF VALVE
4" CONC. DRIVEWAY 3000 PSI W/6X6X1.4 WWF ON WELL COMPACTED BASE CONFIGURE TO DETER RAIN RUN OFF TO R.O.W. TYP. DRAIN TO LAWN.
20'-0"
TREE 5
NEW 4" U.G. SAN. LINE
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.
20'-0"
5'-7"
3'
12'-9"
25'-2" (FRONT S.B.)
TYP. ADJ. GRADE 10'-0" NGVD
10'-0" NGVD TYP. ADJ. GRADE
6' METAL FENCE ON ADJ. PROP.
10'-6" NGVD TYP. PORCH ELEV.
5'-2" (SIDE S.B)
NEW 3/4" U.G. CW. LINE
8'-7" (SIDE S.B.)
SEE SHEET P1 FOR INTERNAL CONNECTION
NEW FPL METER LOCATION. CONNECT TO EXISTING LATERAL.
90.65'
PROVIDE RETENTION SWALE @ P.L. TYP.
8.9'
GRADE NOTE: F.F.E 11'-0"=EL. 0'-0" (REF: SHEET A-2)
F.F.E. 11'-0" NGVD
C.O.
90.75'
PROVIDE RETENTION SWALE @ P.L. TYP.
4'x8'x4" CONC. SLAB 6" BELOW F.F.E. TYP.
4' WIRE FENCE ON ADJ. PROP.
4' METAL FENCE ON ADJ. PROP.
TYP. ADJ. GRADE 10'-0" NGVD
TREE 1 TO BE REMOVED
10'-0" NGVD TYP. ADJ. GRADE
11'-0" NGVD AC PAD
15'-7" (REAR S.B.)
MIN. OF 6 SHRUBS TO SHADE A.C. UNIT
DROUGHT TOLERANT BAHIA TYP.
TREE 2
TREE 6
PROVIDE RETENTION SWALE @ P.L. TYP.
39.85'
9.5'
8.6'
6' WIRE FENCE ON ADJ. PROP.

15

# HABITAT FOR HUMANITY 1778 NW 70TH ST.,Miami, Fl.

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

## PROJECT LOCATION

## LEGAL DESCRIPTION

LOT 11, BLOCK 2, LIBERTY CITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## PROJECT AREA

| | |
|---|---|
| TOTAL ENCLOSED AREA | 1,110 SQ. FT. |
| TOTAL AREA UNDER ROOF | 1,317 SQ. FT |

## PROJECT INDEX

A-1 SITE /LANDSCAPE PLANS, DETAILS & NOTES

COOKIE CUTTER APPROVED SHEETS

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

## LANDSCAPING NOTES

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

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

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

## CONSTRUCTION NOTES

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

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

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

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

## SOIL STATEMENT

UPON VISUAL OBSERVATION THE SOIL CONSISTS OF UNDISTURBED SAND AND ROCK WITH ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. IF UPON EXCAVATION 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 | | 1,291 sf (35.8%) |
| SETBACKS: | REQUIRED: | PROVIDED: |
| FRONT | 25'-0" | 25'-2" |
| REAR | 25'-0" | 15-7" |
| INT. SIDE | 5'-0" | 5'-2" & 8'-7" |
| 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 2411.8.2.3.1.1

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 1815.1.7) "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 |
| | 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 | 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 |
| | WN. | 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
INTERIOR ELEVATION KEY
ROOM NAME ROOM IDENTIFICATION
DOOR NUMBER
ELEVATION LINE
SPOT ELEVATION
REVISION
PROJECT NORTH

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

## EXISTING TREE LEGEND

| TREE (#) | PLANT NAME SCIENTIFIC | COMMON | NATIVE YES | NO | CALIPER (INCHES) | HEIGHT (FEET) | CANOPY (FEET) |
|---|---|---|---|---|---|---|---|
| 001** | SCHEFFLERA ACTINOPHYLLA | UMBRELLA | | ✓ | 14" | 9' | 20' |
| 002 | BURSERA SIMARUBA | GUMBO LIMBO | ✓ | | 16" | 24' | 30' |

## NEW SHRUB LIST

| QTY. | SCIENTIFIC NAME | COMMON NAME | SPECIFICATION |
|---|---|---|---|
| 60 | 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 |
|---|---|---|---|---|---|
| 003**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HEIGHT MIN. X 3' SPREAD |
| 004**** | COCCOLOBA UNIFERA | SEAGRAPE | ✓ | | 12' HEIGHT MIN. X 3' SPREAD |
| 005*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' HEIGHT MIN. X 3' SPREAD |
| 006*** | CORDIA SEBESTENA | ORANGE GEIGER | ✓ | | 10' 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 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: .082 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 | 4,715 sf |
| TREES | | |
| The number of trees required per lot | 3 | 3 |
| existing number of trees that meet min. requirements = | 1 | 3 |
| 30% palm trees allowed(two palms = one tree) Palms provided | - | - |
| A. Percentage of native trees req.=number of trees provided X 30%= | 1 | 5 |
| B. Street trees (max. avg. spacing of 35' o.c.) x 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. Total number of trees required X 10 = the number of shrubs req. | 60 | 60 |
| Number of shrubs req. x 30% = the number of native shrubs req. | 18 | 60 |

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MIAMI-DADE PLANNING AND ZONING DEPT.
BY____________

Habitat for Humanity

Registration
Peter W. Thomas AR 008754

REVISIONS

HABITAT FOR HUMANITY
1778 NW 70th Street
Miami, Florida

THOMAS & CALZADILLA

Rev#1
Z10-171

SITE /LANDSCAPE PLANS, DETAILS & NOTES
Date: 09/17/10

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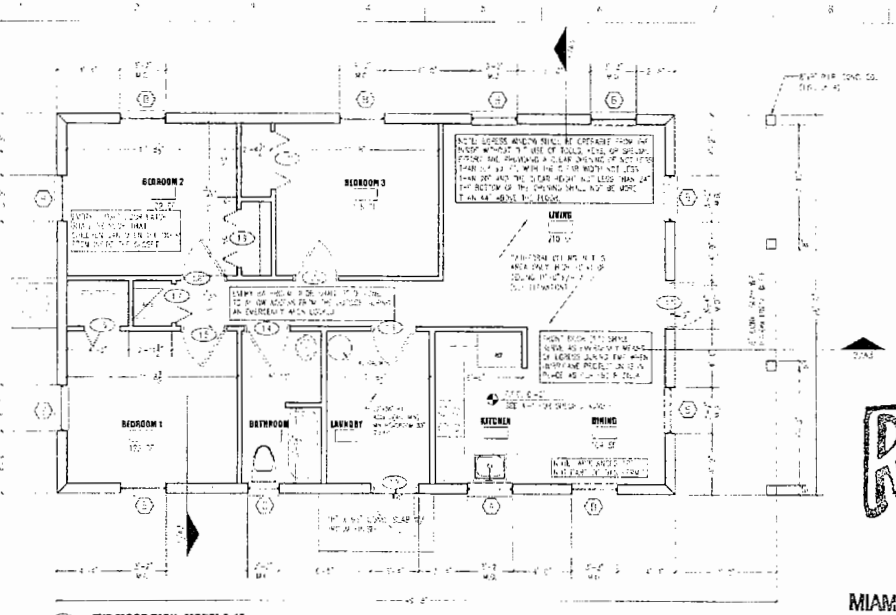


1 TYP. FLOOR PLAN- MODEL A-1A

## GENERAL DOOR & WINDOW NOTES

ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH FLORIDA RESIDENTIAL CODE SECTION R301.2.1.2 AND SHALL BE PROTECTED WITH IMPACT RESISTANT COVERINGS ACCORDING TO FLORIDA RESIDENTIAL CODE SECTION R301.2.1.2.

ALL EXTERIOR GLAZED DOORS AND WINDOWS SHALL BE DESIGNED TO WITHSTAND THE DESIGN PRESSURES AS SPECIFIED IN TABLE R301.2(2) OF THE FLORIDA RESIDENTIAL CODE.

ALL EXTERIOR DOORS AND WINDOWS SHALL BE TESTED AND LABELED AS COMPLYING WITH AAMA/WDMA/CSA 101/I.S.2/A440 OR ASTM E1996 AND ASTM E1886 REFERENCED THEREIN.

ALL EXTERIOR DOORS SHALL HAVE A MINIMUM OF ONE LOCKING DEVICE.

ALL SINGLE ENTRY DOORS SHALL HAVE A DEADBOLT LOCK WITH A MINIMUM 1" THROW AND A HARDENED STRIKE PLATE.

ALL DOUBLE ENTRY DOORS SHALL HAVE A DEADBOLT LOCK WITH A MINIMUM 1" THROW AND A HARDENED STRIKE PLATE ON THE INACTIVE DOOR.

ALL DOORS OR FRENCH DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LBS. APPLIED TO ANY MOVEABLE PORTION, AND IN ACCORDANCE OF THE PERFORMANCE CHARACTERISTICS SET FORTH IN THE CURRENT FLORIDA RESIDENTIAL CODE.

ALL EXTERIOR DOORS AND WINDOWS TO HAVE HURRICANE PROTECTION PANELS/IMPACT RESISTANT GLASS

ALL INTERIOR DOORS SHALL HAVE A SEMI-GLOSS PAINT GRADE FINISH

ALL WINDOWS TO BE RATED TO WITHSTAND A MINIMUM DESIGN PRESSURE OF +50 PSF / -50 PSF

ALL BEDROOMS TO BE PROVIDED WITH AN EMERGENCY MEANS OF EGRESS

ALL CLOSET AND BATHROOM DOORS TO BE CONSTRUCTED WITH A MINIMUM OF 1 3/8" THICK DOOR

ENGINEERED COMPONENTS, BUILDING ASSEMBLIES AND SYSTEMS SHALL BE DESIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER AND SHALL BE SUBMITTED WITH PERMIT APPLICATION.

## WINDOW SCHEDULE

| MARK | DIMENSIONS | MATERIAL | NOTES |
|---|---|---|---|
| A | | | |
| B | | | |
| C | | | |

## DOOR AND FRAME SCHEDULE

| MARK | NO. | SIZE | MATERIAL | GLASS/PANEL |
|---|---|---|---|---|
| MODEL TYPE A-1A | | | | |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| 11 | | | | |

## ROOM FINISH SCHEDULE

| ROOM NAME | FLOOR | WALLS | CEILING | BASE | REMARKS |
|---|---|---|---|---|---|
| LIVING | | | | | |
| DINING | | | | | |
| KITCHEN | | | | | |
| LAUNDRY | | | | | |
| BATHROOM | | | | | |
| BEDROOM 1 | | | | | |
| BEDROOM 2 | | | | | |
| BEDROOM 3 | | | | | |
| HALL | | | | | |

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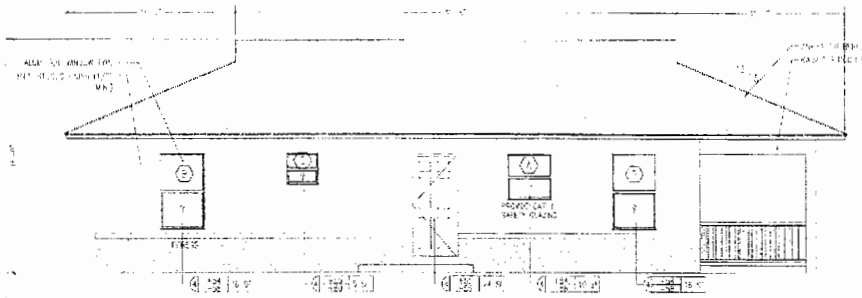
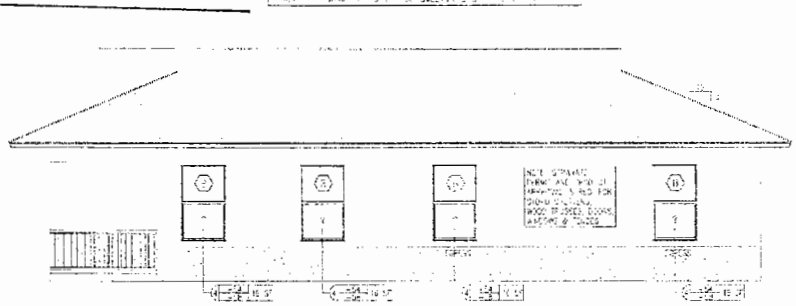


2 LEFT ELEVATION



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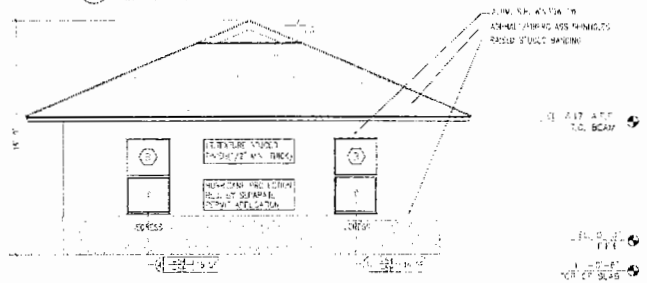
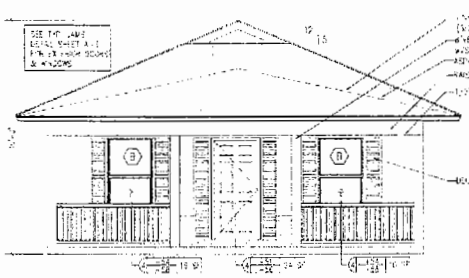
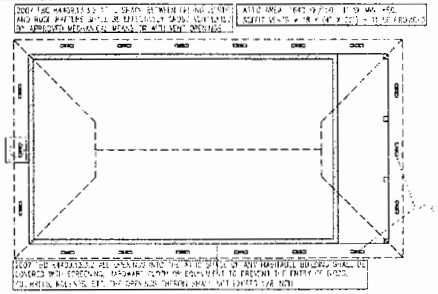


4 REAR ELEVATION



5 FRONT ELEVATION



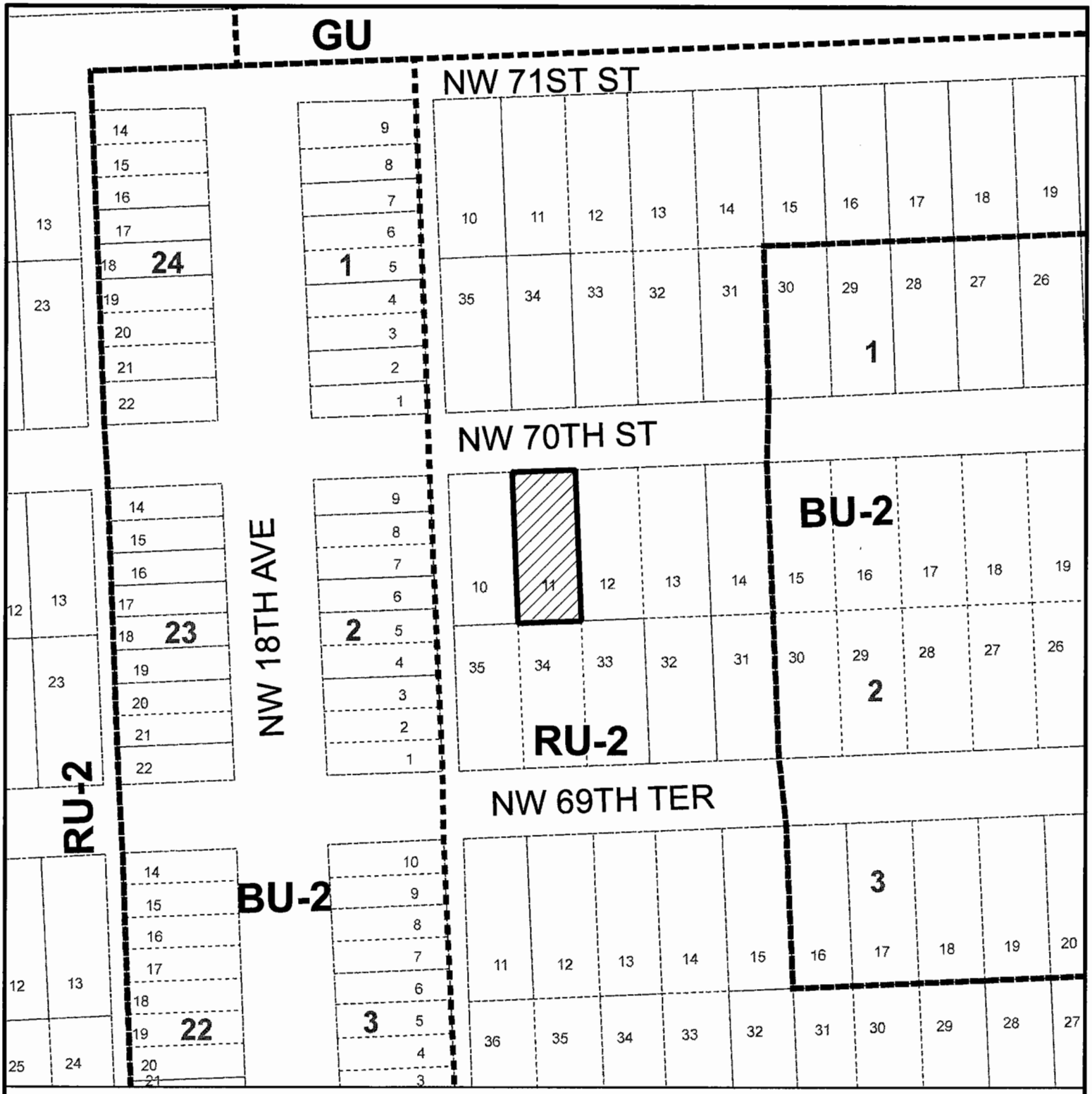
6 ROOF PLAN

HABITAT FOR HUMANITY
COOK COUNTY REGION, INC.

Z10-171

FLOOR PLANS, ELEVATIONS AND SCHEDULES

A2




# MIAMI-DADE COUNTY
## HEARING MAP

**Process Number**
**Z2010000171**

**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: Wednesday, October 13, 2010**

| REVISION | DATE | BY |
|---|---|---|
| | | 18 |

# MIAMI-DADE COUNTY

**AERIAL YEAR 2009**

**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**

**Process Number**

## Z2010000171

N
W E
S

**Legend**

Subject Property

MIAMI-DADE COUNTY

**SKETCH CREATED ON: Wednesday, October 13, 2010**

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